



**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: _____



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 2.A.

DATE SUBMITTED: February 25, 2021

MEETING DATE: March 1, 2021

FROM: Anali Alanis, Asst. City Manager

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Proclamation proclaiming March 2021 as Theater in Our Schools Month.

Classification: Regular

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

Issue: Proclamation will be presented at the meeting.

Fiscal Consideration: n/a

Staff Recommendation: Presentation only.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Anali Alanis
City Management Office

Created/Initiated - 2/25/2021
Final Approval - 2/26/2021

Proclamation



WHEREAS, arts education, including dance, music, theatre arts, and visual arts, enriches the lives of countless people through arts programs in our schools, and

WHEREAS, art is a powerful tool which unlocks the potential of the whole child; and

WHEREAS, arts education is a critical component of the learning process and develops students' creativity, self-discipline, and critical thinking abilities; and

WHEREAS, research indicates that students with more arts education have higher academic achievement across the curriculum; and

WHEREAS, the importance of arts education is recognized as being necessary for the full development of all children; and

WHEREAS, Theatre in Our Schools is a campaign to raise public awareness of the impact of theatre education and draw attention to the need for more access to quality programs for all students; and

WHEREAS, Theatre in Our Schools Month is a special opportunity for our community to engage in the ongoing process of arts education and brings a heightened awareness of the importance of the arts in education; and

WHEREAS, the Pharr City Commission takes this opportunity to urge all citizens to take an interest in and give full support to the unique contributions that quality school arts education programs provide for children.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the Mayor and the City Commission, do hereby proclaim the Month of March 2021 as:

“Theatre in Our Schools Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 1st day of March 2021.

CITY OF PHARR

ATTEST:

Ambrosio Hernandez, Mayor

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED: February 24, 2021

MEETING DATE: March 1, 2021

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.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 2/24/2021



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.A.

DATE SUBMITTED: February 24, 2021

MEETING DATE: March 1, 2021

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: City Engineer's Report

Classification: Regular

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

Issue: City Engineer's Report

Fiscal Consideration: N/A

Staff Recommendation: City Engineer's Report

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Omar Anzaldua

Omar Anzaldua

City Management Office

Created/Initiated - 2/24/2021

Approved - 2/25/2021

Final Approval - 2/26/2021

Construction Phase

- ☐ **City Hall Remodeling**
- ☐ **Pharr Bridge Office Expansion Phase II**
- ☐ **Aquatic Facility**
- ☐ **City Wide Drainage Ditch Widening**
- ☐ **Pharr/Reynosa International Bridge Northbound Lane Expansion & 2nd BSIF Exit**
- ☐ **Northside Event Center**

CONSTRUCTION PHASE

Project Name:	City Hall Remodeling		
Engineer	City of Pharr		
Contractor	NM Contracting		
Contract Amount to Date	\$2,349,203	Contract Time (Days)	207
Notice to Proceed	7/23/2020	Contract Time Used:	103.86%

Description: A complete interior renovation of the first floor of City Hall.

Status: Construction is ongoing.

Pictures: Contractor has begun to install windows for employee areas.



CONSTRUCTION PHASE

Project Name:	Pharr Bridge Office Expansion Ph II		
Engineer	The Warren Group Architects Inc.		
Contractor	International Consulting Engineers (ICE)		
Contract Amount to Date	\$1,316,952	Contract Time (Days)	240
Notice to Proceed	TBD	Contract Time Used:	#VALUE!
Description:			
Status: Contract is being executed			



CONSTRUCTION PHASE

Project Name:	Aquatic Facility (Project No. 1819-35-510-C011-051)		
Architect	The Warren Group Architects		
Contractor	D. Wilson Construction		
Contract Amount to Date	\$23,165,208.00	Contract Time (Days)	550
Notice to Proceed	11/1/2019	Contract Time Used:	87.27%
Description: The project is a fully enclosed olympic natatorium and diving pool with support facilities. Building area is approximatley 70,400 S.F.			
Status: Construction is ongoing.			
Pictures: Structural forms are in place, and is ongoing.			
			
			

CONSTRUCTION PHASE

Project Name:	City Wide Ditch Widening Project		
Engineer	Sigler Winston Greenwood		
Contractor	Saenz Brothers		
Contract Amount to Date	\$2,472,500.00	Contract Time (Days)	145
Notice to Proceed	9/10/2020	Contract Time Used:	114.48%
Description: City Wide Ditch Widening			
Status: Construction is ongoing			
Pictures: Ditch behind located in Pharr Produce district.			



CONSTRUCTION PHASE

Project Name:	Pharr/Reynosa International Bridge Northbound Lane Expansion & 2nd BSIF Exit		
Engineer	TEDSI Infrastructure Group		
Contractor	Jimenez Engineering Solutions		
Contract Amount	\$7,946,724.38	Contract Time (Days)	360
Notice to Proceed	9/8/2020	Contract Time Used:	46.67%

Description: The addition of a northbound truck lane, a superwide north roadway, and a new exit truck lane to the BSIF facility with new secondary inspection booths.

Status: Construction is ongoing

Pictures: Compaction of lifts have been completed on the northbound lane



CONSTRUCTION PHASE

Project Name:	Northside Community Center		
Architect	The Warren Group Architects		
Contractor	Davila Construction		
Contract Amount		Contract Time (Days)	
Notice to Proceed	9/8/2020	Contract Time Used:	#DIV/0!
Description: Construction of utilities have started with storm sewer line and the installation of a manhole at the entrance.			
Status: Construction is ongoing			
Pictures: Contractor is currently working on building pad and installing utilities.			





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.

DATE SUBMITTED: February 24, 2021

MEETING DATE: March 1, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Approval of Minutes for February 15, 2021 Regular Called Meeting.

Classification: Consent

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

Issue: Minutes for meeting held on Monday, February 15, 2021

Fiscal Consideration: None

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 2/24/2021
Final Approval - 2/26/2021

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, FEBRUARY 15, 2021
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, February 15, 2021 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Eleazar Guajardo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Pro Tem Roberto "Bobby" Carrillo

STAFF PRESENT: Edward Wylie, Interim City Manager
Anali Alanis, Assistant City Manager
Hilda Pedraza, ACM / City Clerk
Omar Anzaldua, City Engineer
Karla Saavedra, Finance Director
Veronica Ramirez, HR Director
Criselda Rincon, Municipal Court Judge
Andrew Harvey Jr., Police Chief
Leonardo Perez, Fire Chief
Melanie Cano, Development Services Dir.
Pilar Rodriguez, Interim Public Works Dir.
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Ignacio Amezcua, Purchasing Director
Daniel Ramirez, Public Safety Comm. Dir.
Kenneth Ennis, Public Safety Comm.
Lisa C. Salinas, Chamber President
Michelle Lopez, Chief Comm. Officer

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 BOARD

Mayor Hernandez called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Guajardo moved to excuse absent members. Comm. Caballero 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. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING BIBYANA MORALES DAY

Ed Wylie, Interim City Manager, introduced the item.

Bibyana Morales thanked the City of Pharr for the recognition and stated she was especially thankful she can be an inspiration to the younger generation.

Mayor Hernandez read proclamation proclaiming February 15, 2021 as Bibyana Morales Marquez Day and congratulated her for her outstanding resume and encouraged her to keep up the great work.

B) PROCLAMATION PROCLAIMING ENGINEERS WEEK

Ed Wylie, Interim City Manager, introduced the item.

Omar Anzaldua, City Engineer, recognized his staff for their hard work and dedication and thanked the Commission for allowing them the opportunity to work with the local high schools on numerous projects.

Mayor Hernandez thanked the Engineering Department for their contribution to City of Pharr projects and their continued help towards the high school students.

At this time, Comm. Chavez read proclamation proclaiming February 21 – 27, 2021 as National Engineers Week and presented proclamation to City Engineer, Omar Anzaldua, and Engineering Department staff.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Ed Wylie, Interim City Manager, opened the public hearing. There being no comments from the public, the public hearing was closed.

ITEM 5. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR FEBRUARY 2021

Ed Wylie, Interim City Manager, introduced the item. He briefly reported the City of Pharr had an increase of 14.43% for the month compared to last year and stated the City of Pharr was 2nd place in the county in sales tax.

Ed Wylie, Interim City Manager, thanked Daniel Ramirez, Public Safety Communications Director, and city staff for an outstanding job in the COVID-19 Vaccination Clinic Operation Senior Care that took place on Saturday, February 12, 2021.

Mayor Hernandez thanked everyone that participated in vaccination clinic and encouraged others to participate in helping the community make a difference.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR FEBRUARY 1, 2021 REGULAR CALLED MEETING (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION ON RESOLUTION AUTHORIZING CITY OF PHARR TO SUBMIT APPLICATION FOR THE OFFICE OF THE GOVERNOR, CRIMINAL JUSTICE DIVISION FY22 STATE CRIMINAL JUSTICE PLANNING FUNDS-JUVENILE JUSTICE & TRUANCY PREVENTION GRANT PROGRAM. GRANT NUMBER 4206101 (MUNICIPAL COURT)**
- C) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO EXTEND THE SUPPLY CONTRACT WITH GALLS, LLC FROM LEXINGTON, KY FOR FIRE DEPARTMENT UNIFORMS (PURCHASING)**
- D) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO EXTEND THE SUPPLY CONTRACT WITH CASCO INDUSTRIES, INC. FROM LA PORTE, TX FOR FIRE DEPARTMENT UNIFORMS (PURCHASING)**
- E) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO EXTEND THE SUPPLY CONTRACT WITH CASCO INDUSTRIES, LLC FROM LA PORTE, TX FOR STRUCTURAL FIREFIGHTING PERSONAL PROTECTIVE GEAR (PURCHASING)**

F) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:

1. MELDEN & HUNT INC., REPRESENTING ADELANTE HOLDINGS, LTD., OWNERS, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) AND RESIDENTIAL TOWNHOUSE DISTRICT (R-TH) TO RESIDENTIAL MULTI-FAMILY HIGH-DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.17 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 151, KELLY PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2605 NORTH SUGAR ROAD. COZ#210103
2. D&GS, L.L.C., D/B/A EL TÓXICO DRIVE THRU, REQUESTED A CONDITIONAL USE 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 0.05 OF AN ACRE, MORE OR LESS, OUT OF LOT 203, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6713 SOUTH JACKSON ROAD. CUP#210101
3. JOSE MARTINEZ, VICE PRESIDENT OF UMOs MIGRANT AND COMMUNITY PROGRAMS, REPRESENTING UNITED MIGRANT OPPORTUNITY SERVICES/UMOS, INC., REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 20, LAS FUENTES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 210 WEST NAVARRO STREET. CUP#210102
4. PIZZA PROPERTIES, INC., D/B/A PETER PIPER PIZZA #63, REQUESTED RENEWAL OF 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, PLEASANTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1715 SOUTH CAGE BOULEVARD. CUP#060104
5. REGENCY HALL, REQUESTED RENEWAL OF CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 10 AND 11, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 207 EAST FERGUSON AVENUE. CUP#161155
6. FUERA DE LUGAR, LLC, D/B/A FUERA DE LUGAR RESTAURANT, REQUESTED RENEWAL OF CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS 0.071 OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF PLAZA SPORTS CENTER PHASE 1 LOT 1 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1101 EAST NOLANA LOOP. CUP#150101

Ed Wylie, Interim City Manager, introduced the item and recommended approval of consent agenda.

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

Ordinance No. O-2021-06 and Resolution No. R-2021-07 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2006-47 STANDARDS MANUAL CONSTRUCTION AND DEVELOPMENT GUIDE (2ND READING) (DEVELOPMENT SERVICES)

Ed Wylie, Interim City Manager, introduced the item. He briefly stated the ordinance included new requirements for the detention pond and expanding curb-to-curb residential roads width from 34' feet to 40' feet. He further stated staff recommended approval.

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

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ENTERING INTO AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR THE CLOSURE OF SOUTH U.S. 281 AND EAST OLD BUSINESS 83 FOR THE 15TH ANNUAL ST. PATRICK'S DAY 5K RUN/WALK ON SATURDAY, MARCH 13, 2021 FROM 7:00 A.M. TO 11:00 A.M. (PARKS)

Ed Wylie, Interim City Manager, introduced the item and recommended approval.

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

Resolution No. R-2021-08 is filed with the City Clerk's Office.

C) 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)

Ed Wylie, Interim City Manager, introduced the item and stated no action would be needed.

ITEM 8. ADMINISTRATIVE

A) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 1 IN THE AMOUNT OF \$27,415 FOR THE CITY OF PHARR MONUMENT SIGN (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item. He briefly stated this was for electrical work to the sign located in front of TopGolf and recommended approval.

Comm. Medina **moved** to approve as recommended. Comm. Guajardo seconded the motion and when put to a vote, it carried by majority vote of five (5) ayes and one (1) abstention. Comm. Chavez abstained from voting.

B) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 1 IN THE AMOUNT OF \$28,191.00 AND FINAL ACCEPTANCE OF THE JONES BOX PARK PHASE 2 UTILITY IMPROVEMENTS WITH VENSER CONSTRUCTION, LLC , INC. AND RELEASE OF FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF \$15,231.33 (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item. He briefly stated this was for the west side of the park in preparation of phase 3 which would include an amphitheater and restrooms. He further recommended approval.

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

C) PRESENTATION ON THE ENCLAVE TAX CREDIT PROJECT (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item.

Mayor Hernandez briefly stated there would be three (3) presentations and discussion would take place in closed session.

Carlos Ramirez, representing Tim Lang with Tejas Housing Group out of Austin, Texas, went over the Enclave Tax Credit Project.

D) PRESENTATION ON PUEBLO DE AZUCAR TAX CREDIT PROJECT (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item.

Carlos Ramirez, representing Tim Lang with Tejas Housing Group out of Austin, Texas, went over the Pueblo de Azucar Tax Credit Project.

E) PRESENTATION ON DAHLIA VILLAS TAX CREDIT PROJECT (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item.

Mario Reyna with Melden & Hunt, representing Texas Grey Oaks and Owner Steven Lollis, went over the Dahlia Villas Tax Credit Project.

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO REVIEW AND APPROVE ONE (1) HOUSING TAX CREDIT PROJECT FOR CALENDAR YEAR 2021 (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item and stated the item would be discussed in closed session.

G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR CITY WIDE BROADBAND SERVICES FROM THE POOL OF PRE-QUALIFIED FIRMS (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item and recommended approval.

Comm. Chavez moved to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 9. PURCHASING

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND PURCHASE 900 ACRE-FT. OF MUNICIPAL WATER RIGHTS FROM HIDALGO COUNTY IRRIGATION NO. 16 (PUBLIC UTILITIES)

Ed Wylie, Interim City Manager, introduced the item. He briefly stated the price range was \$2,700 to \$3,000 per sq. ft. acres and the City of Pharr would be budgeting approximately \$2,700,000 for the purchase. He further recommended approval.

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

ITEM 10. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT WITH HIDALGO COUNTY AND THE CITY OF PHARR FOR LIBRARY SERVICES FOR COUNTY CALENDAR YEAR 2021 (LIBRARY)

Ed Wylie, Interim City Manager, introduced the item. He briefly stated this was an extension of agreement with Hidalgo County to share library services and recommended approval.

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

B) CONSIDERATION AND ACTION, IF ANY, ON AWARD OF CONTRACT FOR THE CITY OF PHARR LIFT STATION 30 REHABILITATION PROJECT (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item. He briefly stated the lift station was located on West Dicker Rd. (FM-3072) and was in serious need of rehabilitation. He further stated the City of Pharr received four (4) bids for this project and was recommending awarding project to lowest bidder in the amount of \$1.49 Million to Saenz Brothers Construction.

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

At this time, Mayor Hernandez, stated they would deviate and go into closed session. There was no objection.

ITEM 12. CLOSED SESSION

The time being 4:24 p.m., Mayor Hernandez 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 13. RECONVENE

The time being 4:34 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 8. ADMINISTRATIVE

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO REVIEW AND APPROVE ONE (1) HOUSING TAX CREDIT PROJECT FOR CALENDAR YEAR 2021 (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item and recommended approval as discussed in closed session.

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

ITEM 10. CONTRACTS/AGREEMENTS

C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO AN INCENTIVE AGREEMENT WITH PHARR LOGISTIC CENTER (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item and recommended approval as discussed in closed session.

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

ITEM 11. LEGAL

A) CONSULTATION WITH ATTORNEY REGARDING LEGAL ASPECTS OF ELECTION ADMINISTRATION AND LAW SUIT CITY OF MCALLEN, TEXAS AND CITY OF PHARR, TEXAS VS. THE STATE OF TEXAS; HON. RUTH R. HUGHS, TEXAS SECRETARY OF STATE, IN HER OFFICIAL CAPACITY, CAUSE NO. D-1-GN-21-000489 (LEGAL)

Ed Wylie, Interim City Manager, introduced the item and stated no action needed was needed.

ITEM 14. ADJOURNMENT

There being no other business to come before the board, Comm. Medina **moved** to adjourn. Comm. Guajardo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:35 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 15th DAY OF FEBRUARY 2021 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 #: 6.B.

DATE SUBMITTED: February 25, 2021

MEETING DATE: March 1, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: 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.

Classification: Consent

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

Issue: TGO Dahlia 21, LP, has brought to the City of Pharr a proposal to develop Dahlia Villas, an affordable rental housing community of approximately 130 total units to be located on approximately 4.62+/- acres of land located at 409 W. Sam Houston Blvd., in Pharr. They had advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs for an award of 2021 Competitive 9% Housing Tax Credits for the development of the housing community.

Fiscal Consideration: None.

Staff Recommendation: Staff recommends approval.

Alternatives: Not to approve.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
Patricia Rigney
City Management Office

Created/Initiated - 2/25/2021
Approved - 2/25/2021
Final Approval - 2/26/2021

RESOLUTION NO. R-2021-09

RATIFICATION OF RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS SUPPORTING THE PROPOSED DEVELOPMENT OF DAHLIA VILLAS, AN AFFORDABLE HOUSING COMMUNITY, AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY

WHEREAS, TGO Dahlia 21, LP, and its affiliates (the “**Applicant**”), has brought to the City of Pharr (the “**City**”) a proposal to develop Dahlia Villas, an affordable rental housing community of approximately 130 total units (the “**Housing Community**”) to be located on approximately 4.62+/- acres of land located at 409 W. Sam Houston Blvd., Pharr, Hidalgo County Texas 78577 (“**Development Site**”); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“**TDHCA**”) for an award of 2021 Competitive 9% Housing Tax Credits to finance the acquisition and development of the Housing Community; and

WHEREAS, the Applicant has requested from the City support for the Housing Community and its application to TDHCA and for a commitment of development funding that will benefit the Housing Community.

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

1. The findings contained in the preambles of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.
2. The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and that this formal action has been taken to put on record the opinion expressed by the City as of the date set forth below.
3. The City, acting through its governing body, hereby authorizes, empowers, and directs Mayor Ambrosio Hernandez to execute this Resolution on behalf of the City and to certify these resolutions to TDHCA.

CONSIDERED, PASSED and APPROVED on this the 1st day of March, 2021, 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 _____ 2021.

CITY OF PHARR, TEXAS

Dr. Ambrosio "Amos" Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

APPROVED AS TO FORM:

Patricia Rigney, City Attorney



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.C.

DATE SUBMITTED: February 25, 2021

MEETING DATE: March 1, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Consideration and action on Resolution designating Rio Grande Valley Metropolitan Planning Organization (RGVMPO) members.

Classification: Consent

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

Issue: In accordance with RGV-MPO Bylaws and Operating Procedures, the Mayor of the City of Pharr serves as the official member of the RGV-MPO Policy Board and one (1) elected official may be appointed to serve as alternate member. Furthermore, individuals are appointed designate proxies with all appropriate privileges assigned.

Fiscal Consideration: None.

Staff Recommendation: Staff recommends appointment of Mayor Ambrosio Hernandez as primary member, Commissioner Daniel Chavez as alternate member, and Edward Wylie, Interim City Manager, and Omar Anzaldua, City Engineer, as proxies.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
Patricia Rigney
City Management Office

Created/Initiated - 2/25/2021
Approved - 2/25/2021
Final Approval - 2/26/2021

RESOLUTION NO. R-2021-__

**A RESOLUTION DESIGNATING
RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION MEMBERS**

WHEREAS, in accordance with the RGV-MPO Bylaws and Operating Procedures; the Mayor of the City of Pharr serves as the de facto official member of the RGV-MPO Policy Board; and

WHEREAS, the RGV-MPO Bylaws and Operating Procedures; further stipulate that one (1) City of Pharr elected official may be appointed to serve as alternate member of the RGV-MPO Board of Directors.

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

Mayor Ambrosio Hernandez be appointed as the primary member of the RGV-MPO Policy Board.

BE FURTHER RESOLVED that Commissioner Daniel Chavez be appointed as the secondary alternate member of the RGV-MPO Policy Board; and that the following individuals be appointed designate proxies with all appropriate privileges assigned, to included Edward Wylie, Interim City Manager and Omar Anzaldua, City Engineer, and copy of this Resolution shall be delivered to the RGV-MPO Office to evidence these appointments.

PASSED AND APPROVED this 1st day of March, 2021

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

APPROVED AS TO FORM:

Patricia Rigney, City Attorney



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.

DATE SUBMITTED: February 11, 2021

MEETING DATE: March 1, 2021

FROM: Joel Robles, Assistant Police Chief

DEPARTMENT: Police

DIRECTOR: Andrew Harvey

Agenda Item: 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.

Classification: Consent

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

Issue: The Pharr Police Department is a recipient of federal funds from the Patrick Leahy Bulletproof Vest Grant Program. The ballistic vests obtained from this grant have a five year warranty that makes them unusable once their five year shelf life expires. In accordance with the Grant, the Pharr Police Department seeks permission to partner with Fiber Brokers International LLC for the destruction of expired ballistic panels that can no longer be used. This agreement of the destruction of the ballistic panels will be at no cost to the Pharr Police Department.

Fiscal Consideration: There will be no cost incurred by the Pharr Police Department under this agreement.

Staff Recommendation: Staff recommends approval to use Fiber Brokers International for the destruction of the 46 ballistic panels.

Alternatives: Not enter into agreement, and Pharr Police will have to store these items.

Exclude Material from Public Packet? No

Reason: None

ROUTING:

Joel Robles
Andrew Harvey
Anali Alanis
Karla Saavedra
Patricia Rigney
City Management Office

Created/Initiated - 2/11/2021
Approved - 2/26/2021
Approved - 2/26/2021
Approved - 2/26/2021
New - 1/1/1900

Inter Office Memorandum

To: Assistant Chief Joel Robles
From: Lt. Eric Rodriguez #9083
Date: 2-8-2021
Re: Surplus Bullet Proof Vests

A recommendation for this request to be routed to the City Manager's officer for consideration by the city commission.

Background:

The City of Pharr purchasing manual Chapter 8 addresses procedures for the Disposal of Surplus/ Salvage Equipment/ Material.

8. A- Surplus Equipment and Property

Any property that is movable or not attached to the land (referred to as personal property) such as furniture, fixtures, vehicles, equipment, tools, instruments, clothing, or other such items of value, which has lost its useful value to the City or has become obsolete, may be disposed of by any of the following methods.

1. Sold competitively by accepting sealed bids or by public auction.
2. Traded in for new equipment
3. Donated to an entity with City Commission approval;
4. Recycled; or
5. If the item has no value except for salvage, the procedure will take place per Section 8B.

The Pharr Police Department participates with the Department of Justice Bullet Proof Vest Grant. The issue of maintaining inventory of ballistic panels that are over five (5) year mark and no longer under Warranty has risen. The Department of Justice has informed



police departments receive funds for Bullet Proof Vests and are allowed to adhere to their City Policy regarding destruction and surplus of equipment.

Police staff conducted an inventory of Bullet Proof Vests which no longer fit or expired, and a list of forty-six (46) ballistic panels were recorded. We reached out to Fiber Broker International LLC out of Brent, Alabama which provides this service to laws enforcement entities free of charge. I spoke with Kyle Lami of Fiber Broker International LLC who provided information to this process for the service they provide in the destruction of the ballistic vests.

Discussion:

I am asking for approval to partner with Fiber Broker International LLC for the destruction of the forty-six (46) ballistic panels currently in our inventory. This department cannot use these panels for Police work, thus these panels are useless to us. I want to remove these items from our inventory to prevent theft, unlawful use, and to free up some of the space in our storage area.

Recommendation:

Based on the foregoing discussion, I hereby recommend that the City Commission approve this item and authorize Fiber Broker International LLC to destroy the forty-six (46) ballistic panels in surplus.

Respectfully,

Lt. Eric Rodriguez
Pharr Police Department

CITY OF PHARR DISPOSAL FORM

DEPARTMENT NAME: Police
SUBMITTED BY: Lieutenant Eric Rodriguez #9083



Pharr



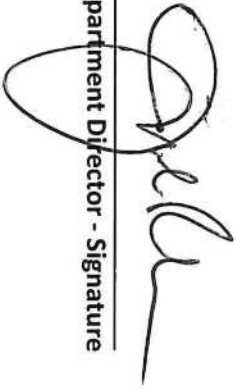
NUMBER				NUMBER	PROPERTY ID	MFG. YEAR	CODE	CODE
ITEM	FUND	CATEGORY	ITEM DESCRIPTION	SERIAL	CITY OF PHARR	YEAR	CONDITION	REASON TO DISPOSE
1		Patrol	Ballistic Panel	150000399792		2015	Poor	Replaced by Upgrade
2		Patrol	Ballistic Panel	No Data		None	Poor	Replaced by Upgrade
3		Patrol	Ballistic Panel	130000215269		2013	Poor	Replaced by Upgrade
4		Patrol	Ballistic Panel	130000215160		2013	Poor	Replaced by Upgrade
5		Patrol	Ballistic Panel	150000399781		2015	Poor	Replaced by Upgrade
6		Patrol	Ballistic Panel	150000399702		2015	Poor	Replaced by Upgrade
7		Patrol	Ballistic Panel	130000215278		2013	Poor	Replaced by Upgrade
8		Patrol	Ballistic Panel	130000215162		2013	Poor	Replaced by Upgrade
9		Patrol	Ballistic Panel	130000215232		2013	Poor	Replaced by Upgrade
10		Patrol	Ballistic Panel	130000215143		2013	Poor	Replaced by Upgrade
11		Patrol	Ballistic Panel	100553396		2010	Poor	Replaced by Upgrade
12		Patrol	Ballistic Panel	100553327		2010	Poor	Replaced by Upgrade
13		Patrol	Ballistic Panel	150000399759		2015	Poor	Replaced by Upgrade
14		Patrol	Ballistic Panel	150000399684		2015	Poor	Replaced by Upgrade
15		Patrol	Ballistic Panel	150000399738		2015	Poor	Replaced by Upgrade
16		Patrol	Ballistic Panel	150000399662		2015	Poor	Replaced by Upgrade
17		Patrol	Ballistic Panel	150000399707		2015	Poor	Replaced by Upgrade
18		Patrol	Ballistic Panel	150000399202		2015	Poor	Replaced by Upgrade
19		Patrol	Ballistic Panel	No Data		None	Poor	Replaced by Upgrade
20		Patrol	Ballistic Panel	150000399666		2015	Poor	Replaced by Upgrade
21		Patrol	Ballistic Panel	150000399751		2015	Poor	Replaced by Upgrade
22		Patrol	Ballistic Panel	150000399678		2015	Poor	Replaced by Upgrade
23		Patrol	Ballistic Panel	150000399725		2015	Poor	Replaced by Upgrade
24		Patrol	Ballistic Panel	150000399650		2015	Poor	Replaced by Upgrade
25		Patrol	Ballistic Panel	No Data		None	Poor	Replaced by Upgrade
26		Patrol	Ballistic Panel	150000399686		2015	Poor	Replaced by Upgrade
27		Patrol	Ballistic Panel	150000399788		2015	Poor	Replaced by Upgrade
28		Patrol	Ballistic Panel	150000399711		2015	Poor	Replaced by Upgrade
29		Patrol	Ballistic Panel	150000399722		2015	Poor	Replaced by Upgrade
30		Patrol	Ballistic Panel	150000399648		2015	Poor	Replaced by Upgrade
31		Patrol	Ballistic Panel	No Data		None	Poor	Replaced by Upgrade
32		Patrol	Ballistic Panel	150000005283		2015	Poor	Replaced by Upgrade
33		Patrol	Ballistic Panel	150000399783		2015	Poor	Replaced by Upgrade
34		Patrol	Ballistic Panel	150000399707		2015	Poor	Replaced by Upgrade

35		Patrol	Ballistic Panel	110000298219		2011	Poor	Replaced by Upgrade
36		Patrol	Ballistic Panel	110000298201		2011	Poor	Replaced by Upgrade
37		Patrol	Ballistic Panel	150000399763		2015	Poor	Replaced by Upgrade
38		Patrol	Ballistic Panel	150000399696		2015	Poor	Replaced by Upgrade
39		Patrol	Ballistic Panel	150000399779		2015	Poor	Replaced by Upgrade
40		Patrol	Ballistic Panel	150000399710		2015	Poor	Replaced by Upgrade
41		Patrol	Ballistic Panel	No Data		None	Poor	Replaced by Upgrade
42		Patrol	Ballistic Panel	120000802939		2012	Poor	Replaced by Upgrade
43		Patrol	Ballistic Panel	No Data		None	Poor	Replaced by Upgrade
44		Patrol	Ballistic Panel	120000802958		2012	Poor	Replaced by Upgrade
45		Patrol	Ballistic Panel	150000399730		2015	Poor	Replaced by Upgrade
46		Patrol	Ballistic Panel	110000106981		2011	Poor	Replaced by Upgrade

Revised:

2/8/2021

Department Director - Signature



Date

02/09/21

Condition codes:
P - Poor
F - Fair
G - Good

Reason to dispose codes:
O - Obsolete
R - Replace by upgrade
B - Beyond economic repair
S - Surplus to requirements
T - Theft

FIBER BROKERS INTERNATIONAL, LLC

289 Cooper Ave. Brent, AL 35034
Phone: 205-413-4499 Fax: 205-316-0001

ENROLLMENT, RECEIPT AND DESTRUCTION RECORD ("SBD R")

Agency Name: Pharr Police Department
Agency Address: 1900 S. Cage
Agency City/State: Pharr, TX
Agency Contact: Lt. Eric Rodriguez Phone #: 956-402-4834
E-mail Address: eric.rodriguez@pd.pharr-tx.gov Date: 2-8-2021

Thank you for participating in our Secure Ballistic Disposal and Recycling Program. Your participation is subject to the attached terms and conditions. By signing this record, you affirm your acceptance of those terms.

In order to assist us in maintaining a chain of custody over the products until they are properly destroyed, please fill in the information below and return a copy to us with your shipment.

Number of vest panels: 46 (Note here only if removed from carriers)
Number of complete vests: _____ (Note here only if still in carriers)
Number of Boxes: 1 (Complete for all shipments)

At your discretion, you can include a manifest of the vest panels included with the shipment, but note that Fiber Brokers will complete an independent assessment of the material to track serial numbers once it arrives to ensure all material is received and destroyed properly.

Please note the method of shipment that has been arranged for this shipment on the form. Include relevant tracking numbers prior to faxing a copy of this document to our office.

Carrier Name: _____ (ex. FedEx, Old Dominion, etc.)

Shipment Date: ____/____/____

Tracking Number: _____

Agency Contact:

Eric Rodriguez
(Signature)

Print Name:

Eric Rodriguez
(Name)

Lieutenant
(Title)

Disposal Inventory - Ballistic Panels

PHARR

2/5/2021

COUNT	MANUFACTOR	MODEL NUMBER	Date of Issue	SERIAL NUMBER	LOT NUMBER	Expired
1	Point Blank	MCB20F	No Data	150000399792	3107990	Yes
2	Point Blank	No Data	No Data	No Data	No Data	Yes
3	Point Blank	MCB20F	No Data	130000215269	3056093	Yes
4	Point Blank	MCB20B	No Data	130000215160	3056093	Yes
5	Point Blank	MCB20F	No Data	150000399781	3107990	Yes
6	Point Blank	MCB20B	No Data	150000399702	3107990	Yes
7	Point Blank	MCB20F	No Data	130000215278	3056093	Yes
8	Point Blank	MCB20F	No Data	130000215162	3056093	Yes
9	Point Blank	MCB20F	No Data	130000215232	3056093	Yes
10	Point Blank	MCB20B	No Data	130000215143	3056093	Yes
11	Point Blank	LEZL51F	No Data	100553396	CB1611	Yes
12	Point Blank	LEZL51B	No Data	100553327	CB1611	Yes
13	Point Blank	MCB20F	No Data	150000399759	3107990	Yes
14	Point Blank	MCB20B	No Data	150000399684	3107990	Yes
15	Point Blank	MCB20F	No Data	150000399738	3107990	Yes
16	Point Blank	MCB20B	No Data	150000399662	3107990	Yes
17	Point Blank	No Data	No Data	150000399707	No Data	Yes
18	Point Blank	No Data	No Data	150000399202	No Data	Yes
19	Point Blank	No Data	No Data	No Data	No Data	Yes
20	Point Blank	MCB20B	No Data	150000399666	3107990	Yes
21	Point Blank	MCB20F	No Data	150000399751	3107990	Yes
22	Point Blank	MCB20B	No Data	150000399678	3107990	Yes
23	Point Blank	MCB20F	No Data	150000399725	3107990	Yes
24	Point Blank	MCB20B	No Data	150000399650	3107990	Yes
25	Point Blank	No Data	No Data	No Data	No Data	Yes
26	Point Blank	MCB20B	No Data	150000399686	3107990	Yes
27	Point Blank	MCB20F	No Data	150000399788	3107990	Yes
28	Point Blank	MCB20B	No Data	150000399711	3107990	Yes
29	Point Blank	MCB20F	No Data	150000399722	3107990	Yes
30	Point Blank	No Data	No Data	150000399648	No Data	Yes
31	Point Blank	No Data	No Data	No Data	No Data	Yes
32	Point Blank	No Data	No Data	150000005283	No Data	Yes
33	Point Blank	MCB20F	No Data	150000399783	3107990	Yes
34	Point Blank	MCB20B	No Data	150000399707	3107990	Yes
35	Point Blank	MCB20F	No Data	110000298219	3031005	Yes
36	Point Blank	MCB20B	No Data	110000298201	3031005	Yes
37	Point Blank	MCB20F	No Data	150000399763	3107990	Yes
38	Point Blank	MCB20B	No Data	150000399696	3107990	Yes
39	Point Blank	MCB20F	No Data	150000399779	3107990	Yes
40	Point Blank	MCB20B	No Data	150000399710	3107990	Yes
41	Point Blank	No Data	No Data	No Data	No Data	Yes
42	Point Blank	MCB20B	No Data	120000802939	3039946	Yes
43	Point Blank	No Data	No Data	No Data	No Data	Yes
44	Point Blank	MCB20F	No Data	120000802958	3039946	Yes
45	Point Blank	No Data	No Data	150000399730	No Data	Yes
46	Point Blank	MCB20B	No Data	110000106981	3026838	Yes



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.E.

DATE SUBMITTED:

MEETING DATE: March 1, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Karla Saavedra

Patricia Rigney

City Management Office

Created -



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.E.1.

DATE SUBMITTED: February 24, 2021

MEETING DATE: March 1, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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**

Classification: Regular

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

Issue: 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).

COZ#210106

Fiscal Consideration: N/A

Staff Recommendation: Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) 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 unanimously voted to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) subject to staff's recommendations.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Carolina Herrera
Iris Mata
Roland Gomez

Created/Initiated - 2/24/2021
Approved - 2/25/2021
Approved - 2/25/2021

Melanie Cano
Patricia Rigney
City Management Office

Approved - 2/25/2021
Approved - 2/25/2021
Final Approval - 2/26/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 01, 2021

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ:#210106

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: January 15, 2021

1. **Applicant:** Garman Investments, LP, a Texas Limited Partnership, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop the property into a 30-lot subdivision for multi-family use.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

2/24/2021
Date

☒ Approval ☐ Denial

B. **Planning Staff Recommendations**


Initials

2-24-2021
Date

☒ Approval ☐ Denial

C. **Planning and Zoning Commission**

Initials

02/22/2021
Date

☒ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 01, 2021

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF): 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.

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:

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) in order to develop the property into a 30-lot subdivision for multi-family use.

The subject site is located on the north side of West Javelina Drive with the physical address of 1400 West Javelina Drive. 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 fronts West Javelina Drive a 70' minor collector that runs east and west with a posted speed limit of 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 Agricultural and/or Open Space District (A-O). The property to the north was zoned to Single-Family Residential District (R-1) on February 21, 1995, and City of Pharr limits lie to the south, east and west. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned to promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Thirteen (13) 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 in favor of the item.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. The property is not in line with the future land use plan; however, based on the surrounding area, Development Services staff has given reasonable consideration that there is a basis for change to the originally established comprehensive plan. The zoning will allow for reasonable use of the property, is adjacent to compatible uses and will not result in detrimental impact to the neighborhood character. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission unanimously voted to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) 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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Garman Investments, LP, a Texas Limited Partnership, owners.
APPLICANT

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

1400 West Javelina Drive.
ADDRESS

Residential Multi-Family District (R-MF)

	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:

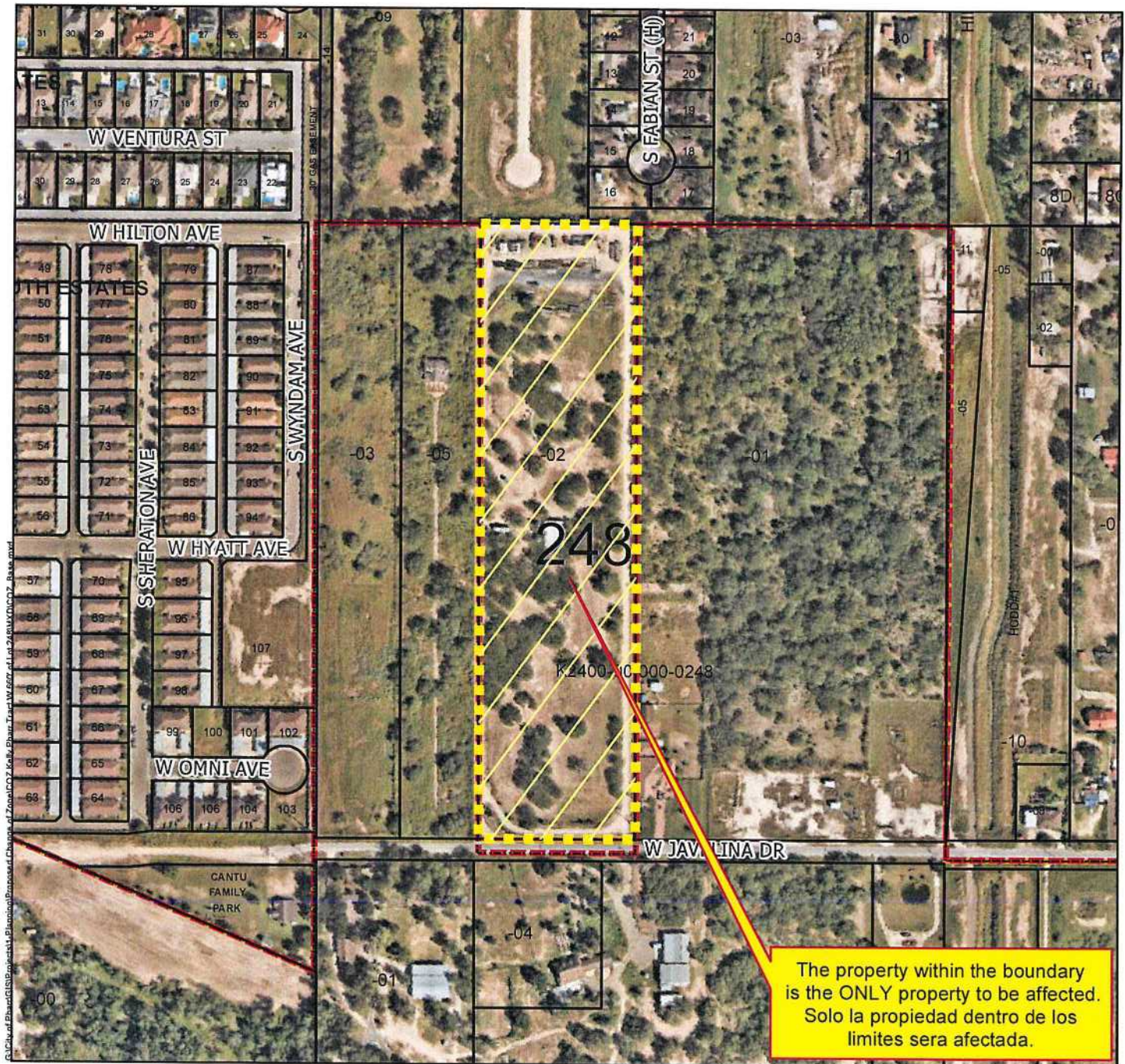
Approval

The property meets area requirements and has adequate ingress and egress. The property is not in line with the future land use plan; however, based on the surrounding area, Development Services Staff has given reasonable consideration that there is a basis for change to the originally established comprehensive plan. The zoning will allow for reasonable use of the property, is adjacent to compatible uses and will not result in detrimental impact to the neighborhood character.

Della Robles
PREPARED BY

February 16, 2021
DATE

Proposed Change of Zone
 Kelly Pharr Tract E330'- W 660' out of Lot 248
 Garman Investments, LP



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

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 1/22/2021

Scale: 1 inch = 300 feet

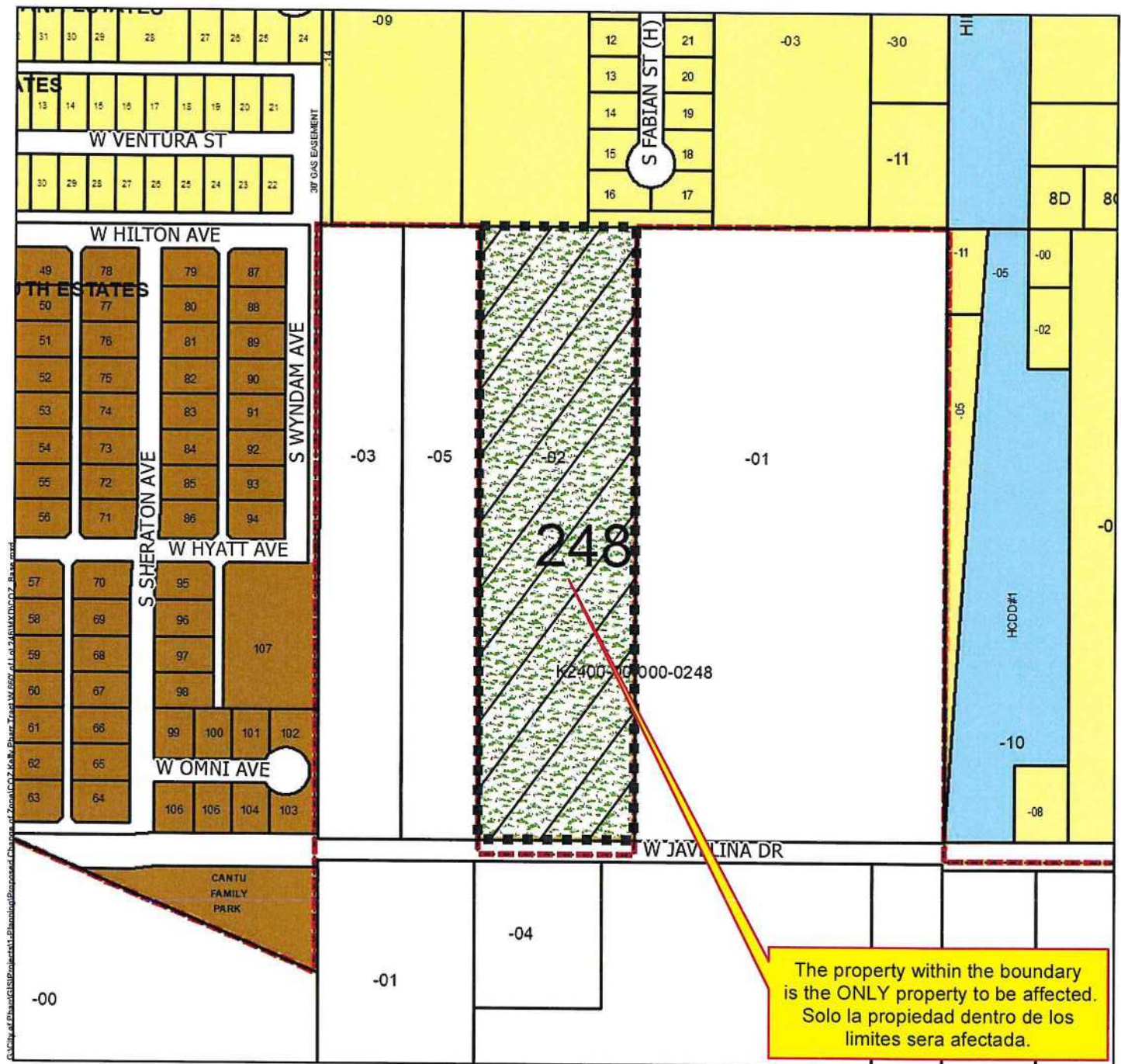


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



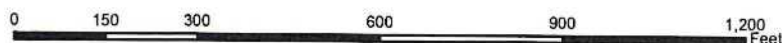


Pharr
Engineering



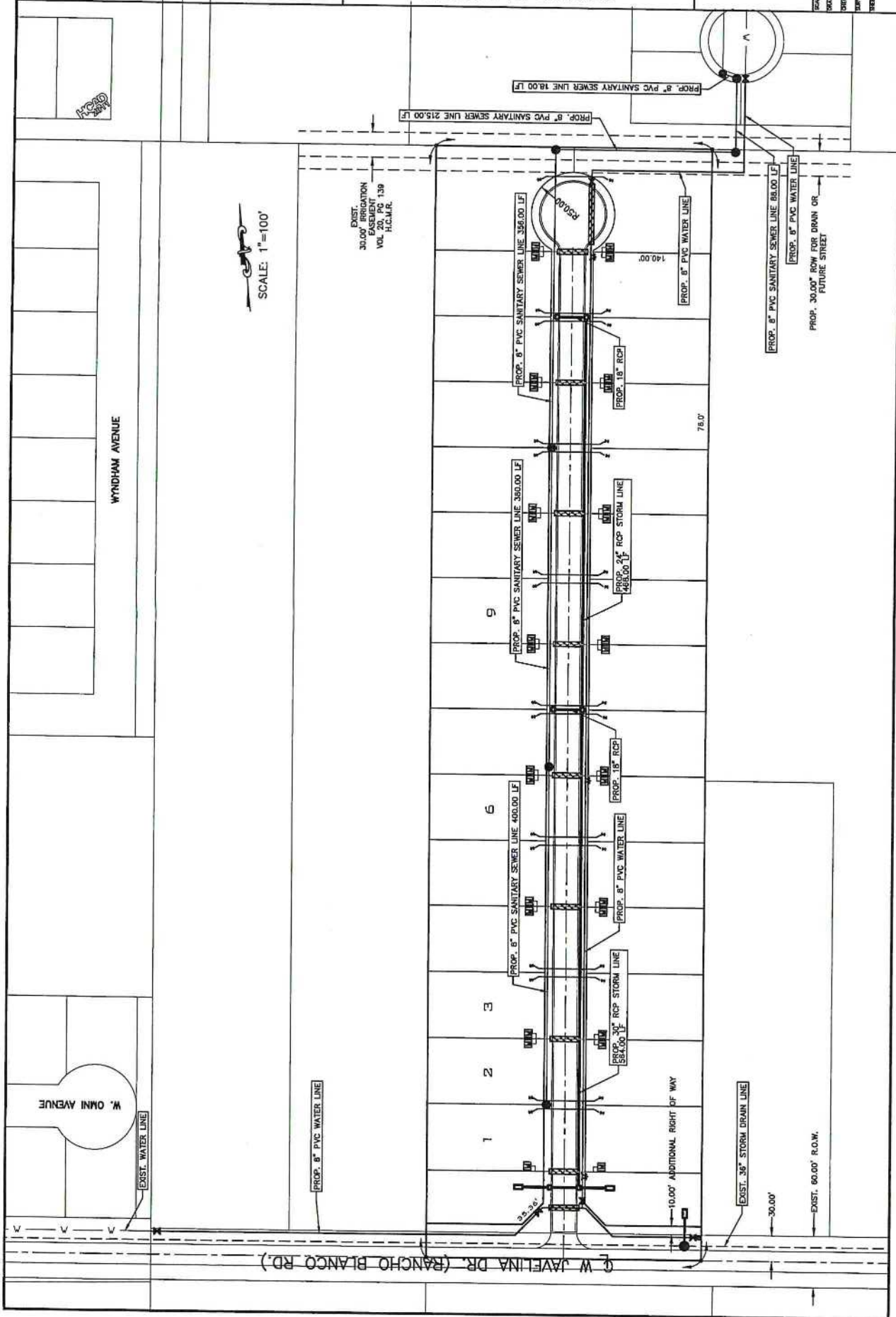
- | | | |
|---|--|--|
|  Agricultural Open Space |  Rail Road R.O.W |  Neighborhood Commercial |
|  Single Family |  Government Owned |  Office Professional |
|  Single Family Small Lot |  General Business |  PSJA ISD |
|  Residential Multi-Family |  Business District |  Hidalgo ISD |
|  Residential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

Scale: 1 inch = 300 feet



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 #: 6.E.2.

DATE SUBMITTED: February 25, 2021

MEETING DATE: March 1, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Regular

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

Issue: 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). **COZ#210108**

Fiscal Consideration: N/A

Staff Recommendation: Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) 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 unanimously voted to approve the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) subject to staff's recommendations.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Carolina Herrera
Iris Mata
Roland Gomez
Melanie Cano
Patricia Rigney

Created/Initiated - 2/25/2021
Approved - 2/25/2021
Approved - 2/25/2021
Approved - 2/25/2021
Approved - 2/25/2021

City Management Office

Final Approval - 2/26/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 01, 2021

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ:# 210108

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: January 22, 2021

1. **Applicant:** Marco Antonio Alvarado, owner.
2. **Requested Action:** Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop and construct a duplex on said property.

4. Routing to Staff:

A. Melanie Cano, Director

[Signature]
Initials

2/05/2021
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

2-25-2021
Date

☒ Approval ☐ Denial

C. Planning and Zoning Commission

Initials

02/22/2021
Date

☒ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 01, 2021

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) being Lot 48, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6617 South St. Marie Drive.

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:

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) in order to develop and construct a duplex on said property.

The subject site is located on the east side off South Saint Marie Drive with the physical address of 6617 South Saint Marie Drive. The property is legally described as being Lot 48, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property fronts South Saint Marie Drive a 50' local street that runs north and south with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). On December 15, 1987, the property and the surrounding property to the north, south and west were zoned to Single-Family Residential District (R-1). On April 06, 1999, the property to the north was re-zoned to Residential Multi-Family District (R-MF). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Twenty (20) 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 from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission unanimously voted to approve the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) 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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Marco Antonio Alvarado, owner
APPLICANT

Single-Family Residential District (R-1)
CURRENT ZONE

6617 South Saint Marie Drive
ADDRESS

Residential Multi-Family District (R-MF)

	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

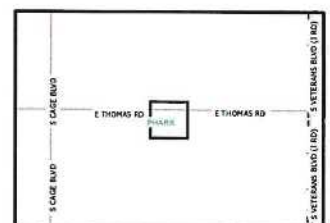
The property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties.

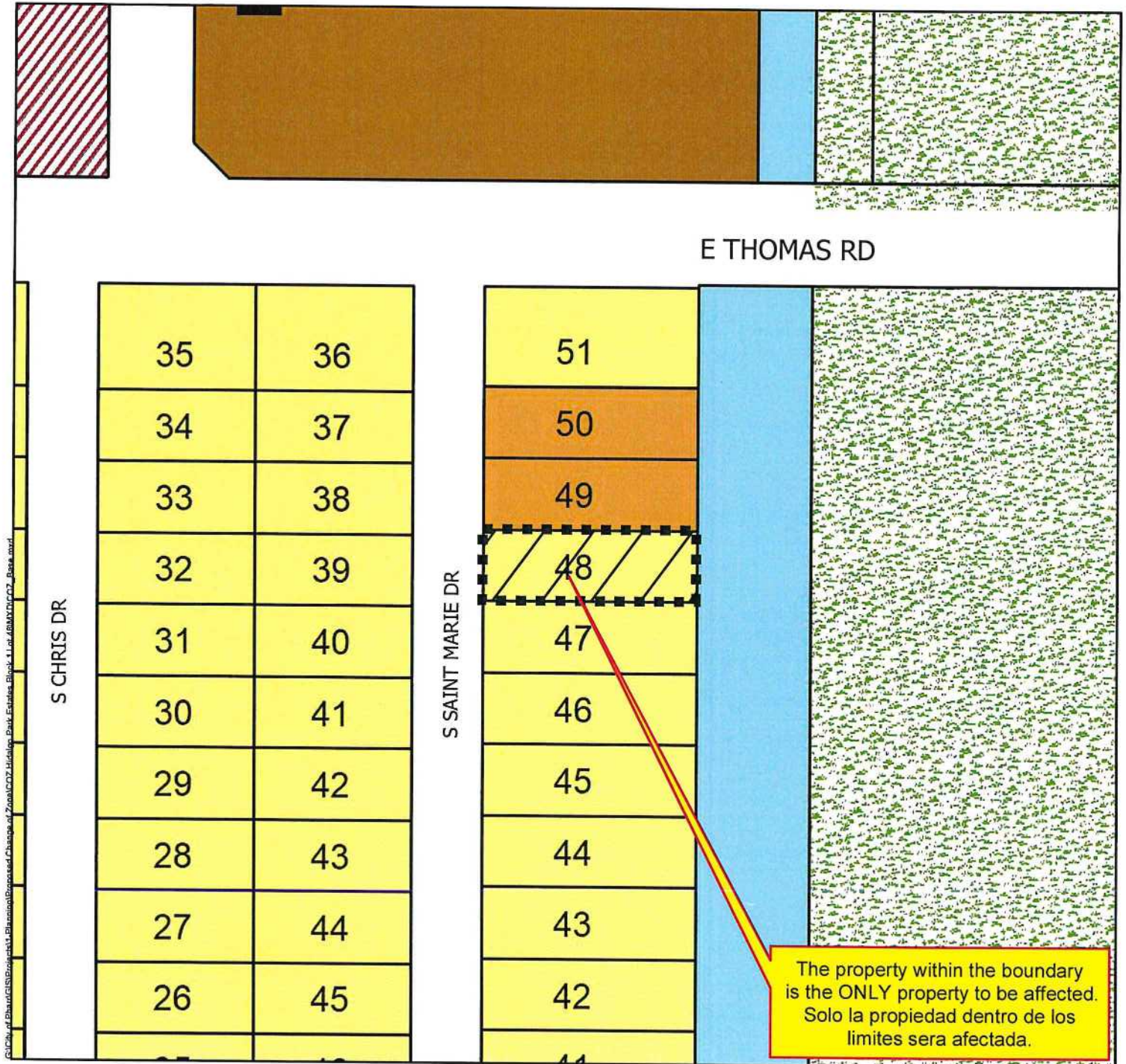
Della Robles
PREPARED BY

February 16, 2021
DATE



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



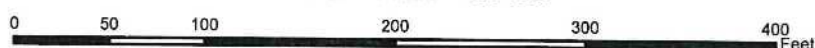


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

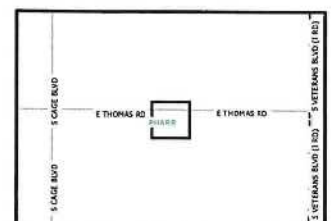
City of Pharr, Texas
Engineering Department
956.402.4242

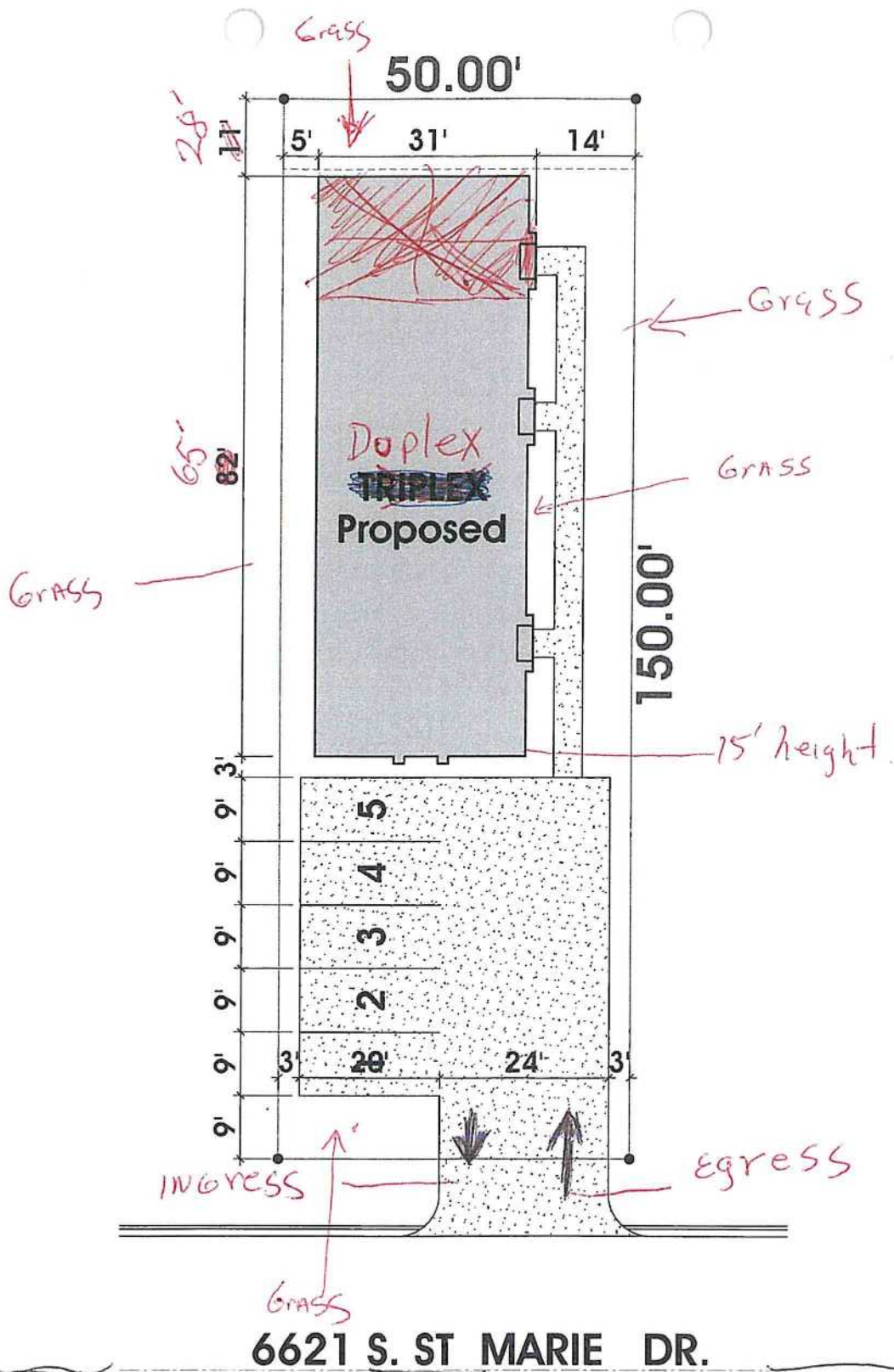
Date: 1/28/2021

Scale: 1 inch = 100 feet



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.





Plot Plan

Scale: 1"=20'-0"

Lot #48, Block#1
Hidalgo Park Estates
Pharr, TX.
Cameron County



Distinctive Designs. Unrivalled Expertise.
Est. 1993

1022 E. Tyler Suite #3 Office: (956) 425-6604
Harlingen, Texas 78550 E-mail: jandjdesigns@att.net

Javier Martinez 345-5151
Ignacio Martinez 245-7106



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.E.3.

DATE SUBMITTED: February 24, 2021

MEETING DATE: March 1, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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**

Classification: Regular

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

Issue: 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). **CUP#151170**

Fiscal Consideration: N/A

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 General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Carolina Herrera

Created/Initiated - 2/24/2021

Iris Mata

Approved - 2/25/2021

Roland Gomez

Approved - 2/25/2021

Melanie Cano

Approved - 2/25/2021

Patricia Rigney

Approved - 2/25/2021

City Management Office

Final Approval - 2/26/2021



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

March 1, 2021

Conditional Use Permit **Renewal** for ABC –

Friends All Parties, L.L.C.

Background:

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. This request constitutes the 6th renewal for Friends All Parties, L.L.C.

The property is located at 2302 South 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 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-M GARZA dba FRIENDS ALL PARTIES LLC_2015

Telephone (956) 402-4100 | Fax (956) 702-5313 | P.O. Box 1729 | 118 S. Cage | Pharr, Texas 78577

www.pharr-tx.gov



MEMORANDUM

DATE: MONDAY, MARCH 01, 2021

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DEVELOPMENT SERVICES DIRECTOR

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#151170 (FRIENDS ALL PARTIES, L.L.C.)

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as being Lot 20, Block 2, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2302 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 and south, Agricultural and/or Open Space District (A-O) to the 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.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

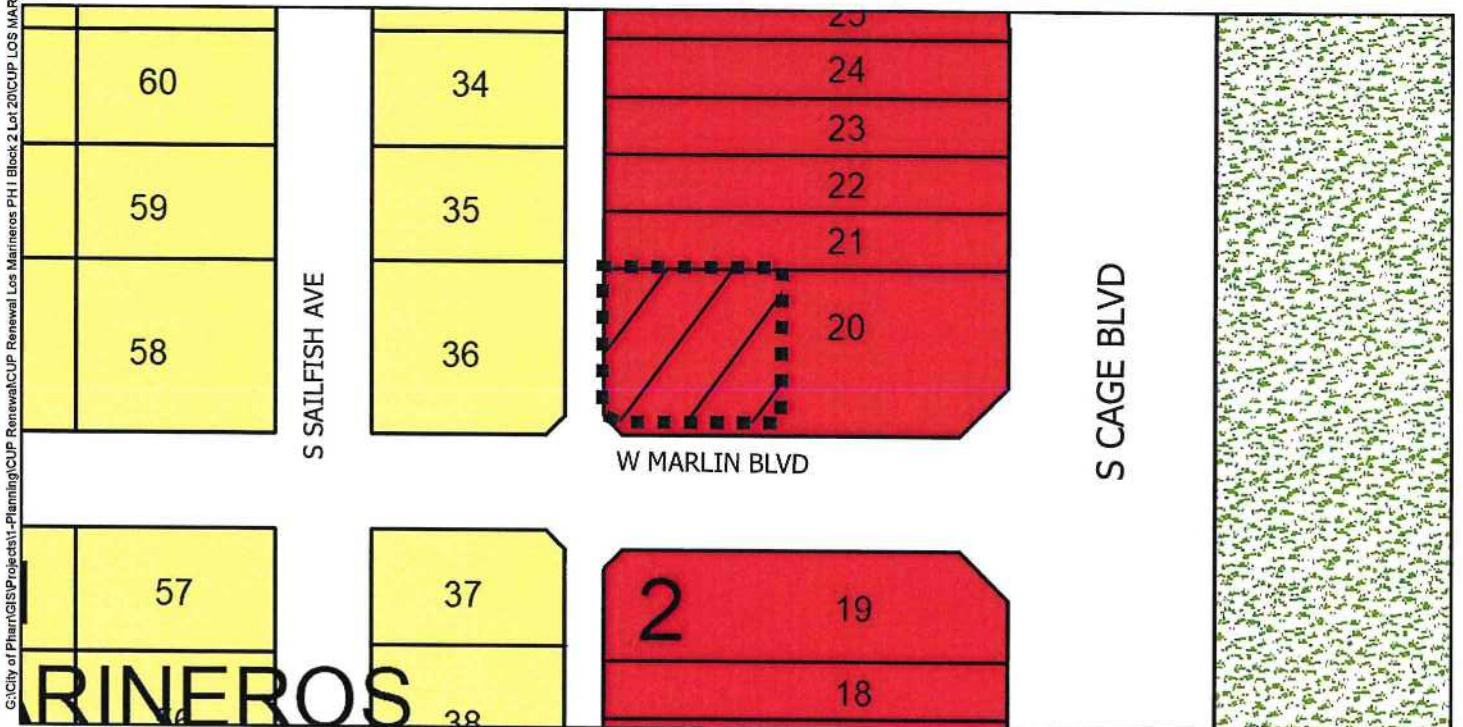
Recommends approval of
the Conditional Use Permit.

**PLANNING
DEPARTMENT:**

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
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 General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.



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





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.E.4.

DATE SUBMITTED: February 24, 2021

MEETING DATE: March 1, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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**

Classification: Regular

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

Issue: 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). **CUP#151170**

Fiscal Consideration: N/A

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 General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Carolina Herrera
Iris Mata
Roland Gomez
Melanie Cano
Patricia Rigney
City Management Office

Created/Initiated - 2/24/2021
Approved - 2/25/2021
Approved - 2/25/2021
Approved - 2/25/2021
Approved - 2/25/2021
Final Approval - 2/26/2021



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

March 1, 2021

Conditional Use Permit **Renewal** for ABC –

Seoul Asian Market

Background:

Aiesty, Inc., d/b/a Seoul Asian Market, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 1st renewal for Seoul Asian Market.

The property's physical address is 500 North Jackson Road, Suite M. 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 Departments requirements.



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 01, 2021

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DEVELOPMENT SERVICES DIRECTOR

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#151170** (FRIENDS ALL PARTIES, L.L.C.)

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: 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.

LOCATION: The property's physical address is 2302 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 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:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

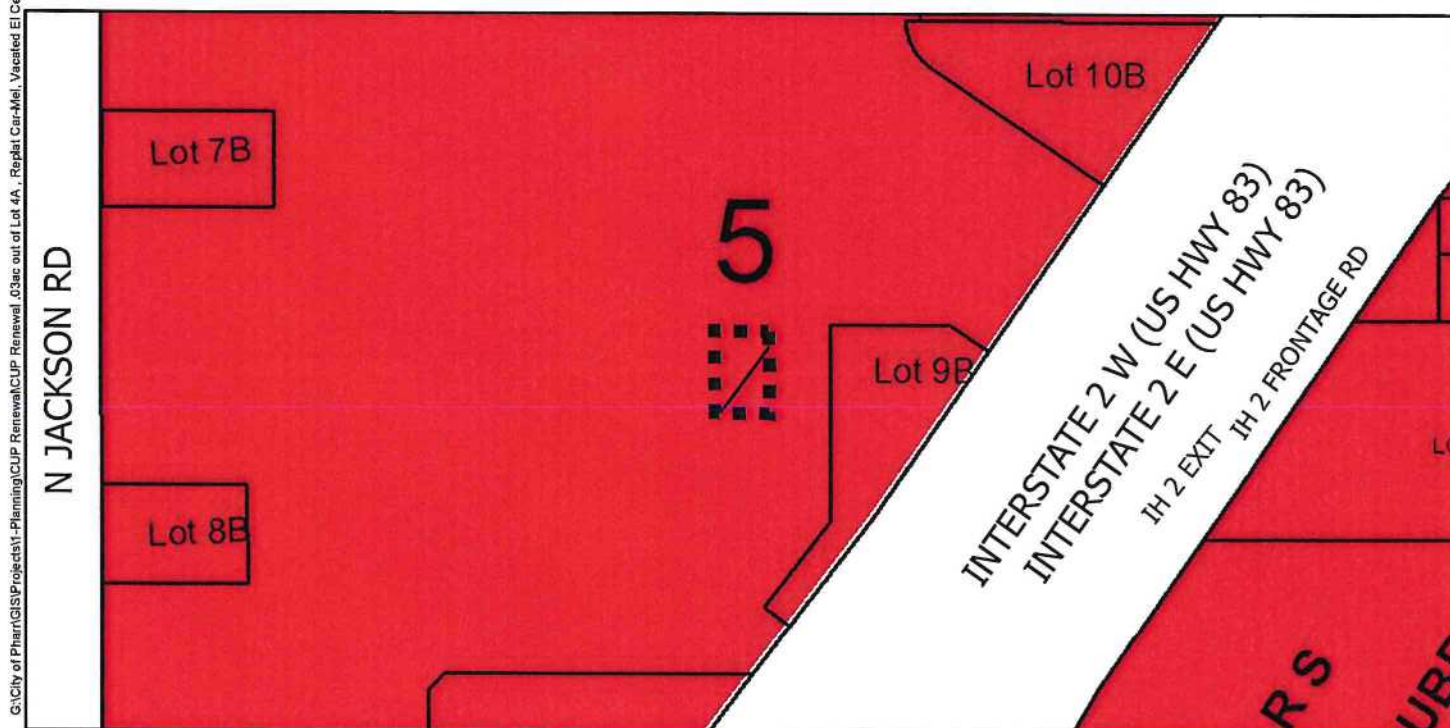
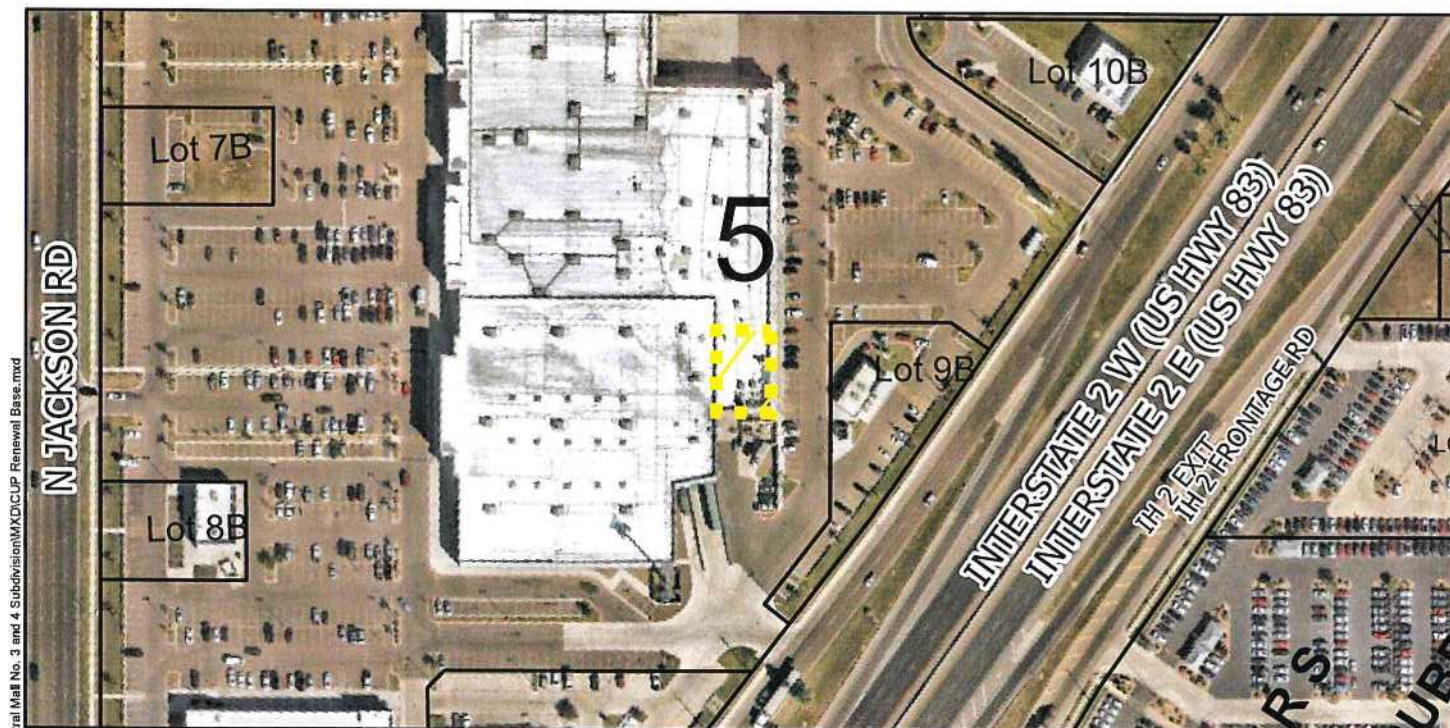
**PLANNING
DEPARTMENT:**

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
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 General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

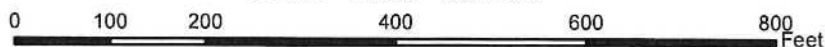
Conditional Use Permit Renewal
 03ac out of Lot 4A , Replat Car-Mel,
 Vacated El Central Mall No. 3 and 4 Subdivision
 Aiesy Inc./ Seoul Asian Market



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

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 200 feet



Date: 2/10/2021



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.F.

DATE SUBMITTED:

MEETING DATE: March 1, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza
Karla Saavedra
Patricia Rigney
City Management Office

Created -



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.F.1.

DATE SUBMITTED: February 24, 2021

MEETING DATE: March 1, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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**

Classification: Regular

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

Issue: 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. **SUB#170924**

Fiscal Consideration: N/A

Staff Recommendation: The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed 1500 Hall Acres Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Carolina Herrera

Iris Mata

Roland Gomez

Melanie Cano

Patricia Rigney

City Management Office

Created/Initiated - 2/24/2021

Approved - 2/25/2021

Approved - 2/25/2021

Approved - 2/25/2021

Approved - 2/25/2021

Final Approval - 2/26/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 01, 2021

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: 1500 HALL ACRES SUBDIVISION FILE NO. SUB#170924

GENERAL INFORMATION:

APPLICANT: 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.

LEGAL DESCRIPTION: 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.

LOCATION: The property is within the 1500 Block of West Hall Acres Road.

ZONING: The property is currently zoned Residential Multi-family high Density District (R-MFHD). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) and Townhouses Residential District (R-TH) to the East, General Business District (C) and Townhouses Residential District (R-TH) to the South and Residential Multi-family high Density District (R-MFHD), Townhouses Residential District (R-TH) and Agricultural and/or Open Space District (A-O) to the West. The property is designated for multi-family, commercial and public/semi public use in the Land Use Plan.

PROPERTY PROPOSED USE: Multifamily.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed 1500 Hall Acres Subdivision subject to the following conditions: set before you

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. See attached comments.

WATER: 1. See attached comments.
2. Follow City of Pharr construction Standards Manual.

SEWER: 1. See attached comments.
2. Follow City of Pharr construction Standards Manual.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

**PLANNING AND
ZONING
COMMISSION:** The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed 1500 Hall Acres Subdivision.



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: 1500 W. HALL ACRES SUBDIVISION PASSED W/COND.

Reviewed by: Dago Soto

February 17, 2021

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
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 hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet 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 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-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.
7. 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.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on payment by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MUST BE **FACTORY YELLOW** FROM MANUFACTURE PRIOR TO INSTALLATION.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. 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: 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 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. 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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- **LETTERING SHALL BE, FIRE LANE NO PARKING TOWAWAY ZONE.**
- **REMOVED PROHIBITED FROM FIRE LANE LETTERING.**
- **ALL THE HAMMERHEAD (TURNAROUND) SHALL BE PAINTED RED WITH THE LETTERING, FIRE LANE NO PARKING TOWAWAY ZONE.**
- **15 FEET BEFORE THE HAMMERHEAD, SHALL BE PAINTED RED WITH THE LETTERING, FIRE LANE NO PARKING TOWAWAY ZONE.**

➤

FINAL INSPECTION

1500 HALL ACRES SUBDIVISION

COMMENTS: Initials: J.R. / R.B. **JANUARY 10, 2021**

☐ **Approve** ☒ **Approved with Conditions** ☐ **Denied**

WATER:

- Will need to engrave on curb a "W" on all water service locations
- Will need to engrave on curb a "V" on all water valves
- Will need to clean all water valves from debris and block to be visible
- Will need to paint valve locations in blue 30" x 30" x 6"
- Will need to show all water valves in the area "As-Builts"
- As-Builts to be revised
- Follow City of Pharr Construction Standards Manual

SEWER:

- All sewer services to remain private
- Will need to engrave on curb "M/H" on all manhole locations
- Will need to cap F.M. at M/H located on the N. side of W. More
- As-Builts to be revised
- 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 REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: 1500 Hal Acres Subdivision

DATE: February 10, 2021

1st Walk Thru – **APPROVED W/CONDITIONS**

PLAT

SITE PLAN

1. General maintenance, clear all construction debris from curb and gutter area.
2. Ensure that all valve lids are clear of concrete material. Make sure that valve nut is visible and cleared of dirt.

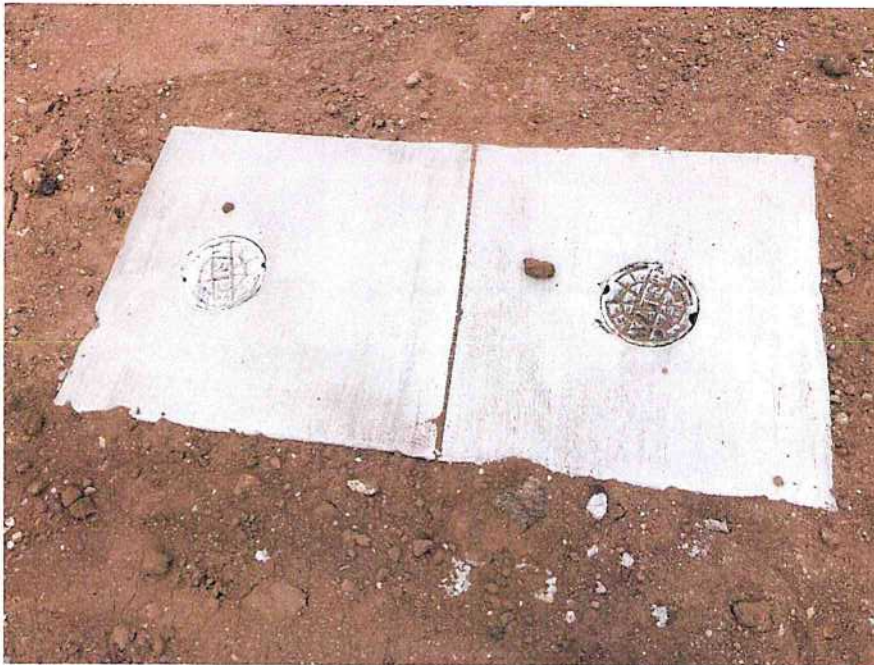
DRAINAGE

ADDITIONAL COMMENTS

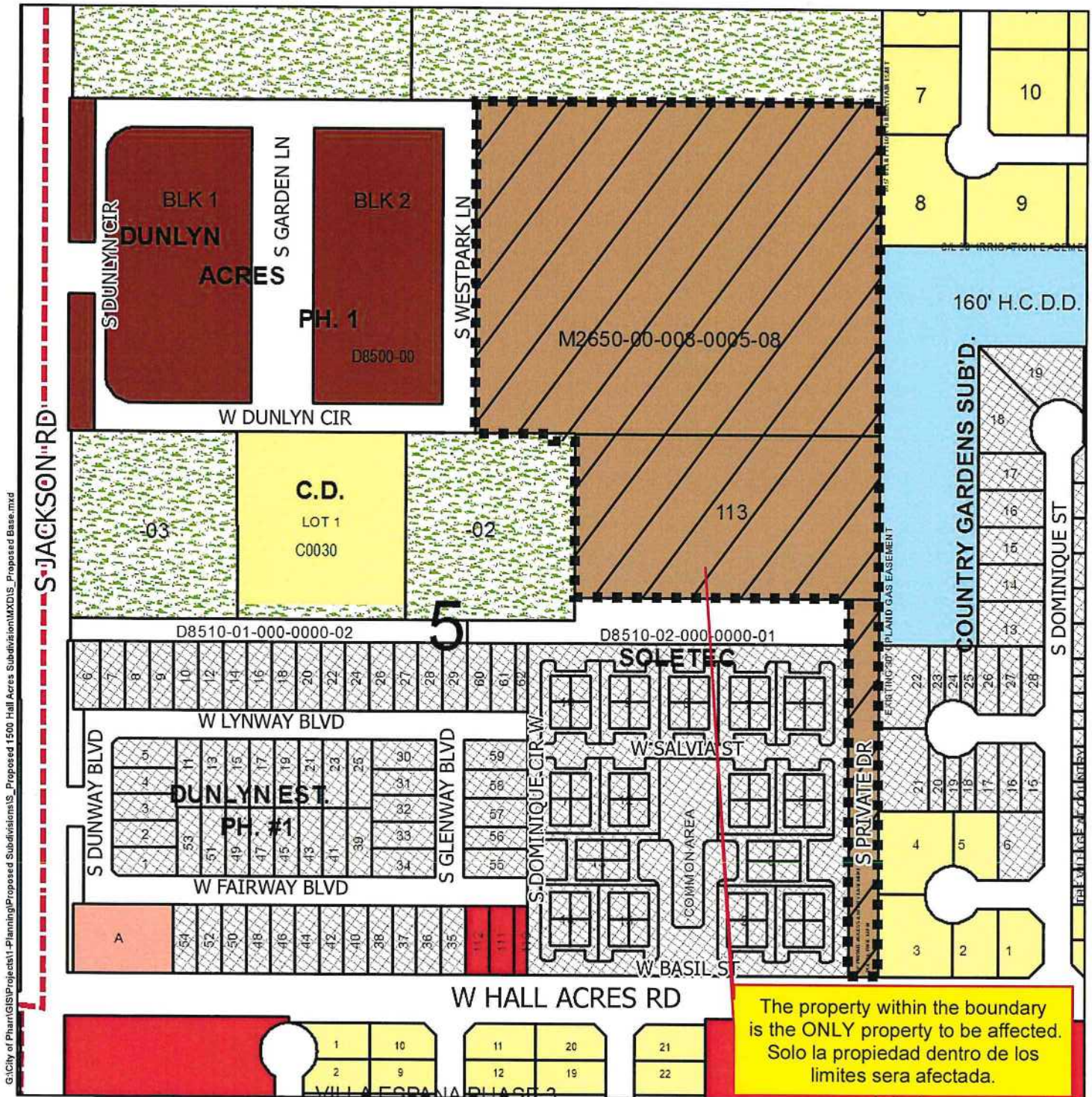
- As-built file will need to be georeferenced.



General maintenance,
clear all construction
debris from curb and
gutter area.

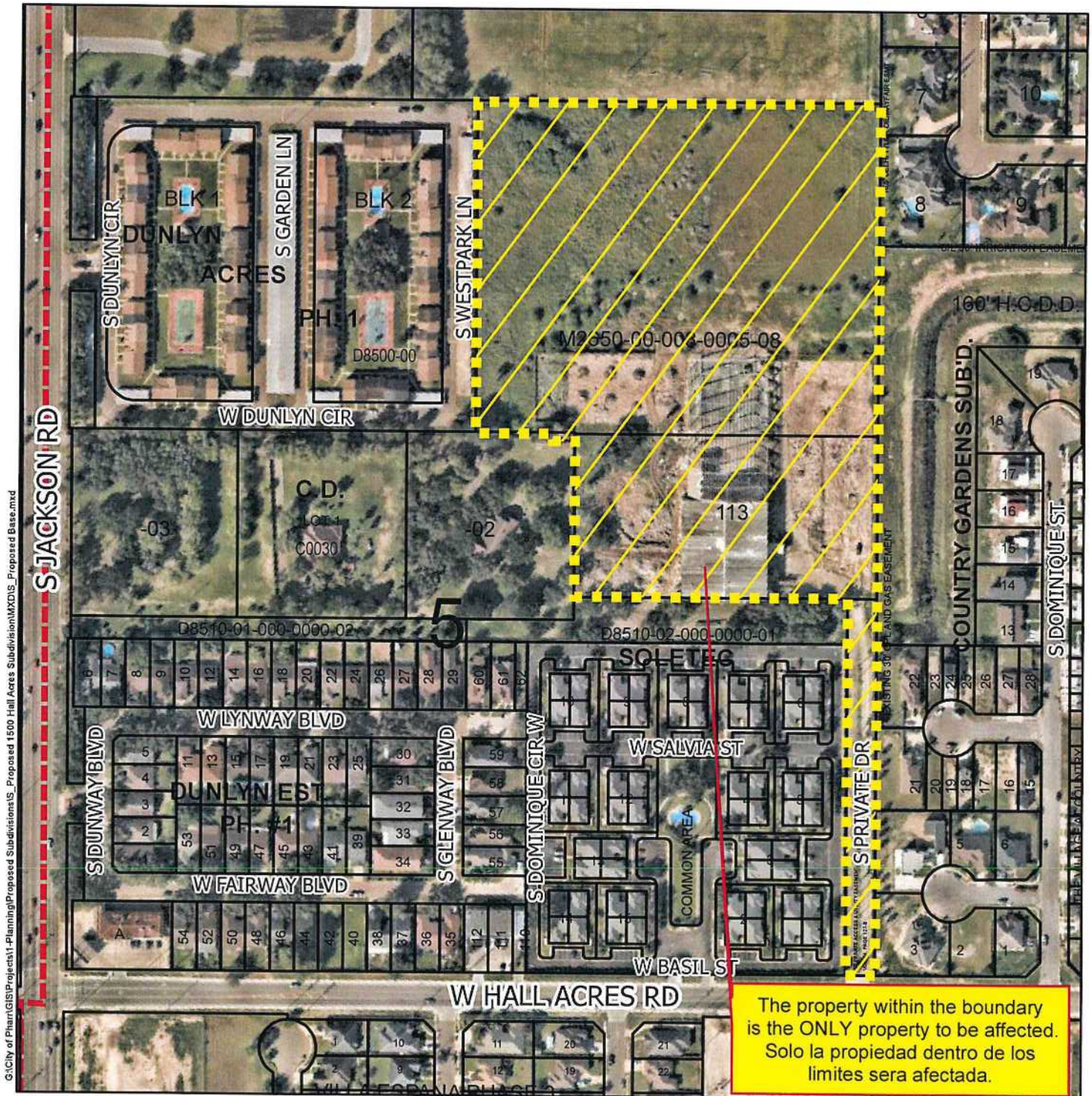


Ensure that all valve
lids are clear of
concrete material.
Make sure that valve
nut is visible and
cleared of dirt.



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- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 #: 7.A.

DATE SUBMITTED: February 25, 2021

MEETING DATE: March 1, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

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

Classification: Regular

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

Issue: The City of Pharr has determined that the supplemental drainage policy is necessary to provide for the safety and welfare of the general public, mitigate flood and erosion related damages to private and public property. The supplemental drainage policy requires on-site detention for any new residential and commercial development. The difference between the 50-year storm post development runoff and the 10-Year Pre-Development runoff shall be detained on-site and shall be situated in dedicated areas.

In addition, the City recognizes that public roadways require a certain degree of continuity, capacity, and accessibility to adjacent land uses and to address the transportation and mobility needs, City staff is proposing that Local Right-of-Way (ROW) widths be a total of 50'ROW, 40' B-B, as opposed to the current requirement of 34'B-B.

Fiscal Consideration: n/a

Staff Recommendation: Staff recommends approval.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Hilda Pedraza
Melanie Cano
Patricia Rigney
City Management Office

Created/Initiated - 2/25/2021
Approved - 2/25/2021
Approved - 2/26/2021
Final Approval - 2/26/2021

O-2021-_____

**AN ORDINANCE AMENDING O-2006-47 OF THE CITY OF PHARR, TEXAS
CHAPTER 118, SUBDIVISIONS AMENDING SECTION II –, DRAINAGE, AND
AMENDING SEC. III – STREETS AND ROADWAYS, PROVIDING AN EFFECTIVE
DATE, PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY, AND
ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER
THEREOF.**

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

**SECTION 1. CHAPTER 118, ARTICLE VI. – STANDARDS MANUAL: CONSTRUCTION AND
DEVELOPMENT GUIDE SEC. II – DRAINAGE IS HEREBY AMENDED BY ADDING II – 14 AS
FOLLOWS:**

II – 14 Supplemental Requirements

A. Property Owners or Homeowner's Associations

1. When a Subdivision contains either common private property or other private improvements which are not intended to be dedicated to the City of Pharr for public use, such as private streets, detention ponds, a private recreation facility or open space, or other private amenities, a Homeowner's Association shall be established for the purpose of maintaining the areas. The Homeowner's Association shall be created consistent with State and other appropriate laws. Copies of the Homeowner's Association Agreement must be submitted with the Preliminary Plat Application and reviewed by the City Attorney.
2. In the case of an individual one-lot subdivision, the Property Owner shall dedicate, by plat, a swale/detention pond in the form of a private easement. Single lot subdivisions do not require submission of a Homeowner's Agreement or Conditions, Covenants and Restrictions ("CCRs").
3. For Homeowner's Associations, the Conditions, Covenants and Restrictions (CCRs) and the Homeowner's Association documents, such as the Articles of Incorporation and Homeowners Association by-laws, shall be submitted to the City for review along with the Preliminary Plat Application, and shall be recorded, with the Final Subdivision Plat, in the deed records of Hidalgo County in order to ensure that there is an entity in place for long-term maintenance of these improvements.
4. The City, its agents, and employees, shall have the right of immediate access to the common elements, private property and private improvements, at all times, if necessary, for the preservation of public health, safety and welfare. Should the Property Owners or Homeowner's Association fail to maintain the common elements to City specifications for an unreasonable time, not to exceed 30 days after written request to do so, the City may

elect to take any action necessary or required and levy any assessment on the Property Owners or Homeowner's Association to cover the cost of maintenance or repairs.

5. The Property Owners or Homeowner's Association must register a contact person with the Development Services Department. The City shall be notified of any change in said contact person. Such contact person must be authorized to receive and distribute information to the Property Owner or Board of Directors of the Homeowner's Association.
6. If there is any change or dissolution of Homeowner's Association, notice shall be given to the City within ten (10) days of the date of any change or dissolution. The City shall also be provided with all updated CCRs and Homeowner's Association documentation within the ten (10) days.

B. Drainage Design

1. The difference between the 50-year storm post development runoff and the 10-Year Pre-Development runoff shall be detained on-site. Engineered detention calculations shall be submitted to the City Engineer.
2. On-site detention methods shall include ponds or engineered sub-surface systems. Alternative methods of detention shall be reviewed and approved by the City Engineer.
3. Where the outfall facilities are located more than 300 feet outside the development boundaries, an alternative method of drainage and conveyance may be submitted to the City Engineer for approval. Any on-site retention areas must contain the 50-year storm runoff volume for the development and dissipate it into the subsurface within a 48-hour period. A geotechnical report, in accordance with the requirements of the detention/retention ponds established in the subsequent sections, must be submitted.

C. Detention Design

1. Design Considerations

- a. On-site detention facilities shall be situated in privately dedicated areas. Existing drainage facilities (i.e. City of Pharr Drainage Ditches, Regional Stormwater Detention Facilities, etc.) shall not take place of dedicated facilities unless previously included in the City of Pharr's Master Drainage Plan. Detention areas may be incorporated into landscape and greenbelt areas, if vegetation does not adversely affect required design volumes or impede hydraulic efficiency. Areas designated as dual use areas (detention/landscape, detention/green space, etc.) shall display appropriate signage indicating so.
- b. Storm water runoff shall be conveyed to detention areas via storm sewer networks, flumes and curb cuts within dedicated right-of-way or flowage easements.
- c. Side slopes shall not exceed 3:1 (H:V). In areas with a potential for vehicular or pedestrian activity, detention pond depths exceeding 2.5 feet shall require a safety

buffer in the form of benching or fencing around the perimeter of the pond. The bottom of the basin shall be graded to drain towards the outlet structure. A pilot channel shall be placed along the flow line from inlet to outlet to ensure positive flow. Trash racks shall be incorporated into outlet structure design. A minimum of 10 feet shall be maintained around the perimeter of the pond to allow for routine maintenance and/or repair.

- d. Detention area design shall consider proximity and elevation of adjacent building structures. Bank areas shall be graded to drain away from such structures. A minimum of 1-foot of freeboard above design pool elevation shall be required. The design of detention areas shall incorporate diversion of overflows into street rights-of-way or drainage/flowage easements in the event of an extreme event or outlet structure failure.
- e. Detention pond areas shall be vegetated to prevent erosion and deposition of silts. Common Bermuda, Winter Rye or a combination of the grasses may be used. Vegetated areas shall include provisions for irrigation systems.

D. Detention Pond Details

- 1. Refer to Details DR-10 thru DR-16A

E. Detention Pond Operation and Maintenance

- 1. Detention ponds shall be maintained by the owner(s) of record for commercial, institutional, and multi-family developments. For single-family residential developments Property Owners and/or Homeowner's Association shall maintain the detention pond(s).
 - a. The Property Owners or the Homeowner's Association or their designated representative shall be responsible for routinely inspecting ponds to ensure that all components of the pond are maintained and are in good working condition.
 - b. Failure to adequately maintain the detention pond(s) in reasonable order and condition, constitutes a violation of this section. The City is hereby authorized to give notice, by personal service or by United States mail, to the Homeowners Association, Property Owners or occupant, as the case may be, of any violation, directing the Homeowners Association or Property Owners to remedy the same within ten (10) days. The Property Owners or the Homeowners Association will also be subject to a fine of \$2,000.00 per day if not remedied by the tenth (10th) day. Each day of violation shall constitute a separate offense.

F. Parkland Dedication

- a. Land dedicated to the city under this section may be utilized for park and recreation uses, contingent on approval of design requirements.

- b. Whenever a plat is filed for approval with the city for the development of residential and/or multifamily, such plat shall meet the requirements in accordance with Chapter 90, Parks and Recreation, City of Pharr's Code of Ordinances.

SECTION 2. CHAPTER 118, ARTICLE VI. – STANDARDS MANUAL: CONSTRUCTION AND DEVELOPMENT GUIDE SEC. III – STREETS, SECTION III – RIGHT-OF WAYS AND PAVING WIDTHS, IS AMENDED AT TABLE III – 1 DESIGN STREET REQUIREMENTS AS FOLLOWS:

TABLE III DESIGN STREET REQUIREMENTS				
R.O.W WIDTH	STREET WIDTH (B-B)	INTERSECTION CURB RADII (MINIMUM)	CITY WIDTH (DISCRETION)	PAVING SECT ESCROW
Local 50' (w/5' U.E.)	34'40'	15'-20'	7' C & G 1 side	8"/2"
Collector 60' (w/10' U.E.)	50' 4-lanes	20'	13' C & G 1 side	8"/2"
Commercial 60'	42 2-lanes, 1CLTL	20'	9' C & G 1 side	10"/3"
Industrial 60'	44 2-lanes, 1 CLTL	30 35'	10' C & G 1 side	12"/4"
Minor Arterial 70' (w/10'U.E.)	60' 4 lanes, 2 BL	20'-25'	18' C & G 1 side	10"/2"
Major Arterial 80' (w/10' U.E.)	66' 4 lanes, 1 CLTL	20-25'	21' C & G 1 side	10"/2"
100' (w/10' U.E.)	82' 4 lanes, 1 CLTL, 2 BL	20-25'	30' C & G 1 side	10"/3"
120' (w/10' U.E.)	100' 6 lanes, 1 Divided median, 2 BL	20-25'	39' C & G 1 side	10"/3"

Notes:

1. Travel Lanes: 12 feet wide; parking lanes: 8 feet wide.
2. Curb and gutter: 2 feet wide each side of a total of 4 feet.
3. Continuous left-turn lane (CLTL) & Occasional left (OL) turns lanes: 14-16 feet wide
Divided Median-16 feet wide
Bicycle lane (BL) 5-8 feet wide
4. Drainage must be provided for the perimeter street of the subdivision.
5. Escrow amounts shall be submitted to the City of Pharr and sealed by a professional engineer for approval by the City Engineer.
6. Pavement section to be designed by a professional engineer.
7. City width-For widening of existing streets.

SECTION 3: PENALTY CLAUSE

In the event the Property Owners or Homeowner's Association fails to comply with the maintenance requirements, the City may perform the work necessary to abate the violation of maintaining the detention areas at the Property Owner's or Homeowner's Association expense. If such becomes a necessary emergency to preserve public health, safety and welfare or to ease maintenance burden of the detention pond(s) for the emergency, then the Property Owner or Homeowner's Association shall be fined up to \$2000.00 per day.

SECTION 4: SEVERABILITY CLAUSE

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 5: REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6: CUMULATIVE

This ordinance shall be cumulative of all ordinances of the City of Pharr, Texas, and of all laws of the State of Texas.

SECTION 7: PUBLICATION; EFFECTIVE DATE

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: 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** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR, TEXAS, on this the _____ day of February, 2021

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

HILDA PEDRAZA

PASSED and **APPROVED** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR,
TEXAS, on this the _____ day of February, 2021

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

HILDA PEDRAZA

PASSED and **APPROVED** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR,
TEXAS, on this the _____ day of March, 2021

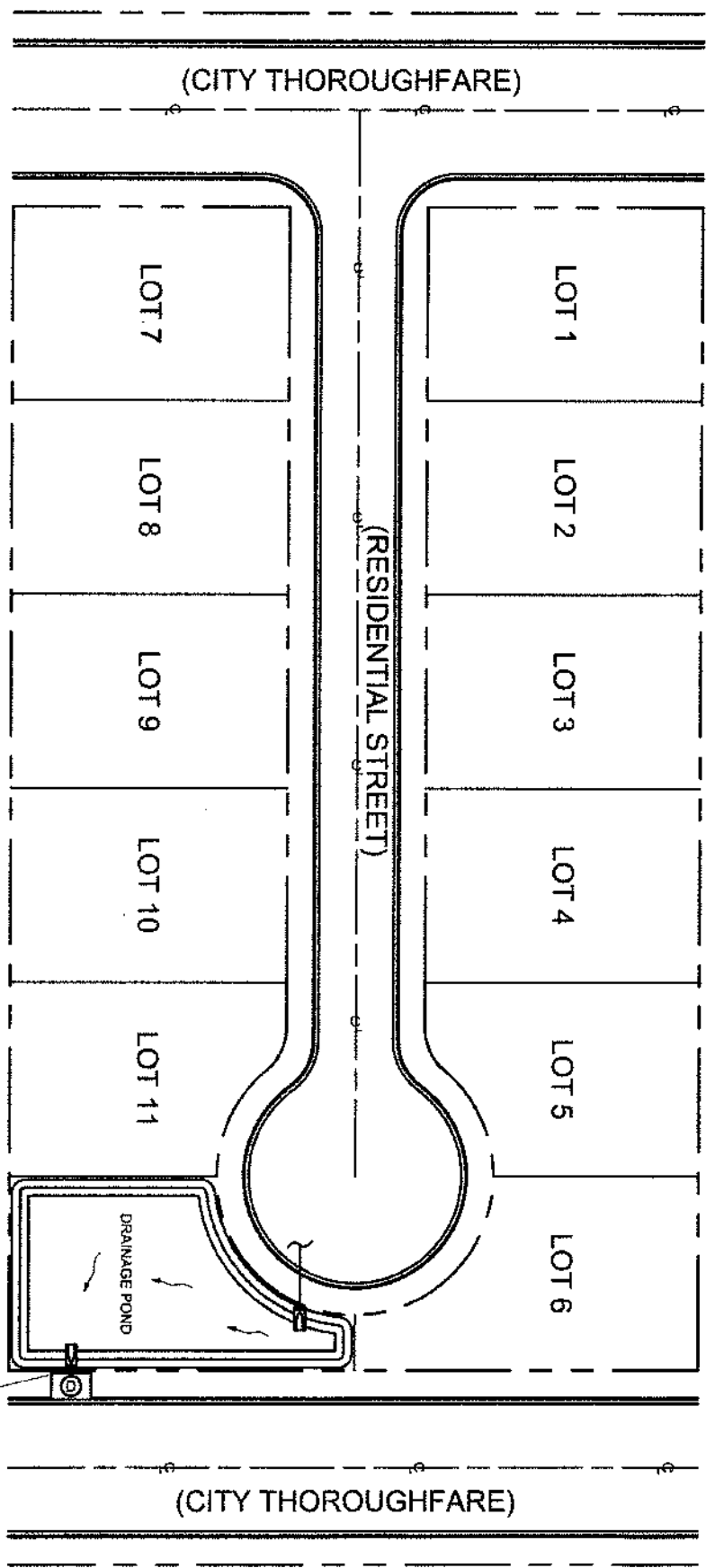
CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

HILDA PEDRAZA



NOTE: STORM AND POND CONCEPTIONAL ONLY.

TIE-IN 60" BLEEDER
LINE TO INLET. SEE
DETAIL DR-15A
DETENTION POND.

LEGEND:

- STORM SEWER LINE ——— SD ———
- STORM SEWER CURB INLET [Symbol]
- SAFETY END TREATMENT [Symbol]
- DIRECTION OF FLOW [Symbol]

GENERAL NOTES:

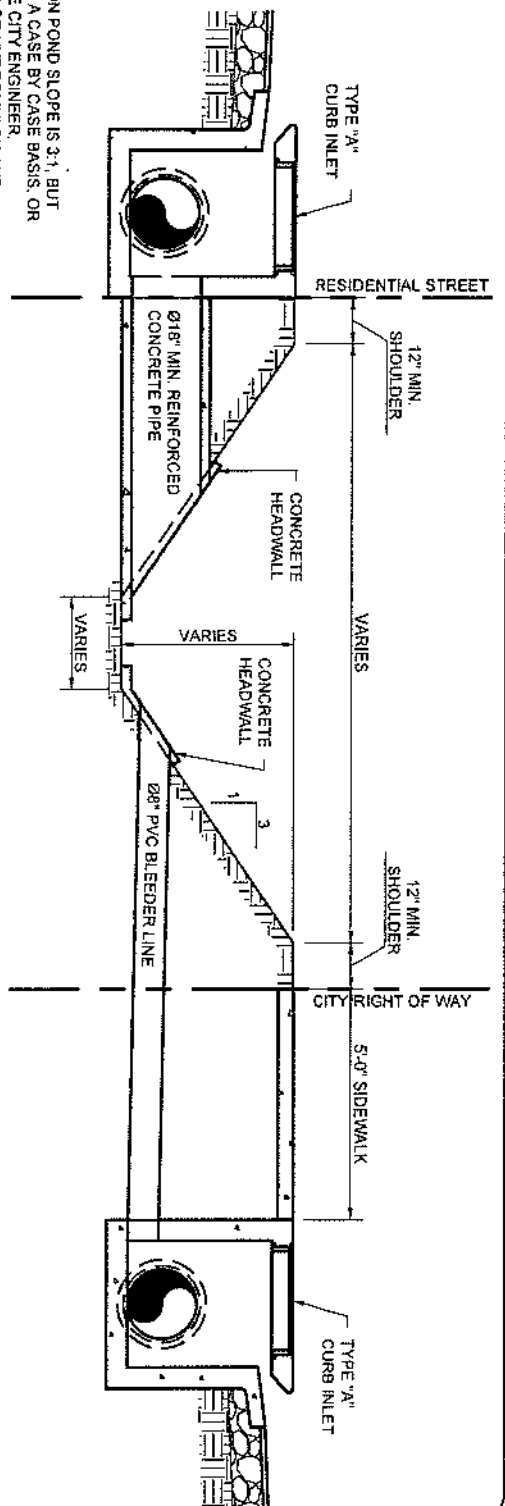
1. TYPICAL STORM SEWER LAYOUT SHALL BE DETERMINED BY THE ENGINEER ON RECORD IN ACCORDANCE WITH ALL DRAINAGE REQUIREMENTS.
2. SIZE AND DEPTH OF POND SHALL BE DETERMINED BY THE ENGINEER ON RECORD IN ACCORDANCE WITH ALL DRAINAGE REQUIREMENTS.

DR-15

\\pharr1-fs4\Engineering\0-Drafting & Mapping\4-Drafting\Standard Data\511-City of Pharr\2019 Revisions\DR - Drainage\DR-15 Typical Storm Sewer Layout.dwg

TYPICAL STORM SEWER LAYOUT	DESIGNED BY:	DESIGNER	Pharr Engineering 118 S Cage Blvd. Pharr, TX 78577 956-402-4221	
	DRAWN BY:	DRAWN_BY		
	CHECKED BY:	CKD_BY		
	DATE:	DATE		

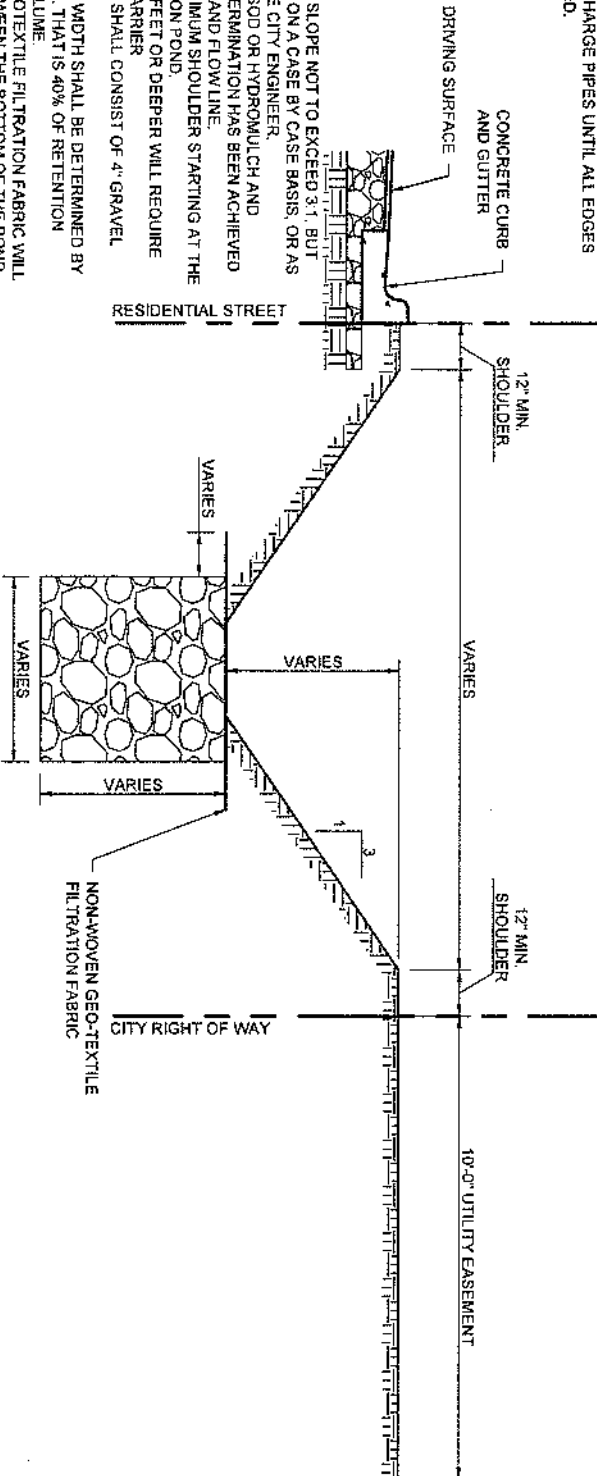
- GENERAL NOTES:**
1. STANDARD DETENTION POND SLOPE IS 3:1, BUT WILL BE TREATED ON A CASE BY CASE BASIS, OR AS APPROVED BY THE CITY ENGINEER.
 2. STABILIZE USING SOD OR HYDROMULCH AND MAINTAIN UNTIL GERMINATION HAS BEEN ACHIEVED ON EMBANKMENT AND FLOW LINE.
 3. INCLUDE A 12" MINIMUM SHOULDER STARTING AT THE EDGE OF RETENTION POND.
 4. DEPTH OF THREE FEET OR DEEPER WILL REQUIRE SOME FORM OF BARRIER.
 5. DISCHARGE PIPES SHALL BE FLUSH WITH CONCRETE HEADWALLS.
 6. GROUT BOTH INTERIOR AND EXTERIOR OF INLET AROUND ALL DISCHARGE PIPES UNTIL ALL EDGES HAVE BEEN SEALED.



CROSS SECTION VIEW

DETENTION POND

NOT TO SCALE



CROSS SECTION VIEW

RETENTION POND

NOT TO SCALE

- GENERAL NOTES:**
1. RETENTION POND SLOPE NOT TO EXCEED 3:1, BUT WILL BE TREATED ON A CASE BY CASE BASIS, OR AS APPROVED BY THE CITY ENGINEER.
 2. STABILIZE USING SOD OR HYDROMULCH AND MAINTAIN UNTIL GERMINATION HAS BEEN ACHIEVED ON EMBANKMENT AND FLOW LINE.
 3. INCLUDE A 12" MINIMUM SHOULDER STARTING AT THE EDGE OF RETENTION POND.
 4. DEPTH OF THREE FEET OR DEEPER WILL REQUIRE SOME FORM OF BARRIER.
 5. TRENCH BEDDING SHALL CONSIST OF 4" GRAVEL (BULL ROCK).
 6. TRENCH BEDDING WIDTH SHALL BE DETERMINED BY VOLUME OF POND, THAT IS 40% OF RETENTION POND'S TOTAL VOLUME.
 7. A NON-WOVEN GEOTEXTILE FILTRATION FABRIC WILL BE REQUIRED BETWEEN THE BOTTOM OF THE POND SURFACE AND THE TOP OF THE TRENCH BOX.
- GEOTECHNICAL REQUIREMENTS:**
1. PROVIDE A GEOTECHNICAL STUDY SIGNED AND SEALED BY A GEOTECHNICAL ENGINEER THAT INCLUDES A SOIL PROFILE.
 2. PROVIDE BORE TEST (PERCOLATION TEST) RESULTS SIGNED AND SEALED BY A GEOTECHNICAL ENGINEER

DR-15A

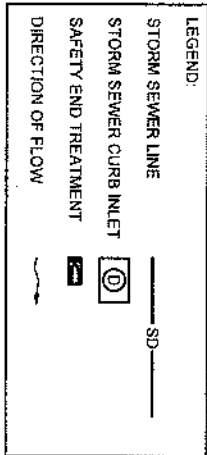
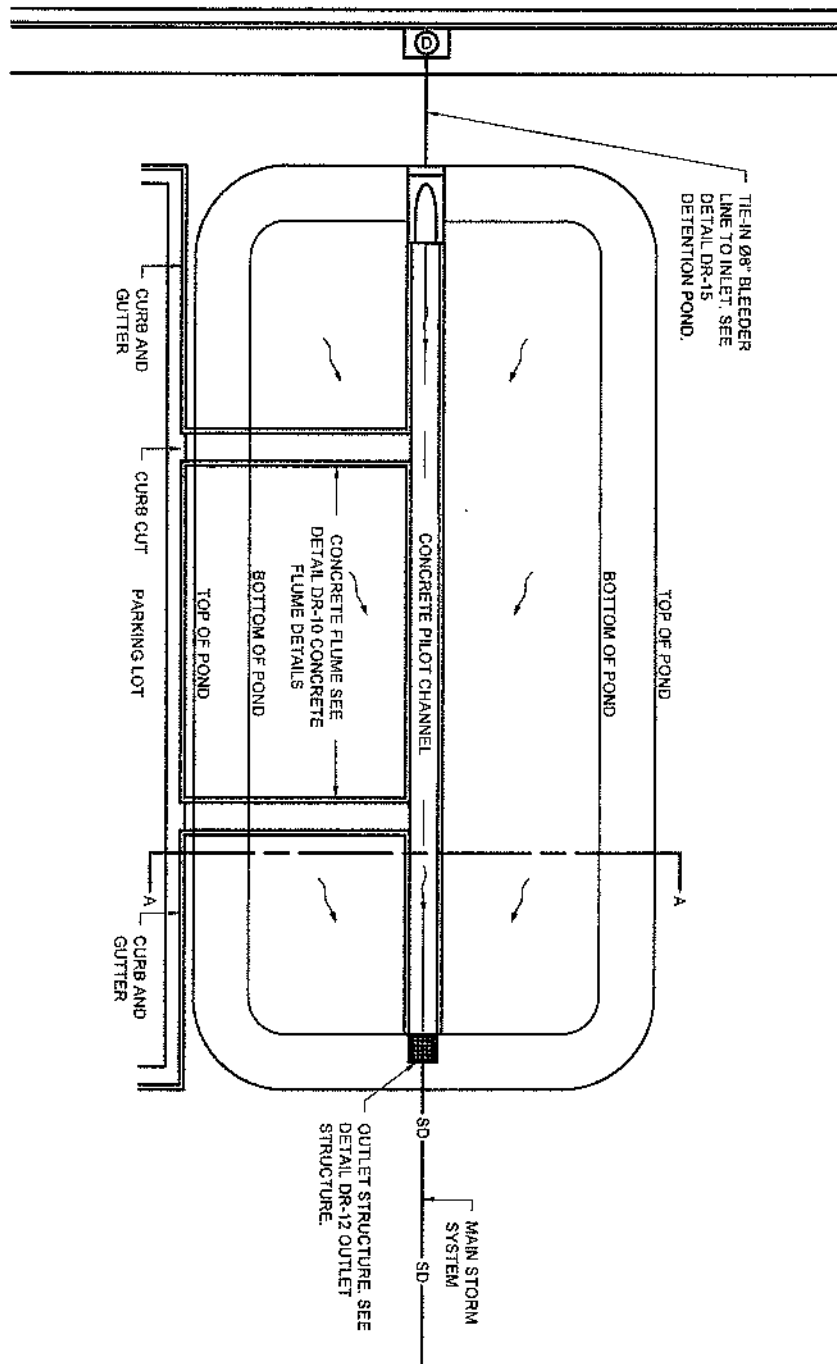
Pharr T-54(Engineering\0-Drafting & Mapping\4-Drafting\Standard Details\1-City of Pharr\2019 Revisions\DR - Drainage\DR-15A Typical Residential Pond Details.dwg

TYPICAL RESIDENTIAL POND DETAILS

DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221





DR-16

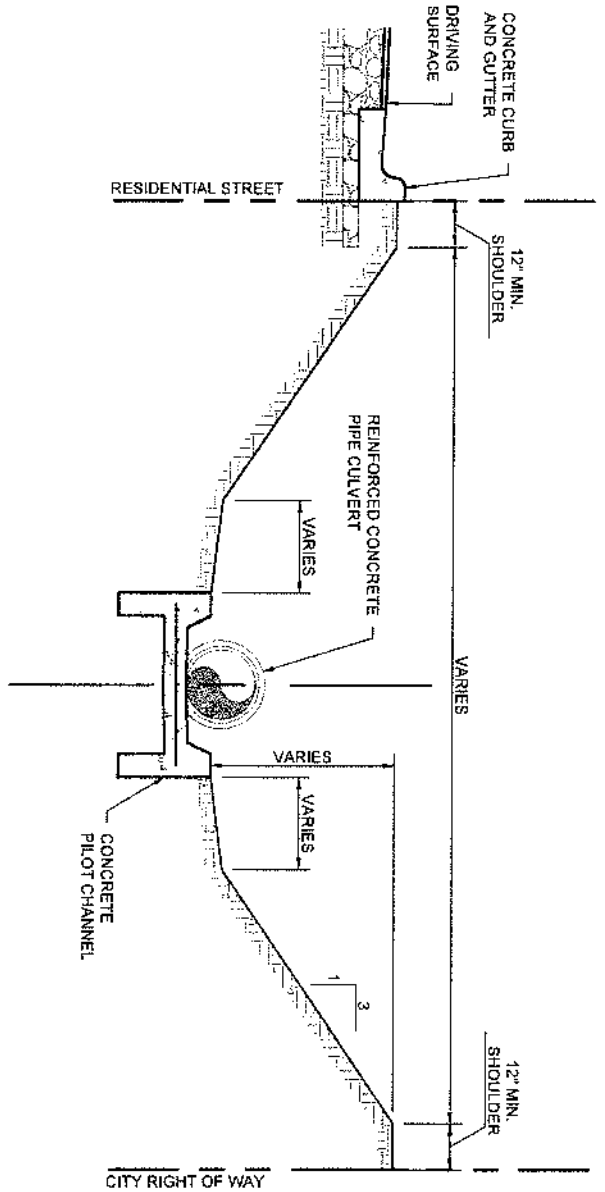
\\pharr1-264\Engineering\0-Drafting & Mapping\4-Drafting\Standard Details\1-City of Pharr\2019 Revisions\DR - Drainage\DR-16 Pilot Channel Details.dwg

PILOT CHANNEL DETAILS

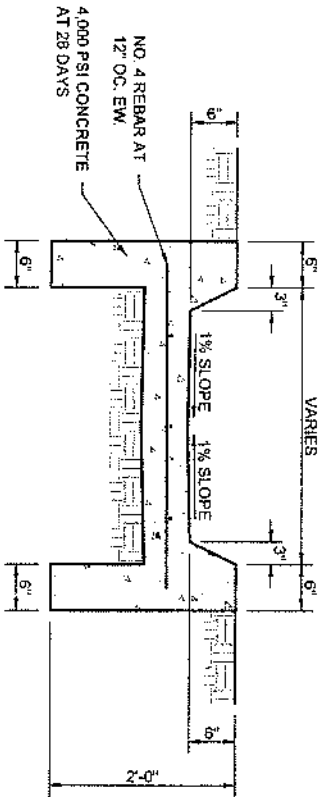
DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221





CROSS SECTION VIEW A-A



CROSS SECTION VIEW

CONCRETE PILOT CHANNEL DETAIL

NOT TO SCALE

- GENERAL NOTES:**
1. STANDARD POND SLOPE NOT TO EXCEED 3:1, BUT WILL BE TREATED ON A CASE BY CASE BASIS, OR AS APPROVED BY THE CITY ENGINEER.
 2. STABILIZE USING SOD OR HYDROMULCH AND MAINTAIN UNTIL GERMINATION HAS BEEN ACHIEVED ON EMBANKMENT AND FLOW LINE.
 3. INCLUDE A 12" MINIMUM SHOULDER STARTING AT THE EDGE OF RETENTION POND.
 4. DEPTH OF THREE FEET OR DEEPER WILL REQUIRE SOME FORM OF BARRIER.
 5. INCLUDE A 12" SHOULDER STARTING AT THE EDGE OF THE SWALE.
 6. THE STRENGTH OF CONCRETE PILOT CHANNEL SHALL BE 4,000 PSI AT 28 DAYS.

DR-16A

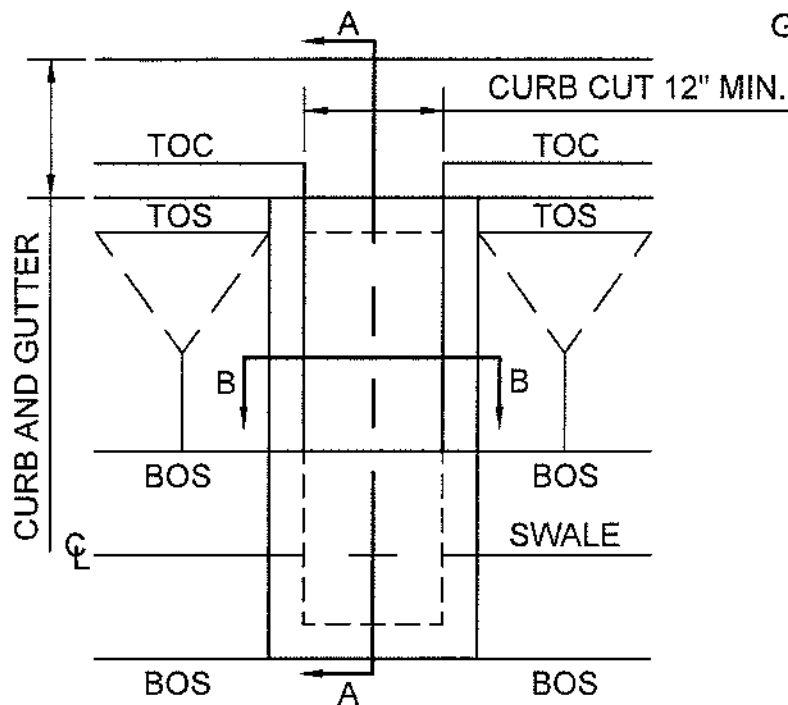
\\pharr1-64\Engineering\0-Drafting & Mapping\4-Drafting\Standard Details\1-City of Pharr\2019 Revisions\DR - Drainage\DR-16A Pilot Channel Details.dwg

TYPICAL RESIDENTIAL POND DETAILS

DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221



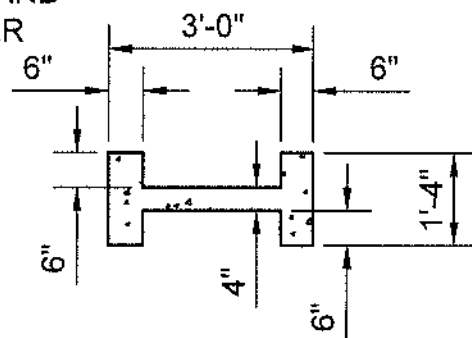
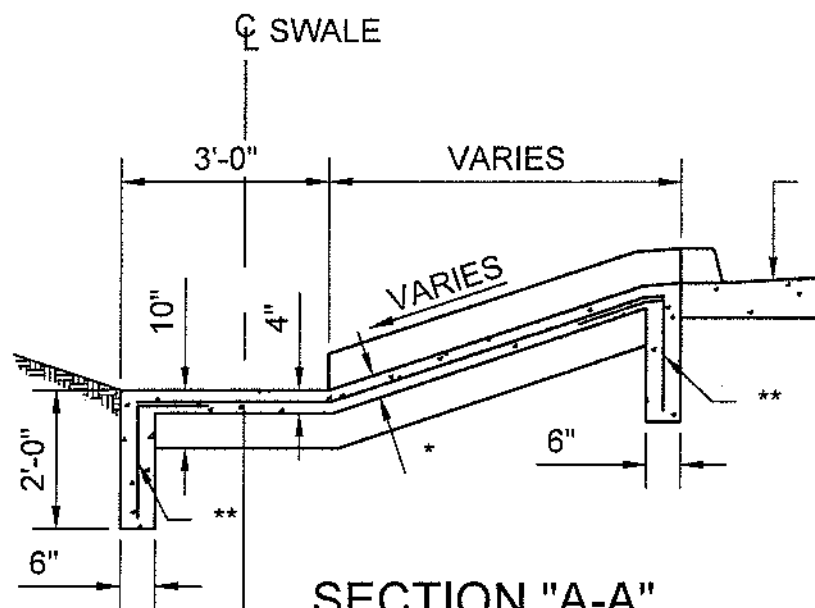


PLAN VIEW
NOT TO SCALE

GENERAL NOTES:

1. CONCRETE SHALL HAVE A SPECIFIED STRENGTH OF 3,000 PSI (MIN.) AT 28 DAYS.
 2. 6"X6" NO. 6 GAUGE WELDED WIRE MESH OR NO.4 BARS AT 12" ON CENTER EACH WAY.
 3. ALL REINFORCING STEEL BARS TO BE GRADE 60.
 4. ALL STEEL TO HAVE 4,000 PSI YIELD STRENGTH.
- * 4" THICK CONCRETE FLUME WITH 6X6 NO.6 GAUGE WELDED WIRE MESH OR NO.4 BARS AT 12" ON CENTER EACH WAY.
- ** NO.4 BARS AT 12" ON CENTER EACH WAY.

TOC - TOP OF CURB
FL - FLOW LINE
TOS - TOP OF SWALE
BOS - BOTTOM OF SWALE



DR-10

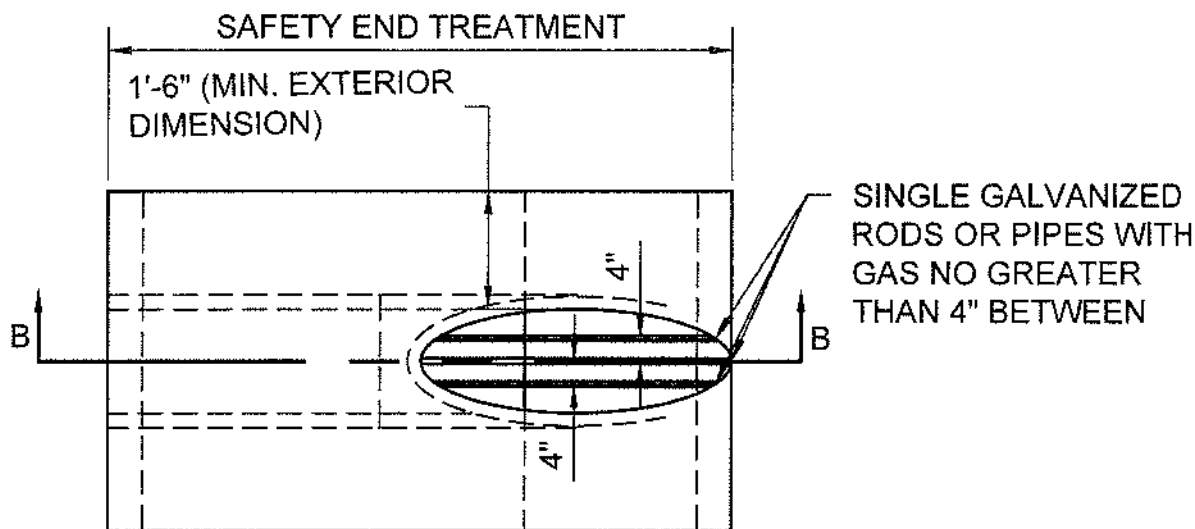
M:\Urban\Grading & Mapping\Grading\Standard Details\City of Pharr\2019 Revisions\DR-10 - Drainage\DR-10 Concrete Flume Details.dwg

**CONCRETE FLUME
DETAILS**

DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221



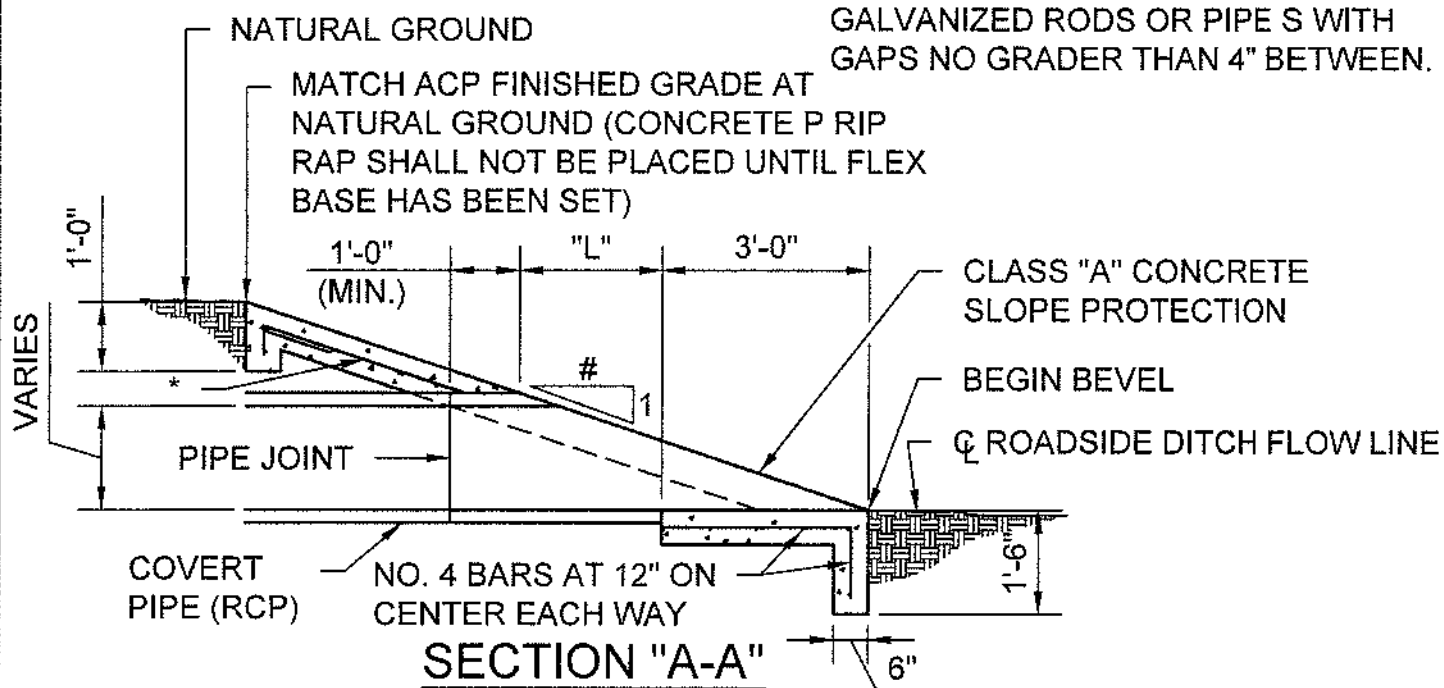


PLAN VIEW

NOT TO SCALE

NOTE:

ALL SAFETY END TREATMENTS SHALL HAVE A GRADE COVER, EMBEDDED GALVANIZED RODS OR PIPE S WITH GAPS NO GRADER THAN 4" BETWEEN.



SECTION "A-A"

NOT TO SCALE

GENERAL NOTES:

1. CONCRETE SHALL HAVE A SPECIFIED STRENGTH OF 3,000 PSI (MIN.) AT 28 DAYS.
 2. ALL REINFORCING STEEL BARS SHALL BE GRADE 60.
 3. SUBGRADE AND BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 4. STANDARD DETAIL FOR CITY OF PHARR ROADSIDE DITCHES.
- * 6" THICK CONCRETE 6X6 NO. 6 GAUGE WELDED WIRE MESH OR NO.4 AT 12" ON CENTER EACH WAY.

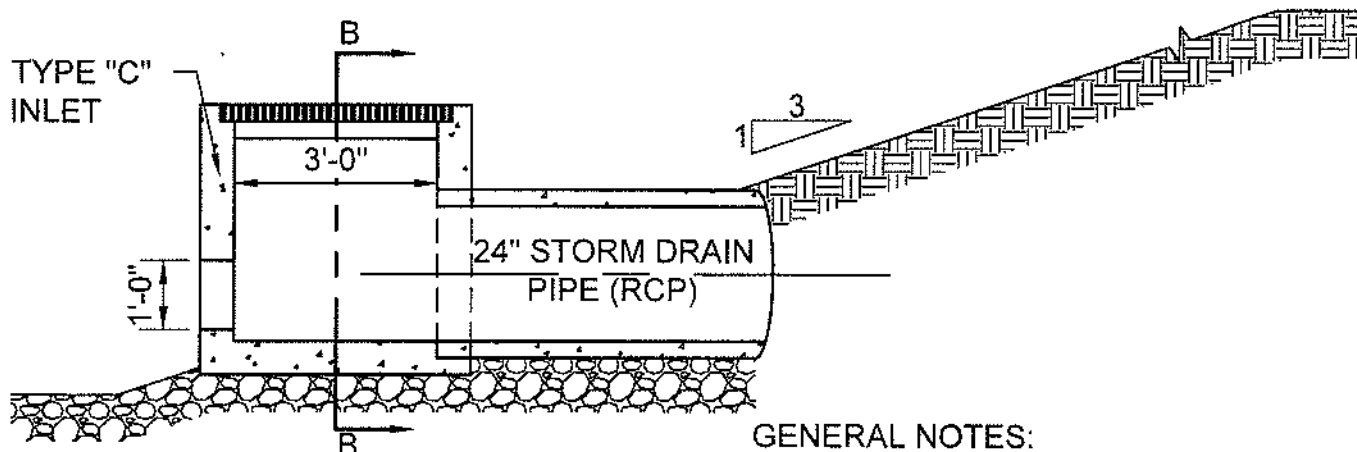
DR-11

SAFETY END TREATMENT DETAILS

DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221

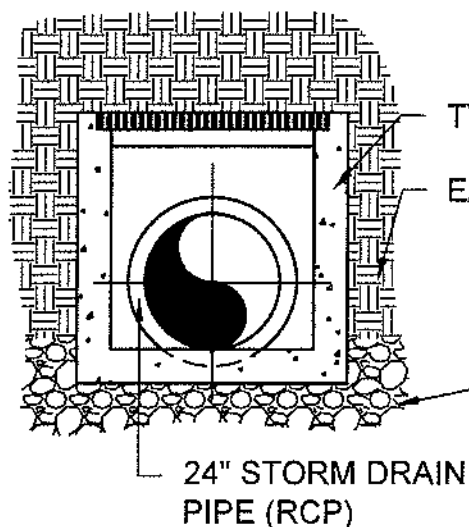




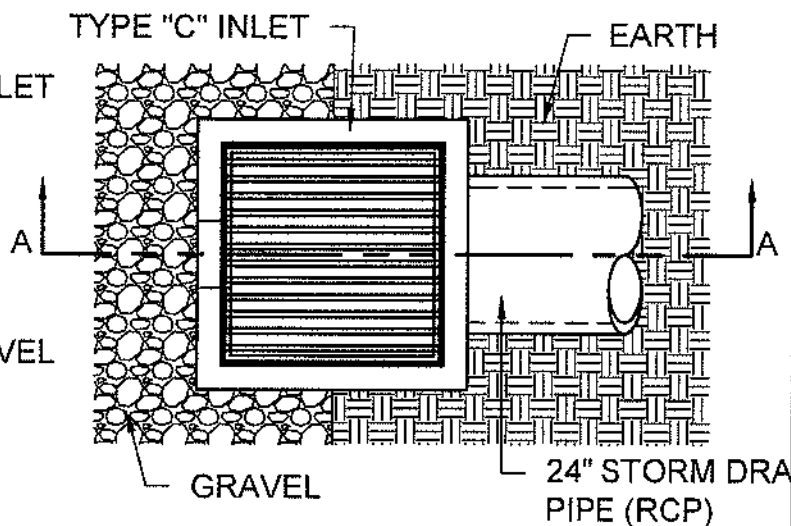
SECTION "A-A"
NOT TO SCALE

GENERAL NOTES:

1. ALL REINFORCING STEEL BARS SHALL BE GRADE 60.
2. ALL REINFORCING STEEL TO BE NO.4 BARS AT 12" ON CENTER EACH WAY.
3. CONCRETE SHALL HAVE A SPECIFIED STRENGTH OF 3,000 PSI (MIN.) AT 28 DAYS.
4. OUTLET STRUCTURE SHALL BE PLACED ON A 6" GRAVEL BEDDING.
5. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.



SECTION "B-B"
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

DR-12

M:\0-Drawing & Mapping\0-Drawing\Standards Details\City of Pharr\2019 Revisions\DR - Drainage\DR-12 Outlet Structure Details.dwg

**OUTLET STRUCTURE
DETAILS**

DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221



COST COMPARISON

145 pcf
2000 lbs/ton

50' ROW (34' B-B) PER 100 FEET					
ITEM #	DESCRIPTION	QUANTITY		UNIT COST	AMOUNT
1	PRIME COAT	333	SY	\$1.50	\$500.00
2	2 " HMAC TYPE "D"	333	SY	\$9.00	\$3,000.00
3	8" COMPACTED CALCIHE BASE	400	SY	\$10.00	\$4,000.00
4	6" COMPACTED SUBBASE	422	SY	\$2.00	\$844.44
TOTAL					<u>\$8,344.44</u>

50' ROW
Length 100 ft
Width (HMAC) 30 ft
Width (BASE) 36 ft
Width (SUBBASE) 38 ft

50' ROW (40' B-B) PER 100 FEET					
ITEM #	DESCRIPTION	QUANTITY		UNIT COST	AMOUNT
1	PRIME COAT	400	SY	\$ 1.50	\$600.00
2	2 " HMAC TYPE "D"	400	SY	\$ 9.00	\$3,600.00
3	8" COMPACTED CALICHE BASE	466	SY	\$ 10.00	\$4,660.00
4	6" COMPACTED SUBBASE	489	SY	\$ 2.00	\$978.00
TOTAL					<u>\$9,838.00</u>

50' ROW
Length 100 ft
Width (HMAC) 36 ft
Width (BASE) 42 ft
Width (SUBBASE) 44 ft

TOTAL PRICE DIFFERENCE / 100 FT FROM 34' TO 40 ' B-B					<u>\$1,493.56</u>
--	--	--	--	--	-------------------



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.B.

DATE SUBMITTED: February 23, 2021

MEETING DATE: March 1, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item:

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

Classification: Regular

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

Issue: Development Services staff has given reasonable consideration in amending the zoning ordinance, more specifically to properly identify the character of the districts and to encourage the most appropriate use of land throughout the municipality. The proposed amendment to the Code of Ordinances, City of Pharr, Appendix A, Zoning, Article II by renaming Sec. 1.14 from (R-2) two family district to Residential - Multifamily District (R-MF) and combining Sec. 1.15 (R-3) medium-density multifamily residential district and Sec. 1.16 (R-4) high density multifamily residential district into one district known as Sec. 1.15 Residential - Multifamily District High Density (R-MFHD). The attached comparison chart shows the changes that were made pertaining to the zoning districts.

Fiscal Consideration: n/a

Staff Recommendation: Development Services recommends approval.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Iris Mata
Melanie Cano
Patricia Rigney
City Management Office

Created/Initiated - 2/23/2021
Approved - 2/24/2021
Approved - 2/24/2021
Final Approval - 2/26/2021

ORDINANCE NO. O-2021-__

AN ORDINANCE AMENDING THE ZONING ORDINANCE (O-82-13) OF THE CITY OF PHARR, TEXAS, AS ENACTED ON THE 30TH DAY OF MARCH, 1982, ENTITLED “AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF PHARR BY THE PROVIDING ZONING DISTRICTS, AN OFFICIAL ZONING MAP, BY AMENDING SEC. 1.13, R-2 TWO-FAMILY RESIDENTIAL DISTRICT AND SEC. 1.14, R.3 MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT AND SEC. 1.15 R-4 HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR A SAVING CLAUSE, A SEVERABILITY CLAUSE; AN ORDER OF PUBLICATION, AND AN EFFECTIVE DATE.”

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

SECTION 1: That the Zoning Ordinance of the City of Pharr, Texas as enacted on the 30th day of March, 1982, be amended, and the zoning map of the City of Pharr, Texas, be amended and they are hereby amended, all to conform with the comprehensive zoning designation(s).

SECTION 2: The Code of Ordinances, City of Pharr, Appendix A, Zoning, Article II., Use Districts and Conditional Uses is hereby amended by renaming Sec. 1.14 and combining Sec. 1.15 and Sec. 1.16 into one section known as Sec. 1.15.

SECTION 3: The Code of Ordinances, City of Pharr, Appendix A, Zoning, Article II., Use Districts and Conditional Uses is hereby amended by reserving Sec. 1.16 – 1.17

SECTION 4: Appendix A, Zoning, Article II, Sec 1.14 R-2 two-family residential district shall be renamed to Residential Multi-Family (R-MF) and amended as follows:

~~Sec. 1.14. R-2 two-family residential district.~~

~~A. Purpose:~~

- ~~1. The two-family residential district is established to provide adequate space and site diversification for medium-density, duplex-type residential development with two dwelling units per lot, and almost twice the density of a typical single-family development, and to adjust the area requirements accordingly.~~
- ~~2. Duplex type development is a low- to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before zoning to such use.~~
- ~~3. Duplex developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential uses, and protected from high volumes of nonsingle-family traffic, or from pollution and/or environmental hazards.~~

~~B. Permitted uses:~~

- ~~1. One single-family detached dwelling and accessory uses, except guesthouses on a lot. Structures must meet the requirements of the R-1 district.~~
- ~~2. One duplex on a lot.~~
- ~~3. Two attached units (townhouses) each on an individual lot meeting the requirements of the R-TH district.~~
- ~~4. One duplex (two units) condominium on a lot.~~
- ~~5. Parking lots for multifamily residential use.~~
- ~~6. Public and private directional signs, official signs, political signs, nameplates or real estate signs.~~
- ~~7. Church and other permitted institutions may display signs showing names, activities and services therein provided.~~
- ~~8. During construction of a building, one unilluminated sign advertising contractors or architects on such buildings, provided such sign is less than eight square feet in area, provided that signs shall recognize customary setback lines and be removed immediately after completion of such building.~~
- ~~9. Portable buildings or storage buildings used as an accessory to the residential use and not for living quarters.~~
- ~~10. Temporary real estate sales offices located on property being sold, or temporary on-site construction offices limited to the period of sale, construction or two years, whichever is less.~~
- ~~11. Nurseries, greenhouses, and gardens where the products are not to be sold.~~
- ~~12. Day care centers with less than six full-time children enrolled at any one time, except in townhouses.~~
- ~~13. Paved automobile parking areas which are necessary to the uses permitted in this district.~~

~~C. Conditional uses (require use permits, see article III):~~

- ~~1. Institutional, including day care centers with six children or more enrolled, or in townhouses.~~
- ~~2. Home occupations as defined in this ordinance.~~
- ~~3. Associated recreation and/or community clubs.~~
- ~~4. Guesthouses, or separate servants' quarters.~~
- ~~5. A mobile home on an unsubdivided tract of five acres or more.~~
- ~~6. Facilities for railroads, or those utilities holding a franchise under the city.~~
- ~~7. Paved parking facilities for nonresidential uses that are not allowed in this district, if properly screened, buffered, and landscaped.~~
- ~~8. Real estate sales offices and on-site construction offices for more than two years, or occupying mobile homes.~~

~~D. Prohibited uses:~~

- ~~1. Any building erected or land used for other than one or more of the preceding specified uses.~~

- ~~2. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.~~
- ~~3. On- and off-premises signs, portable signs, animated or illuminated signs.~~
- ~~4. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a commercial or industrial district.~~
- ~~5. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage, or density per gross acre as required.~~

~~E. Area requirements:~~

- ~~1. Single-family detached units shall meet the area requirements of the R-1 district.~~
- ~~2. Townhouses shall meet the area requirements of the R-TH district.~~
- ~~3. Minimum lot area:~~
~~With sewer, 7,500 square feet. In areas without approved sewage treatment facilities, minimum lot size will be determined based on results of approved percolation tests.~~
- ~~4. Maximum number of single-family detached dwelling units or residential structures per lot, one.~~
- ~~5. Minimum lot frontage on a public street, 60 feet.~~
- ~~6. Minimum lot depth, 100 feet.~~
- ~~7. Minimum depth of front setback, 20 feet.~~
- ~~8. Minimum depth of rear setback, 15 feet.~~
- ~~9. Minimum width of side setback:~~
 - ~~a. Internal lot, five feet or ten percent of the lot width, not to exceed 15 feet, whichever is greater. ^[3]~~
 - ~~b. Side yard setback abutting street, ten feet.~~
- ~~10. Minimum distance between buildings on the same lot or parcel of land, ten feet.~~
- ~~11. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise specified by the planning and zoning commission, 18 feet.~~
- ~~12. Maximum building coverage as a percentage of lot area, 50 percent of lot area.~~
- ~~13. Minimum amount of permanent landscaped open space, ten percent of lot area.~~
- ~~14. Maximum height of structures, 36 feet ^[4] or 2½ stories.~~
- ~~15. Minimum number of paved parking spaces required for:~~
 - ~~1) Each residential dwelling unit, two spaces.~~
 - ~~2) All other uses, see "Off-Street Parking," article IV.~~
- ~~16. See article VII, sections 1.70 through 1.73, for further clarification, and exceptions and modifications.~~

~~(Ord. No. O-93-22, § 1, 8-17-93; Ord. No. O-2017-49, §§ 2-4, 11-20-17; Ord. No. O-2019-19, §§ 9, 10, 6-17-19)~~

Editor's note— See the editor's note to § 1.12.

Footnotes:

~~---(3)---~~

~~Townhouses separated by firewalls meeting the requirements of the building code may build to the property line where such structures abut.~~

~~---(4)---~~

~~Where a structure exceeds 25 feet in height, each unit without a firewall shall be set back one additional foot for each foot above 25 feet.~~

Section 1.14. – Residential Multi-Family District (R-MF)

A. [Purpose:] The Residential Multi-Family district is established for the following purposes:

1. To provide adequate space and site diversification for low to medium-density residential development where adequate streets and other community facilities are available for present and future needs.
2. To establish duplex-fourplex development as low-to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use.
3. To protect residential areas against pollution, environmental hazards, and other objectionable influences.
4. To protect residential areas, as far as possible, against heavy traffic.
5. To manage the density of population and protect against congestion by providing for off-street parking spaces and by requiring the provision of open space in residential areas in order to open areas for rest and recreation and to break the monotony of continuous building bulk, thus providing a more desirable environment for urban living.
6. To provide for privacy and access of light and air to windows, as far as possible, through controls over the spacing and height of buildings and other structures.
7. To promote the most desirable use of land and direction of building development not in conflict with the City's comprehensive plan; to promote stability of residential development; to protect the character of the district; to conserve the value of land and buildings; and to protect the city's tax base.

B. Permitted uses:

1. One single-family dwelling and accessory uses, except guesthouses on a lot. Structures must meet the requirements of the R-1 district.
2. One duplex, tri-plex or four-plex on a lot.
3. Two to four attached units (townhouses) each on an individual lot and which meet the requirements of the R-TH district.
4. One duplex, tri-plex or four-plex (two, three or four attached units) condominium on a lot.
5. Parking lots for multifamily residential use.

6. Public and private directional signs, official signs, political signs, nameplates or real estate signs.
7. Portable buildings or storage buildings used as an accessory to the residential use and not for living quarters.
8. Church and other permitted institutions may display signs showing names, activities and services therein provided.
9. During construction of a building, one unilluminated sign advertising contractors or architects on such buildings, provided such sign is less than eight square feet in area, provided that signs shall recognize customary setback lines and be removed immediately after completion of such building.
10. Temporary real estate sales offices located on property being sold, or temporary on-site construction offices limited to the period of sale, construction or two years, whichever is less.
11. Nurseries, greenhouses and gardens where the products are not to be sold.
12. Day care centers with less than six full-time children enrolled at any one time, except in townhouses.
13. Paved automobile parking areas which are necessary to the uses permitted in this district.

C. Conditional uses (require use permits, see article III):

1. Institutional, including day care centers with six children or more enrolled, or in townhouses.
2. Home occupations as defined in this ordinance.
3. Associated recreation or community clubs.
4. Guesthouses, garage apartments, or separate servant's quarters.
5. A mobile home on an unsubdivided tract of five acres or more.
6. Facilities for railroads or those utilities holding a franchise under the city.
7. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered and landscaped.

D. Prohibited uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
3. On- and off-premises signs, portable signs, animated or illuminated signs.
4. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a commercial or industrial district.
5. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

E. Area requirements:

1. Single-family detached units shall meet the area requirements of the R-1 district.
2. Townhouses shall meet the area requirements of the R-TH district.
3. Minimum lot area: 7,500 square feet
4. Maximum number of multi-family residential structures per lot: 2
5. Minimum lot frontage on a public street: 60 feet
6. Minimum lot depth: 100 feet.
7. Minimum depth of front setback: 20 feet
8. Minimum depth of rear setback: 10 feet or size of easement, whichever is greater.
9. Minimum width of side setback:
 - (a) Internal lot: five feet or size of easement, whichever is greater, but not to exceed 15 feet.
 - (b) Corner lot or abutting a street: ten feet or size of easement, whichever is greater.

*Townhouses separated by firewalls meeting the requirements of the building code may build to the property line where such structures abut.

10. Minimum distance between buildings on the same lot or parcel of land: 10 feet
11. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise specified by the planning and zoning commission: 18 feet.
12. Maximum building coverage as a percentage of lot area: 50 percent of lot area.
13. Minimum amount of permanent landscaped open space: 10 percent of lot area.
14. Maximum height of structures: 36 feet or 2 ½ stories

*Where a structure exceeds 25 feet in height, each unit without firewall shall be setback one additional foot for each foot above 25 feet.

15. Minimum number of paved parking spaces required for:
 - (a) Each residential dwelling unit: two spaces.
 - (b) All other uses: see off-street parking, Article IV.
16. See article VII, sections 1.70 through 1.73, for further clarification, and exceptions and modifications.

SECTION 5: Appendix A, Zoning, Article II, Sec 1.15 R-3 medium-density multifamily residential district and Sec. 1.16 R-4 high-density multifamily residential district shall be combined and renamed to Residential-Multi Family High Density R – MFHD and amended as follows:

~~Sec. 1.15. R-3 medium-density multifamily residential district.~~

~~A. Purpose:~~

- ~~1. The R-3 medium-density multifamily district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multifamily dwelling units of up to eight units per lot.~~
- ~~2. This is a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development.~~
- ~~3. The area requirements in this district are based on multifamily dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. Only one building will be allowed per lot, and the setbacks will be similar to that of the single-family district.~~
- ~~4. This zone allows medium-density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space are met. R-3 uses 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.~~
- ~~5. Multifamily developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential land uses and traffic, or from pollution and/or environmental hazards.~~

~~B. *Permitted uses:*~~

- ~~1. One single-family, detached dwelling per lot, except guesthouses. Structures must meet the area requirements of the R-1 district.~~
- ~~2. One building containing two to eight dwelling units. Duplexes must meet area requirements of the R-2 district.~~
- ~~3. Condominiums containing two to eight dwelling units.~~
- ~~4. One townhouse per lot. Structures must meet the area requirements of R-TH district.~~
- ~~5. Paved parking lots for multifamily residential use.~~
- ~~6. Public and private directional signs, official signs, political signs, nameplates or real estate signs.~~
- ~~7. Church and other permitted institutions' signs showing names, activities, and service therein provided.~~
- ~~8. During construction of a building, one unilluminated sign advertising contractors or architects on such buildings, provided such sign is less than eight square feet in area, provided that signs shall recognize customary setback lines and be removed immediately after completion of such building.~~
- ~~9. Portable buildings or storage buildings used as an accessory to the residential use and not for living quarters.~~
- ~~10. Temporary real estate sales offices located on property being sold, or temporary on-site construction offices, limited to the period of sale, construction, or two years, whichever is less.~~
- ~~11. Nurseries, greenhouses, and gardens where the products are not to be sold.~~
- ~~12. Day care centers with less than six children enrolled at any one time, except in townhouses.~~

~~13. Paved automobile parking areas which are necessary to the uses permitted in this district.~~

~~14. An accessory use customarily related to a principal use authorized in this district.~~

~~C. Conditional uses (require use permits, see article III):~~

~~1. Institutional, including day care centers with six children or more enrolled, or in townhouses.~~

~~2. Home occupations, as defined in this ordinance.~~

~~3. Associated recreation.~~

~~4. Guesthouses, or separate servants' quarters.~~

~~5. A mobile home on an unsubdivided tract of five acres or more.~~

~~6. Boardinghouses.~~

~~7. Facilities for railroads or those utilities holding a franchise under the City of Pharr.~~

~~8. Paved parking facilities for nonresidential uses.~~

~~9. Real estate sales offices and on-site construction offices for more than two years, or occupying mobile homes.~~

~~D. Prohibited uses:~~

~~1. Any building erected or land used for other than one or more of the preceding specified uses.~~

~~2. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.~~

~~3. On- and off-premises signs, portable signs, animated or illuminated signs.~~

~~4. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a commercial or industrial district.~~

~~5. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.~~

~~E. Area requirements:~~

~~1. Single-family dwelling units shall meet the requirements of the R-1 district. Only one single-family residential structure will be allowed per lot.~~

~~2. Townhouses shall meet the requirements of the R-TH district. Only one townhouse will be allowed per lot.~~

~~3. Duplexes shall meet the requirements of the R-2 district.~~

~~4. Minimum lot area:~~

~~a. Single-family usage: 6,000 square feet.~~

~~b. Duplex and tri-plex usage: 7,500 square feet.~~

~~c. Four-plex usage: 8,000 square feet.~~

~~d. Five thru eight apartments: 9,000 square feet.~~

~~5. Maximum number of residential buildings per lot, one.~~

6. ~~Maximum number of dwelling units per lot:~~

a. ~~Zero, one or two-bedroom or efficiency dwelling units, 1,500 square feet of lot area per unit.~~

b. ~~Three or more bedroom dwelling units, 1,750 square feet of lot area per unit.~~

~~To determine the permitted number of dwelling units in the R-3 district, divide the area of the parcel in question by the "minimum lot area per dwelling unit." The resulting quotient is the maximum number of dwelling units permitted.~~

~~i.e.:~~

~~90' x 100' lot = 9,000 square feet.~~

~~9,000 square feet of lot area ÷ 1,500 square feet = 6 efficiency apartments.~~

~~The maximum number on a 9,000-square foot lot = 6 efficiencies.~~

~~9,000 square feet of lot area: 1,500 square feet = 6 efficiency apartments, 6 one-bedroom apartments, or 6 two-bedroom apartments.~~

~~9,000 square feet of lot area: 1,750 square feet = 5 three-bedroom units.~~

7. ~~Maximum density per acre:~~

a. ~~Zero, one or two-bedroom or efficiency dwelling units, 29 dwelling units per net acre.~~

b. ~~Three or more bedroom dwelling units, 24 dwelling units per net acre.~~

8. ~~Minimum lot frontage on a public street, 70 feet.~~

9. ~~Minimum lot depth, 100 feet.~~

10. ~~Minimum depth of front setback, 20 feet.~~

11. ~~Minimum depth of rear setback, ⁽⁵⁾ 15 feet.~~

12. ~~Minimum width of side setback:~~

a. ~~Internal lot, seven feet or ten percent of the lot width, whichever is greater.~~

b. ~~Side yard setback abutting street, 15 feet.~~

13. ~~Minimum distance between buildings on the same lot or parcel of land, 14 feet.~~

14. ~~Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise specified by the planning and zoning commission, 18 feet.~~

15. ~~Maximum building coverage as a percentage of lot area, 50 percent.~~

16. ~~Minimum amount of permanent, landscaped open space, ten percent.~~

17. ~~Maximum height of structures, 36 feet or 2½ stories.~~

18. ~~Minimum number of paved, striped, off-street parking spaces required for:~~

a. ~~Zero-bedroom or efficiency dwelling unit, 1.0 spaces per unit.~~

b. ~~One-bedroom dwelling units, 1.5 spaces per unit.~~

c. ~~Two-bedroom dwelling units, 1.75 spaces per unit.~~

~~d. Three or more bedroom dwelling units, 2.0 spaces per unit.~~

~~e. All other uses, see "Off-Street Parking," article IV.~~

~~19. Lots with more than five dwelling units that have a side or rear contiguous to an R-1, R-TH, R-2 district must be separated by a buffer as herein defined.~~

~~20. See article VII for modifications and exceptions.~~

~~(Ord. No. O-2004-10, § 1, 1-20-04; Ord. No. O-2017-49, §§ 2-4, 11-20-17; Ord. No. O-2019-19, §§ 11, 12, 6-17-19)~~

Editor's note— See the editor's note to § 1.12.

Footnotes:

~~—(5)—~~

~~Unenclosed carports may be built up to within five feet of any property line that abuts an alley in an R-3 district.~~

Sec. 1.16. ~~R-4 high-density multifamily residential district.~~

A. ~~Purpose:~~

- ~~1. The R-4 high-density multifamily district 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.~~
- ~~2. This is a zone for areas that have large unbroken tracts of land suitable for development as large complexes. It is not intended for areas already subdivided into lots, and it is anticipated that developments in this zone will have to plat the property as a whole as part of the development process.~~
- ~~3. Traditional area requirements are inappropriate for this district, so setbacks from lot lines are minimal and there are no restrictions as to the number of residential buildings that may be placed on a lot. Height limitations are also relaxed, except when abutting single-family uses. More reliance is placed on square footage per dwelling unit, lot coverage, open space and parking ratios to control density, thereby allowing more flexibility in the design of such projects.~~
- ~~4. This zone allows higher density developments and should be located where internal streets are wider than single-family sized streets, and where there is increased water capacity, fire protection, wastewater and drainage capacity. Adequate open space should be within walking distance (approximately one-fourth mile). Areas should not be zoned to this usage unless they are located on or close to arterials or collectors capable of carrying the additional traffic they will generate. The traffic generated by such uses should not travel through lower density residential areas.~~
- ~~5. Higher density multifamily developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential uses, and protected from high volumes of nonresidential traffic, or from pollution and/or environmental hazards.~~

B. ~~Permitted uses:~~

- ~~1. One single-family detached dwelling per lot, except guesthouses. Structures must meet the area requirements of the R-1 district.~~

- ~~2. One building containing two to eight dwelling units per lot. Duplexes must meet the area requirements of the R-2 district.~~
- ~~3. Apartments and condominiums.~~
- ~~4. One townhouse per lot. Structures must meet the area requirements of the R-TH district.~~
- ~~5. Paved parking lots for multifamily residential use, and other uses permitted in this district.~~
- ~~6. Public and private directional signs, official signs, political signs, nameplates or real estate signs.~~
- ~~7. Church and other permitted institutions' signs showing names, activities and services therein provided.~~
- ~~8. During construction of a building, one unilluminated sign advertising contractors or architects on such buildings, provided such sign is less than eight square feet in area, provided that signs shall recognize customary setback lines and be removed immediately after completion of such building.~~
- ~~9. Portable buildings or storage buildings used as an accessory to the residential use and not for living quarters.~~
- ~~10. Temporary real estate sales offices located on property being sold, or temporary on-site construction offices limited to the period of sale, construction or two years, whichever is less.~~
- ~~11. Nurseries, greenhouses, and gardens where the products are not to be sold.~~
- ~~12. Day care centers with less than six children enrolled at any one time, except in townhouses.~~
- ~~13. An accessory use customarily related to a principal use authorized in this district.~~

~~C. Conditional uses (require use permits, see article III):~~

- ~~1. Institutional, including day care centers, with six children or more enrolled, or in townhouses.~~
- ~~2. Home occupations as defined in this ordinance.~~
- ~~3. Associated recreation and/or community clubs.~~
- ~~4. Guesthouses, or separate servants' quarters.~~
- ~~5. A mobile home on an unsubdivided tract of five acres or more.~~
- ~~6. Facilities for railroads or those utilities holding a franchise under the city.~~
- ~~7. Paved parking facilities for nonresidential uses.~~
- ~~8. One zero lot line or patio home per lot.~~
- ~~9. Real estate sales offices and on-site construction offices for more than two years, or occupying mobile homes.~~

~~D. Prohibited uses:~~

- ~~1. Any building erected or land used for other than one or more of the preceding specified uses.~~
- ~~2. The storage of equipment, material or vehicles, including abandoned vehicles which are not necessary to the uses permitted in this district.~~
- ~~3. On- and off-premises signs, portable signs, animated or illuminated signs.~~

4. ~~A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a commercial or industrial district.~~
5. ~~Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.~~

~~E. Area requirements:~~

1. ~~Single-family dwelling units shall meet the area requirements of the R-1 district. Only one single-family residential structure will be allowed per lot.~~
2. ~~Townhouses shall meet the area requirements of the R-TH district. Only one townhouse will be allowed per lot.~~
3. ~~Minimum lot area, 18,000 square feet. All lots in this district must have approved wastewater disposal systems.~~
4. ~~Maximum number of dwelling units per lot:~~
 - a. ~~Zero-bedroom or efficiency dwelling units, 1,000 square feet of lot area per unit.~~
 - b. ~~One-bedroom dwelling units, 1,250 square feet of lot per unit.~~
 - c. ~~Two-bedroom dwelling units, 1,500 square feet of lot per unit.~~
 - d. ~~Three- or more bedroom dwelling units, 1,750 square feet of lot area per unit.~~

~~To determine the permitted number of dwelling units in the R-4 district, divide the area of the parcel in question by the "minimum lot area per dwelling unit." The resulting quotient is the maximum number of dwelling units permitted.~~

~~i.e.:~~

~~150' x 120' lot = 18,000 square feet.~~

~~18,000 square feet of lot area ÷ 1,000 square feet = 18 efficiency apartments.~~

~~The maximum number on an 18,000-square foot lot = 18 efficiencies.~~

~~18,000 square feet of lot area ÷ 1,250 square feet = 14 one-bedroom apartments.~~

~~18,000 square feet of lot area ÷ 1,500 square feet = 12 two-bedroom apartments.~~

~~18,000 square feet of lot area ÷ 1,750 square feet = 10 three-bedroom apartments.~~

5. ~~Maximum density per acre:~~ ^[6]
 - a. ~~Zero-bedroom or efficiency dwelling units, 43 dwelling units per net acre.~~
 - b. ~~One-bedroom dwelling units, 34 dwelling units per net acre.~~
 - c. ~~Two-bedroom dwelling units, 29 dwelling units per net acre.~~
 - d. ~~Three- or more bedroom dwelling units, 24 dwelling units per net acre.~~
6. ~~Minimum lot frontage on a public street, 70 feet.~~
7. ~~Minimum lot depth, 100 feet.~~
8. ~~Minimum depth of front setback, 20 feet.~~
9. ~~Minimum depth of rear setback,~~ ^[7] ~~15 feet.~~

10. ~~Minimum width of side setback:~~
 - a. ~~Internal lot, seven feet or ten percent of lot width, whichever is greater, but not to exceed 15 feet unless the property owner voluntarily wants to have more.~~
 - b. ~~Side yard setback abutting street, 15 feet.~~
11. ~~Minimum distance between buildings on the same lot or parcel of land, 12 feet and an additional one foot for every two feet in height above 35 feet of either structure.~~
12. ~~Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise specified by the planning and zoning commission, 18 feet.~~
13. ~~Maximum building coverage as a percentage of lot area, 50 percent.~~
14. ~~Minimum amount of permanent, landscaped open space, ten percent.~~
15. ~~Maximum height of structures, where a structure exceeds 36 feet in height, it shall be set back one additional foot for every two feet above 36 feet.~~
16. ~~Minimum number of paved, striped off-street parking spaces required for:~~
 - a. ~~Zero-bedroom or efficiency dwelling unit, 1.0 space per unit.~~
 - b. ~~One-bedroom dwelling units, 1.5 spaces per unit.~~
 - c. ~~Two-bedroom dwelling units, 1.75 spaces per unit.~~
 - d. ~~Three or more bedroom dwelling units, 2.0 spaces per unit.~~
 - e. ~~All other uses, see "Off-Street Parking," article IV.~~
17. ~~Lots with more than five dwelling units that have a side or rear contiguous to an R-1, R-TH, R-2 district, must be separated by a buffer as herein defined. Must also meet the requirements of article V.~~
18. ~~See article VII for modifications and exceptions.~~

F. ~~Required conditions:~~

1. ~~Any owner, builder, or developer of a multiple-family, condominium or townhouse dwelling complex of eight units or more on a single lot or parcel or eight or more single-family townhouse attached units, shall submit to the planning and zoning commission for a review, the site and building plan for the proposed development. The contents of this site plan shall contain drawings to scale to indicate as needed:~~
 - a. ~~Location of all structures proposed and existing on the subject property and within 20 feet on adjoining property;~~
 - b. ~~Landscaping and/or fencing of yards and setback areas and proposed changes;~~
 - c. ~~Design of ingress and egress;~~
 - d. ~~Off-street parking and loading facilities;~~
 - e. ~~Height of all structures;~~
 - f. ~~Proposed uses; and~~
 - g. ~~Location and types of all signs, including lighting and heights.~~
2. ~~The purpose of the site plan review is:~~
 - a. ~~To ensure compliance with the zoning ordinance, while allowing for design flexibility;~~
 - b. ~~To assist in the orderly and harmonious development of the city;~~

- c. ~~To protect adjacent uses for obstructions to light, air, and visibility;~~
 - d. ~~To provide protection from fire;~~
 - e. ~~To avoid undue concentrations of population and overcrowding of land; and~~
 - f. ~~To facilitate the adequate provision of transportation, water, sewage, draining and other public requirements.~~
3. ~~The planning and zoning commission shall approve an application for a multiple-family dwelling complex if the proposed development meets all the minimum standards established in this ordinance and other applicable ordinances, and if the commission finds that the proposed development will not be detrimental to the health, safety, or welfare of the surrounding neighborhood or its occupants, or be substantially or permanently injurious to neighboring property. It shall disapprove or conditionally approve any application which fails to meet the above criteria or is in conflict with the comprehensive plan or the adopted growth policies of the city.~~
 4. ~~The site plan shall be submitted to the director of planning or his duly authorized representative ten working days prior to the submission to the planning and zoning commission for review. The director of planning or his designee shall review these plans as quickly as possible, but in no case shall he delay submission beyond one planning and zoning commission meeting.~~
 5. ~~Appeals of the decision of the planning and zoning commission shall be in accordance with section 1.92, article XII.~~

~~(Ord. No. O-2017-49, §§ 2—4, 11-20-17; Ord. No. O-2019-19, §§ 13, 14, 6-17-19)~~

Editor's note— See the editor's note to § 1.12.

Footnotes:

~~---(6)---~~

~~For densities exceeding the maximum in this zone, a PUD, planned unit development, zoning will have to be obtained.~~

~~---(7)---~~

~~Unenclosed carports may be built up to within five feet of any property line that abuts an alley in an R-4 district.~~

Section 1.15. – Residential Multi-Family High Density (R-MFHD)

A. Purpose:

1. The R-MFHD multifamily district is established to provide adequate space and site diversification for medium to high density areas.
2. To manage the density of population and protect against congestion by providing for off-street parking spaces and by requiring the provision of open space in residential areas in order to open areas for rest and recreation and to break the monotony of continuous building bulk, thus providing a more desirable environment for urban living.
3. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development.

4. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space are met. R-MFHD uses 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.
5. Multifamily developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and/or environmental hazards.

B. Permitted uses:

1. One single-family dwelling per lot. Structures must meet the requirements of the R-1 district.
2. One duplex, tri-plex or four-plex per lot. Structures must meet requirements of the R-MF district.
3. Apartments.
4. Condominiums.
5. One townhouse per lot. Structures must meet the area requirements of R-TH district.
6. Paved parking lots for multifamily residential use.
7. Public and private directional signs, official signs, political signs, nameplates or real estate signs.
8. Church and other permitted institutions' signs showing names, activities, and service therein provided.
9. During construction of a building, one unilluminated sign advertising contractors or architects on such buildings, provided such sign is less than eight square feet in area, provided that signs shall recognize customary setback lines and be removed immediately after completion of such building.
10. Portable buildings or storage buildings used as an accessory to the residential use and not for living quarters.
11. Temporary real estate sales offices located on property being sold, or temporary on-site construction offices, limited to the period of sale, construction, or two years, whichever is less.
12. Nurseries, greenhouses, and gardens where the products are not to be sold.
13. Day care centers with less than six children enrolled at any one time, except in townhouses.
14. Paved automobile parking areas which are necessary to the uses permitted in this district.
15. An accessory use customarily related to a principal use authorized in this district.

C. Conditional uses (require use permits, see article III):

1. Institutional, including day care centers with six children or more enrolled, or in townhouses
2. Home occupations as defined in this ordinance.
3. Associated recreation.

4. Guesthouses.
5. A mobile home on an unsubdivided tract five acres or more.
6. Boardinghouses.
7. Facilities for railroads or those utilities holding a franchise under the City of Pharr
8. Pave parking facilities for nonresidential uses.
9. Real estate sales offices or on-site construction offices for more than two years or occupying mobile homes.

D. Prohibited uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
3. On- and off-premises signs, portable signs, animated or illuminated signs.
4. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

E. Area requirements:

1. Single-family dwelling units shall meet the requirements of the R-1 district. Only one single-family residential structure will be allowed per lot.
2. Townhouses shall meet the requirements of the R-TH district. Only one townhouse will be allowed per lot.
3. Duplex, Tri-Plex or Four-Plex shall meet the requirements of the R-MF district
4. Minimum lot area:
9,000 square feet
5. Maximum number of dwelling units per lot:
 - (a) Zero-bedroom or efficiency dwelling units: 1,000 square feet of lot area per unit.
 - (b) One-bedroom dwelling units: 1,250 square feet of lot area per unit.
 - (c) Two-bedroom dwelling units: 1,500 square feet of lot area per unit.
 - (d) Three- or more bedroom dwelling units: 1,750 square feet of lot area per unit.

To determine the permitted number of dwelling units in the R-3 district, divide the area of the parcel in question by the "minimum lot area per dwelling unit." The resulting quotient is the maximum number of dwelling units permitted.

i.e.: 90 feet × 100 feet lot = 9,000 feet.

9,000 square feet of lot area ÷ 1,000 square feet = 9 efficiency apartments. The maximum number on 9,000 square foot lot = 9 efficiencies.

9,000 square feet of lot area ÷ 1,250 square feet = 7 one-bedroom apartments.

9,000 square feet of lot area ÷ 1,500 square feet = 6 two-bedroom apartments.

9,000 square feet of lot area ÷ 1,750 square feet = 5 three-bedroom apartments.

6. Minimum lot frontage on a public street: 70 feet.

7. Minimum lot depth: 100 feet.

8. Minimum depth of front setback: 20 feet.

9. Minimum depth of rear setback*: 15 feet or easement whichever is greater.

*Unenclosed carports may be built up to within five feet of any property line that abuts an alley.

10. Minimum width of side setback:

(a) Internal lot: 5 feet or easement whichever is greater

(b) Corner lot: 10 feet or easement whichever is greater

11. Distance between buildings on same lot: 10 feet and an additional one foot for every 2 feet in height above 36 feet of either structure.

12. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.

13. Maximum building coverage as a percentage of lot area: 50 percent.

14. Minimum amount of permanent, landscaped open space: 10 percent.

15. Maximum height of structures: Where a structure exceeds 36 feet in height, it shall be set back one additional foot for every two feet above 36 feet.

16. Minimum number of paved parking spaces required for:

(a) Each residential dwelling unit: two spaces.

(b) All other uses: see off-street parking, Article IV

17. See article VII, sections 1.70 through 1.73, for further clarification, and exceptions and modifications.

F. Required conditions:

a. Any owner, builder, or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five or more single-family townhouse attached units, shall submit to the planning and zoning commission for a review, the site and building plan for the proposed development. The contents of this site plan shall contain drawings to scale to indicate as needed:

(1) Location of all structures proposed and existing on the subject property and within 20 feet on adjoining property;

(2) Landscaping and/or fencing of yards and setback areas and proposed changes;

(3) Design of ingress and egress;

(4) Off-street parking and loading facilities;

(5) Height of all structures;

(6) Proposed uses; and

(7) Location and types of all signs, including lighting and heights.

- b. The purpose of the site plan review is:
 - (1) To ensure compliance with the zoning ordinance, while allowing for design flexibility;
 - (2) To assist in the orderly and harmonious development of the city;
 - (3) To protect adjacent uses from obstructions to light, air, and visibility;
 - (4) To provide protection from fire;
 - (5) To avoid undue concentrations of population and overcrowding of land; and
 - (6) To facilitate the adequate provision of transportation, water, sewage, drainage and other public requirements.
- c. The planning and zoning commission shall approve an application for a multiple-family dwelling complex if the proposed development meets all the minimum standards established in this ordinance and other applicable ordinances, and if the commission finds that the proposed development will not be detrimental to the health, safety, or welfare of the surrounding neighborhood or its occupants, or be substantially or permanently injurious to neighboring property. It shall disapprove or conditionally approve any application which fails to meet the above criteria or is in conflict with the comprehensive plan or the adopted growth policies of the city.
- d. The site plan shall be submitted to the city manager or his duly authorized representative ten working days prior to the submission to the planning and zoning commission for review. The city manager or his designee shall review these plans as quickly as possible, but in no case shall he delay submission beyond one planning and zoning commission meeting.
- e. Appeals of the decision of the planning and zoning commission shall be in accordance with section 1.24 of article V.

Sec. 1.16-1.17 [Reserved]

SECTION 6 – SEVERABILITY

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 7 – 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 8 – EFFECTIVE DATE; PUBLICATION

The Ordinance shall take effect 10 days 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 9 – REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 10 – CUMULATIVE

This ordinance shall be cumulative of all ordinances of the City of Pharr, Texas, and of all laws of the State of Texas.

SECTION 11 – 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 _____, 2021.

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 _____, 2021.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

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 _____, 2021.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.C.

DATE SUBMITTED: February 25, 2021

MEETING DATE: March 1, 2021

FROM: Patricia Rigney, City Attorney

DEPARTMENT: Administration

DIRECTOR: Patricia Rigney

Agenda Item: 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.

Classification: Regular

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

Issue: Transfer of Property to PEDC

Fiscal Consideration: None

Staff Recommendation: Approve

Alternatives: Deny transfer

Exclude Material from Public Packet? No

Reason: D

ROUTING:

Patricia Rigney
Karla Saavedra
City Management Office

Created/Initiated - 2/25/2021
Approved - 2/26/2021
Final Approval - 2/26/2021

ORDINANCE NO. O-2021-__

AN ORDINANCE AUTHORIZING THE TRANSFER OF REAL PROEPRTY 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

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 of Pharr is authorized to transfer the property as indicated herein in accordance with Chapter 253, Section 253.009 of the Texas Local Government Code.

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

SECTION 1. AUTHORITY; AREA

The authority granted to the City of Pharr and the City's development corporation known as the Pharr Economic Development Corporation, Inc. II ("PEDC") are provisions referenced in Chapter 253, Section 253.009 of the Texas Local Government Code.

SECTION 2. TRANSFER OF MUNICIPAL PROPERTY TO DEVELOPMENT CORPORATION

- (a) In accordance with property acquired through or in lieu of legal settlement as authorized by law, the City of Pharr directs that all of Lots 4,5, 6, 7, 8, 9, 10, and 11, and 12, Block 58 ORIGINAL TOWNSITE OF PHARR, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 32-36, Map Records in the Office of the County Clerk of Hidalgo County, Texas, as described legally, be transferred by necessary legal instrument to the Pharr Economic Development Corporation, Inc.

II. The PEDC shall use, exchange, lease, transfer, and/or develop the property in any necessary way to benefit the economy of the City and the State.

(b) The PEDC further may reserve for itself the right and authority to transfer the property to any other corporation, or other transfer as may be allowed by law.

(c) The conveyance shall comply with the Texas Property Code, except a covenant of general warranty is not required. The fair consideration paid for the transfer of property shall be one dollar (\$1.00).

SECTION 3. 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 4. 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.

SECTION 5. PUBLICATION; EFFECTIVE DATE; DECLARATION OF EMERGENCY

The importance of the subject matter of this Ordinance is such as to create an emergency and the reading of this Ordinance on three (3) separate readings is hereby waived and dispensed with and this Ordinance shall take effect and be in force from and after its passage and approval 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 6: 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.

APPROVED AND PASSED on first reading on the 1st day of March 2021, by the Board of City Commissioners of the City of Pharr, Texas.

CITY OF PHARR

Ambrosio "Amos" Hernandez
Mayor

ATTEST:

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.D.

DATE SUBMITTED: February 17, 2021

MEETING DATE: March 1, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: 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***)

Classification: Regular

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

Issue: Ordinance is being amended to update the Early Voting Clerk for the Municipal Election on May 1, 2021.

Fiscal Consideration: \$50,000.00

Staff Recommendation: Staff recommends approval.

Alternatives: No Alternatives

Exclude Material from Public Packet? No

Reason: Not Applicable

ROUTING:

Hilda Pedraza
Karla Saavedra
Patricia Rigney
City Management Office

Created/Initiated - 2/17/2021
Approved - 2/25/2021
Approved - 2/25/2021
Final Approval - 2/26/2021

ORDINANCE NO. O-2021-

AN ORDINANCE AMENDING ORDINANCE NO. O-2021-04 AUTHORIZING A GENERAL MUNICIPAL ELECTION TO BE HELD ON MAY 1, 2021, FOR THE PURPOSE OF ELECTING COMMISSIONER PLACE 2, COMMISSIONER PLACE 3, AND COMMISSIONER PLACE 4; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE IVOTRONIC/EXPRESSVOTE VOTING SYSTEM; PROVIDING FOR EARLY VOTING; ESTABLISHING REGULAR BUSINESS HOURS OF THE CITY CLERK'S OFFICE ON THE FIRST AND FINAL DAYS OF EARLY VOTING BY PERSONAL APPEARANCE; AND REPEALING ALL ORDINANCES IN CONFLICT; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Pharr, Texas is a home rule municipal corporation in Hidalgo County, Texas; and

WHEREAS, Section 41.001(a)(1) of the Texas Election Code establishes the first Saturday of May 2021, as a uniform election day for the purposes of conducting a general election; and

WHEREAS, Section 3.004(a) (3) of the Texas Election Code provides that the governing body of a municipality shall be the authority to order a general election of electing municipal officers.

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

Section 1. That a General Municipal Election is hereby ordered to be held on the 1st day of May 2021, for the purpose of electing the following city officers:

Commissioner Place # 2

Commissioner Place # 3

Commissioner Place # 4

Section 2. The hours during which the polling places for each voting precinct are to be open on Election Day shall be from 7:00 o'clock a.m. to 7:00 o'clock p.m.

Section 3. The City Clerk is expressly authorized to obtain election supplies and equipment required by law and necessary to conduct said election.

Section 4. Ivotronic/Expressvote Voting System equipment shall be used for voting at the foregoing election precincts and electronic counting devices and equipment shall be used for counting the ballots at said election.

Section 5. Polling Places; Voting Precincts. The boundaries of each voting precinct and the polling place for each voting precinct for the Election are as follows:

Pharr City Polling Place 1 -

Boundaries:

Those portions of Hidalgo County election Precinct Nos. 61, 116 and 240 located within the City

Polling Place:

For Precinct Nos. 61, 116, and 240:
Nomad Shrine Club
1044 W. Nolana Loop
Pharr, Texas

Pharr City Polling Place 2-

Boundaries:

Those portions of Hidalgo County election Precinct Nos. 6, 35, and 147 located within the City

Polling Place:

For Precinct Nos. 6, 35, and 147:
Jose "Pepe" Salinas Recreation Center
1011 W. Kelly Ave.
Pharr, Texas

Pharr City Polling Place 3-

Boundaries:

Those portions of Hidalgo County election Precinct Nos. 60, and 115 located within the City

Polling Place:

For Precinct Nos. 60, and 115:
Plaza Sports Center
1101 E. Nolana Loop
Pharr, Texas

Pharr City Polling Place 4-

Boundaries:

Those portions of Hidalgo County
election Precinct Nos. 25 and 36
located within the City

Polling Place:

For Precinct Nos. 25, and 36:
Pharr City Hall
118 S. Cage Blvd.
Pharr, Texas

Pharr City Polling Place 5 -

Boundaries:

Those portions of Hidalgo County election
Precinct Nos. 5, 122, 137, 146, and 227
located within the City

Polling Place:

For Precinct Nos. 5, 122, 137, 146, and
227:

Development and Research Center
850 W. Dicker Road
Pharr, Texas

Section 6: Early Voting day, dates, hours and polling places: Early Voting shall commence on Monday, April 19, 2021 and terminate on Tuesday, April 27, 2021. The main polling place for early voting by personal appearance shall be at the Jose "Pepe" Salinas Recreation Center, 1011 W. Kelly, Pharr, Texas.

If the Deputy Early Voting Clerk or any clerk appointed hereby to assist the Early Voting Clerk is an employee of the City of Pharr, Texas, then such person shall serve as clerk without additional compensation unless the clerk is required to work on a day which is not a regular city workday or during hours which are not regular city workday hours. In this latter case, the clerk shall be compensated at the person's regular hourly rate for the hours worked that are not part of a regular city workday, properly adjusted for overtime or holiday pay, if applicable.

A temporary branch early voting polling place for early voting by personal appearance shall be at the Development and Research Center 850 W. Dicker Road, Pharr, Texas. Any voter who is entitled to vote an early voting ballot by personal appearance may do so at the temporary branch early voting polling place. Early voting shall be conducted in accordance with the Texas Election Code on the following days, dates and hours during the early voting period.

Day	Date	Hours
Monday	April 19, 2021	7:00 a.m. to 7:00 p.m.
Tuesday	April 20, 2021	8:00 a.m. to 6:00 p.m.
Wednesday	April 21, 2021	8:00 a.m. to 6:00 p.m.
Thursday	April 22, 2021	8:00 a.m. to 6:00 p.m.
Friday	April 23, 2021	8:00 a.m. to 6:00 p.m.
Saturday	April 24, 2021	8:00 a.m. to 5:00 p.m.
Sunday	April 25, 2021	CLOSED
Monday	April 26, 2021	8:00 a.m. to 6:00 p.m.
Tuesday	April 27, 2021	7:00 a.m. to 7:00 p.m.

Section 7: Early Voting Clerk; Application for Ballot Voted by Mail.

The mailing and physical address of the Early Voting Clerk for the Election where an application for a ballot to be voted by mail is to be submitted shall be as follows:

Early Voting Clerk
City of Pharr, Texas
118 S. Cage 4th Floor
P. O. Box 1729
Pharr, Texas 78577

Or request an application by phone at 956-402-4100; fax at 956-702-5313; or email hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov .

Section 8: Notice of Election: Notice of the Election shall be given in the manner prescribed by the Texas Election Code.

Section 9: The election materials as outlined in Section 272.005, Texas Election Code, shall be printed in both English and Spanish for use at the polling places and for early voting for said election.

Section 10: Authorized to Execute: The Mayor is authorized to execute, and the City Clerk is authorized to attest this Election Order on behalf of the Board of City Commissioners. The Mayor is further authorized to do all other things legal and necessary in connection with the holding and consummation of the Election.

Section 11: Declaring an Emergency Clause: The importance of the subject matter hereof creates an emergency and an imperative public necessity requiring the suspension of the rule that Ordinance be read on three separate days, and such rule is hereby suspended and said requirement is dispensed with by a vote of not less than a majority of all the members of the Board of Commissioners. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the **15th** day of **February**, 2021.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.E.

DATE SUBMITTED: February 25, 2021

MEETING DATE: March 1, 2021

FROM: Beatriz Fuentes, HR Coordinator

DEPARTMENT: HR

DIRECTOR: Veronica Ramirez

Agenda Item: 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)**

Classification: Regular

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

Issue: It is necessary for the Board of Commission to make amendments to Article IX, Firefighters and Police Officers Civil Service Ordinance relating to the number of authorized civil service position in certain specified ranks to better serve the needs of the citizens of the City.

Fiscal Consideration: Difference of \$10,500

Staff Recommendation: Staff recommends approval of updated Ordinance.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Beatriz Fuentes

Anali Alanis

Karla Saavedra

Patricia Rigney

City Management Office

Created/Initiated - 2/25/2021

Approved - 2/25/2021

Approved - 2/26/2021

Approved - 2/26/2021

Final Approval - 2/26/2021

ORDINANCE NO.

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES NO. O- 2020-38 OF THE
CITY OF PHARR BY PROVIDING FOR AMENDMENT TO ARTICLE IX,
FIREFIGHTERS AND POLICE OFFICERS CIVIL SERVICE ORDINANCE BY
INCREASING THE AUTHORIZED POSITIONS IN THE DIFFERENT
CLASSIFICATIONS DECLARING ALL ORDINANCES IN CONFLICT NULL AND
VOID; DECLARING AN EMERGENCY; AND PROVIDING FOR AN EFFECTIVE
DATE**

**BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF
PHARR, TEXAS AS FOLLOWS:**

SECTION 1: It is necessary for the Board of Commission to make amendments to Article IX, Firefighters and Police Officers Civil Service Ordinance relating to the number of authorized civil service position in certain specified ranks to better serve the needs of the citizens of the City.

SECTION 2: Therefore, the Code of Ordinance of the City of Pharr, Article IX, Firefighters and Police Officers Civil Service Ordinance is hereby amended to provide for the following modifications to the number of authorized and budgeted positions in the existing rank structure of the City Fire Department and City Police Department as follows:

1) an increase in the Police Department authorized strength, new total is as follows:

Police Department			
	Current Positions	Increase By	New Total
Police Officer	112	0	112
Sergeant	16	0	16
Lieutenant	7	0	7
Deputy Chief	2	0	2
Assistant Chief	1	0	1
Police Chief	1	0	1

2) an increase in the Fire Department authorized strength, new total is as follows:

Fire Department			
	Current Positions	Increase By	New Total
Firefighter	45	0	45
Engineer	18	1	19
Lieutenant/Asst. Fire Marshal	14	0	14
Deputy Chief/Fire Marshal	3	0	3
Assistant Chief	1	0	1
Fire Chief	1	0	1

- 3) any vacancies created are to be filled by civil service procedures. Deputy Chief positions within the Police Department shall be filled in accordance to Memorandum of Understanding executed on 09/18/2020.

SECTION 3: The foregoing modifications to the number of authorized positions are hereby made so as to better serve the interests of the department and public and in keeping with the fiscal and administrative efficiency of the City of Pharr, Texas.

SECTION 4: The foregoing modifications made to the number of authorized positions at the rank of Firefighter will be effective only **after** the new positions of Engineer and Lieutenant/Asst. Fire Marshal are filled.

SECTION 5: Provisions of any Ordinances in conflict herewith are hereby expressly repealed.

SECTION 6: Nothing in the Ordinance is intended to modify or create any additional statutory or contractual rights or obligations of the employees of the Fire or Police Departments.

SECTION 7: This Ordinance shall take effect upon receiving final approval by the governing body following three (3) readings of the Board of Commissioners.

PASSED AND APPROVED ON FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2021.

CITY OF PHARR

ATTEST:

Ambrosio "Amos" Hernandez, Mayor

Hilda Pedraza, City Clerk

PASSED AND APPROVED ON SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2021.

CITY OF PHARR

ATTEST:

Ambrosio “Amos” Hernandez, Mayor

Hilda Pedraza, City Clerk

PASSED AND APPROVED ON THIRD READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2021.

CITY OF PHARR

ATTEST:

Ambrosio “Amos” Hernandez, Mayor

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.F.

DATE SUBMITTED: February 25, 2021

MEETING DATE: March 1, 2021

FROM: Sonia Cantu, CDBG Secretary

DEPARTMENT: GMCD

DIRECTOR: Cynthia Garza

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

Classification: Regular

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

Issue: The CDBG Community Development Council is needing to take action on its board members, Ms. Trinidad Suchil (CT213) has resigned and needs to be replaced. Four (4) members need to be re-appointed: Belia Garcia (CT217) term will expire on March 17, 2021 and Romeo Robles (At Large), Norma Trevino (CT215) and Joe Hinojosa (CT217) terms will expire March 19, 2021.

Fiscal Consideration:

n/a

Staff Recommendation: Staff recommends the re-appointment of four (4) members and the appointment of one new member to replace Ms. Suchil.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason:

n/a

ROUTING:

Sonia Cantu
Anali Alanis
Patricia Rigney
City Management Office

Created/Initiated - 2/25/2021
Approved - 2/25/2021
Approved - 2/25/2021
Final Approval - 2/26/2021

RESOLUTION NO. R-2021-__

WHEREAS, a City Community Development Council was created to serve in an advisory capacity to the Board of Commissioners, and its purpose is to review and coordinate data, vote on agenda items and to assist in the development of a system of priorities in the area of Community Development for the City of Pharr; and

WHEREAS, the terms of Norma Treviño (CT215), Joe Hinojosa (CT217), and Romeo Robles, Jr. (At Large) will expire on March 19, 2021 and the term of Belia Garcia (CT217) will expire on March 17, 2021; and

WHEREAS, a vacancy has occurred due to the resignation of board member Trinidad Z. Sushil (CT213); and

WHEREAS, appointment of one (1) member (CT213) and appointment/re-appointment of four (4) members is needed at this time.

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

The following residents of the City of Pharr are hereby appointed members of the Community Development Council:

	NAME	CENSUS TRACT	LENGTH OF TERM
1.	_____	213	1-Year term (expiring 03/19/22)
2.	_____	215	1-Year term (expiring 03/19/22)
3.	_____	217	1-Year term (expiring 03/19/22)
4.	_____	217	2-Year term (expiring 03/17/23)
5.	_____	AT LARGE	2-Year term (expiring 03/19/23)

PASSED AND APPROVED this 1st day of March 2021, by the Board of Commissioners of the City of Pharr, Texas.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

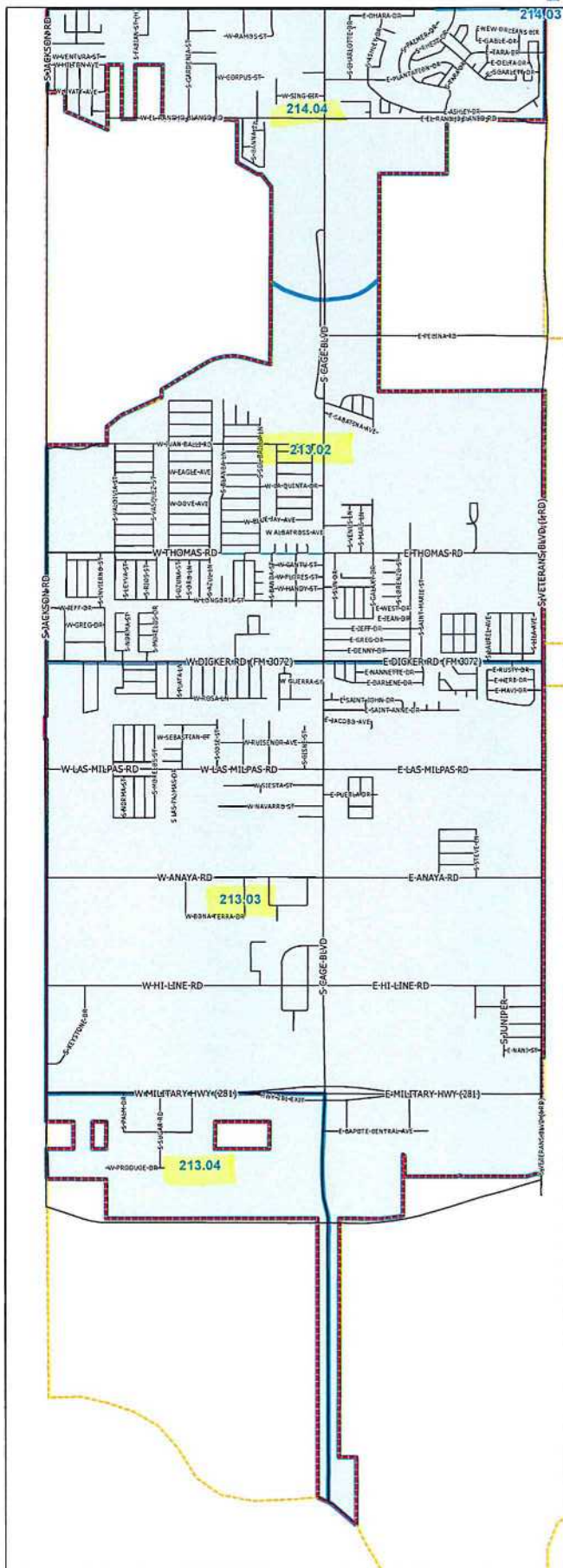
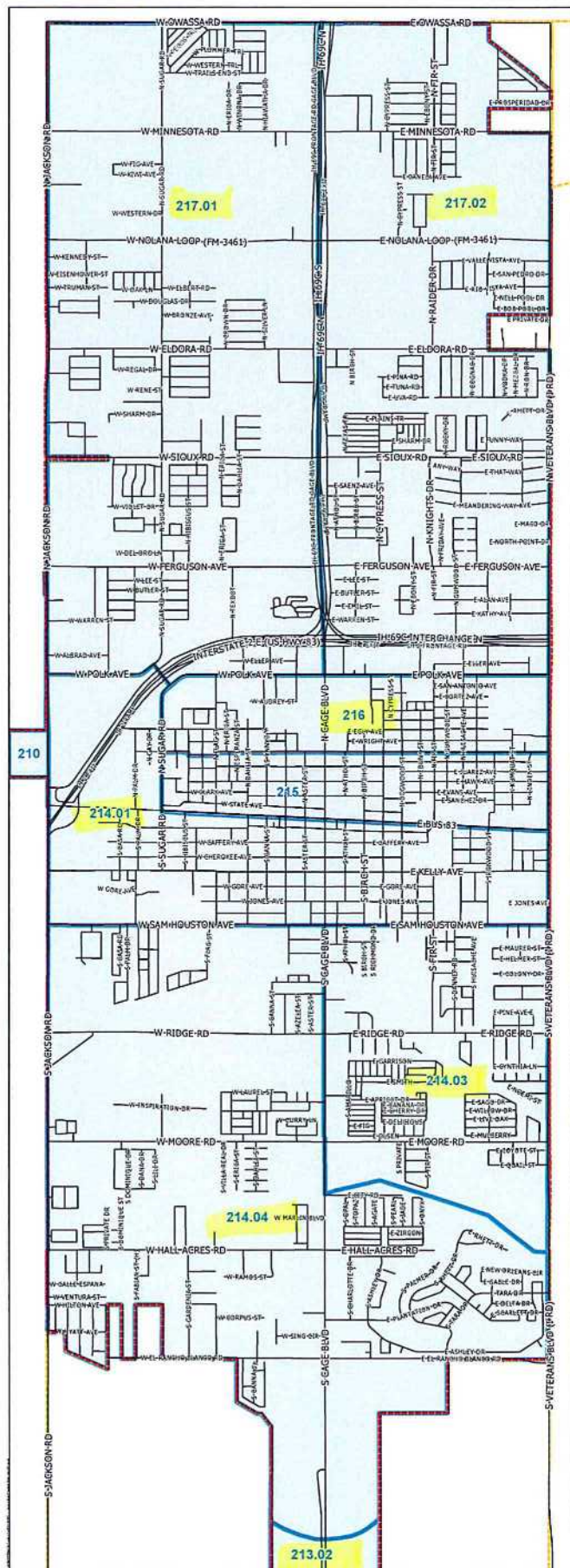
ATTEST:

HILDA PEDRAZA, CITY CLERK

COMMUNITY DEVELOPMENT COUNCIL

APPOINTMENT SCHEDULE

	NAME	CENSUS TRACT	TERM	EXPIRATION DATE
1	Jose G. Rodriguez	213	3 Yrs	03-19-2022
2	Marco Gonzalez	216	3 Yr	03-19-2022
3	Danny Smith	216	3 Yrs	03-19-2022
4	Olga Cardoza	214	3 Yrs	03-19-2022
5	Rene Cantu, Chairman	215	2 Yrs	06-05-2022
6	Belia Garcia	217	2 Yrs	03-19-2021
7	Romeo Robles Member at Large	At large	2 Yrs	03-19-2021
8	Norma Treviño	215	1 Yr	03-19-2021
9	Joe Hinojosa	217	1 Yr	03-19-2021
10	Trinidad Z. Suchil	213	1 Yr	03-19-2021
11	Lucio Gaitan	214	2 Yr	03-19-2022



[illegible]



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.A.

DATE SUBMITTED: February 24, 2021

MEETING DATE: March 1, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Consideration and action, if any, on contract for election services between the City of Pharr and the Hidalgo County Elections Administrator.

Classification: Regular

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

Issue: Contract for Election Services with Hidalgo County Elections Department for General Election to be held on May 1, 2021

Fiscal Consideration: \$30,000 - \$40,000

Staff Recommendation: As recommended by City Commission

Alternatives: To deny and the City would run it's own election.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
Karla Saavedra
Patricia Rigney
City Management Office

Created/Initiated - 2/24/2021
Approved - 2/25/2021
Approved - 2/25/2021
Final Approval - 2/26/2021

THE STATE OF TEXAS §
 § CONTRACT FOR ELECTION SERVICES
COUNTY OF HIDALGO §

This Contract is entered into by and between the HIDALGO COUNTY ELECTIONS ADMINISTRATOR, **Yvonne Ramón**, hereinafter referred to as “**ADMINISTRATOR**”, on behalf of Hidalgo County, a political subdivision of the State of Texas, and the **CITY OF PHARR**, hereinafter referred to as the “**ENTITY**”, pursuant to Texas Election Code Section 31.092.

RECITALS

WHEREAS, the ENTITY, by appropriate action of its governing body acting in accordance with all applicable laws, has called a **GENERAL ELECTION** to be held on **MAY 01, 2021**;

WHEREAS, pursuant to Section 31.092(a) of the Texas Election Code, the County Election Officer may contract with the governing body of a political subdivision situated wholly or partly in the county served by the officer to perform election services in any one or more elections ordered by an authority of the political subdivision; and

WHEREAS, pursuant to Section 31.091(1) of the Texas Election Code, the County Election Officer means the Elections Administrator for Hidalgo County; and

WHEREAS, the ENTITY is a political subdivision in Hidalgo County that desires the County to conduct and supervise the **MAY 01, 2021**, election of the ENTITY(the “Election”); and

WHEREAS, the ENTITY and the COUNTY, through the ADMINISTRATOR, desire to enter into a contract setting out the respective responsibilities of the parties; and

WHEREAS, the COUNTY agrees to perform election services for the ENTITY; and

WHEREAS, pursuant to Section 271.002(a) of the Texas Election Code that authorizes, if applicable two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

WHEREAS, pursuant to Section 271.003 (a) & (b) the location of a common polling place may be a regular county polling place used in a joint election, where the voters of a particular election precinct or political subdivision may be served in a joint election by common polling places located outside the boundary of the election precinct or political subdivision if the location can adequately and conveniently serve the affected voters and if it will facilitate the orderly conduct of the election; and

WHEREAS, pursuant to Section 43.007 of the Texas Election Code, the COUNTY has approved participation in a **countywide** polling place program, which allows the commissioners court to eliminate county election precinct polling places and establish **countywide** polling places for the election held on **MAY 01, 2021** and any resulting runoff; and

WHEREAS, pursuant to Section 43.007(e), each countywide polling place must allow a voter to vote in the same elections in which the voter would be entitled to vote in the county election precinct in which the voter resides; and

WHEREAS, ADMINISTRATOR has provided costs for election services to be rendered by ADMINISTRATOR'S office pursuant to the terms of this Contract, which costs are set out in Article VI hereof; and

NOW, THEREFORE, the COUNTY, through the ADMINISTRATOR, and the ENTITY for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, do hereby agree to hold contract, covenant and agree as follows:

ARTICLE I PURPOSE

- 1.01. The parties hereto have entered into this Contract for election services described in Article II to be provided to the ENTITY for its election to be held on **MAY 01, 2021**, and any runoff, if applicable.

ARTICLE II SERVICES

- 2.01. The COUNTY, through the ADMINISTRATOR, agrees to provide to the ENTITY the following:

- (A) Procure, provide, code and distribute Direct Recording Electronic (DREs) voting systems and necessary election equipment, as well as an ADA voting system, and transport equipment to and from the polling locations, including Early Voting and Election Day polling locations, for the ENTITY;
- (B) Prepare and provide Direct Recording Electronic device training for election workers;
- (C) Prepare and provide Logic and Accuracy testing on ENTITY's election ballot for every Verity Touch voting machine to be utilized by ENTITY during Early Voting and Election Day;
- (D) Procure, provide, prepare and code Electronic Poll Book(s) per polling locations with the Voter Registration Database. To include laptop(s), training for poll book, insurance, and delivery fee, as well as supplies such as, but not limited to labels and printer;
- (E) Provide and prepare all mail-in ballot supplies, including applications, paper ballots, envelopes and postage;
- (F) Provide training for Judges/Clerks;
- (G) Procure, provide, prepare, and distribute all necessary election supplies, including:
 - 1. Ballots (print and distribution only);
 - 2. Election kits and election paperwork;
 - 3. Ballot boxes and voting booths;
- (H) Provide cages and covers, cage kit, to include, but not limited to surge protectors, tape, printer, headphones and scanner as well as supplies such as bags, aprons, clipboards, pens, pencils, rulers, magnifiers, inkpads, screen cloths, sanitizers and badges;
- (I) Procure Early Voting polling places and Election Day polling places;

- (J) Prepare Writ of Election to election officers and notice of appointment to Presiding and Alternate judges, as required by law;
- (K) Prepare, distribute, and publicize joint notice of election (Texas Election Code Section 4.003(a)(1) and Early Voting and Election Day schedules in newspaper;
- (L) Notify the election judges of the date, time and place of the election;
- (M) Procure and pay election judges and clerks for Early Voting and Election Day voting;
- (N) Provide general supervision during the contracted Election period. Advisory services in connection with the decisions to be made and the actions to be taken by the ENTITY may be provided on an as needed basis;
- (O) Procure and pay Ballot Board members;
- (P) Provide information for election officers;
- (Q) Provide such incidental related services as may be necessary to conduct the election;
- (R) Serve as the Early Voting Clerk;
- (S) Establish a Central Counting Station for the purpose of tabulating ballots; and
- (T) Tabulate election results in preparation for ENTITY's canvassing.
- (U) Preserve locked ballot boxes containing voted ballots securely in a locked room for 60 days as required by Texas Election Code Section 66.058, at which time, the records will be retained by the Hidalgo County Elections Administrator to serve as custodian for the remainder of the twenty-two month preservation period.
- (V) The ADMINISTRATOR shall be the agent of the ENTITY for the purposes of contracting with third parties with respect to the election expenses within the scope of the County Elections Administrator's duties;
- (W) The COUNTY shall file copies of this Contract with the County Treasurer and the County Auditor;
- (X) In accordance with Section 31.100(b) of the Texas Election Code, only actual expenses directly attributable to this Contract may be paid. The ADMINISTRATOR shall submit the actual costs for items contracted pursuant to the Contract with the ENTITY as soon as all invoices from third party vendors are received;
- (Y) If applicable, the COUNTY agrees to provide the election services described herein for a Runoff election.
 - i. The County may combine polling locations in accordance with section 42.0051 of the Election Code, in order to properly supervise and conduct a Runoff election.

ii. If a Runoff election is required, the ENTITY hereby agrees to the combining of polling locations, in accordance with section 42.0051 of the Election Code.

iii. The COUNTY, through the ADMINISTRATOR, agrees to provide to the ENTITY the costs for any Runoff Election services to be rendered by the ADMINISTRATOR'S office pursuant to the terms of this Contract as soon as practicable, once a Runoff is determined necessary.

iv. In accordance with Section 31.100(b) of the Texas Election Code, only actual expenses directly attributable to this Contract may be paid. The ADMINISTRATOR shall submit the actual costs for items contracted pursuant to the Contract with the ENTITY as soon as all invoices from third party vendors are received regarding the Runoff.

2.02 The ENTITY shall be responsible for performing the following:

- (A) Payment of all necessary election supplies as required by the COUNTY, including but not limited to ballots, election kits, mail-in ballot supplies, laptop rental, labels and combination forms;
- (B) Pay the proportionate cost of judges and election workers for hourly pay submitted by the County Elections Administrator at the rate of \$14.00 per hour for Election Judges and \$12.00 per hour for Alternate Judges and Early Voting Clerks for both Early Voting and Election Day and pay the proportionate cost for training of Judges and Clerks at the rate of \$10.00 per hour per person.
- (C) Reimburse the COUNTY for the cost for liability insurance coverage for election workers employed for both Early Voting and Election Day;
- (D) Canvass the Election Results for the ENTITY'S governing body;
- (E) As stated in Section 31.096 of the Texas Election Code, this Contract may not change:
 - (1) the authority with whom applications of candidates for a place on a ballot are filed; and
 - (2) the authority with whom documents are filed under Title 15. Under this Contract, the Hidalgo County Elections Administrator shall be the custodian of voted ballots for 60 days after the date of the election, as required by Texas Election Code 66.058, at which time, the records will be retained by the Hidalgo County Elections Administrator to serve as custodian for the remainder of the twenty two month preservation period.
- (F) Reimburse the COUNTY for any and all costs associated with recounts and/or election contests associated with the election;
- (G) Confirm and/or correct the boundaries of the political subdivision holding the election on a map provided by the County. Once confirmed and/or corrected, Entity certifies the veracity of the boundaries and geographical area that represents the Entity and the area subject to the election.
- (H) If applicable, in consideration for the services provided for a Runoff Election by the COUNTY, the ENTITY agrees to pay ADMINISTRATOR for the costs of services for a Runoff election.
- (I) Create the appropriate ballot style and candidate placement for the Entity's election. Once confirmed and/or corrected Entity shall verify the appropriateness of their ballot under the law.

ARTICLE III
SCHEDULE FOR PERFORMANCE OF SERVICES

- 3.01. Specific services to be provided related to the general services identified in Article II shall be performed in accordance with the time requirements set out in the Texas Election Code.

ARTICLE IV
SERVICES NOT PROVIDED BY COUNTY

- 4.01. ADMINISTRATOR shall have no responsibility for ensuring the passage of the appropriate Election Order by the ENTITY, publishing and (or) posting the Election Order as required by the Texas Election Code section 3.004(3), or Texas Election Code 67.002(2) which is canvassing election results. In addition, ADMINISTRATOR shall have no responsibility for creating the appropriate ballot and candidate placement for the Entity's election.

ARTICLE V
TERM

- 5.01. Except as hereinafter set out, the term of this Contract shall be from the time of execution until all items with respect to this Contract and the election held hereunder have been completed.

ARTICLE VI
COST OF SERVICE AND BILLING

In consideration for the services provided hereunder by ADMINISTRATOR, the ENTITY agrees to pay ADMINISTRATOR for the following costs of services:

6.01 Verity Touch Voting Machines:

- (A) One base charge of \$475.00 for Coding Verity Touch ballot for voting machines;
- (B) A \$10.00 recording fee for each Audio File;
- (C) Cost of creating election media, such as but limited to V-drives, Verity Keys; etc. at \$100.00 per location.
- (D) The amount of \$186.00 leasing fee for each Verity Controller, a \$186.00 leasing fee for each Verity Touch Voting Machine and a \$210.00 leasing fee for each Verity Touch Access Voting Machine; *due to COVID, extra curbside voting equipment may be provided at no additional cost;*
- (E) Cost of delivery and pick-up of Verity Touch Voting Equipment for Each Voting and Election Day to include fuel charge and mileage at COUNTY's cost;
- (F) The above described fees shall be additionally charged for any Runoff Election.

6.02 Electronic Poll Book:

- (A) Database access at \$100.00 per day;
- (B) To include but not limited to the Early Voting and Election Day laptop rentals at \$150.00 per location; *due to COVID, additional curbside laptop may be provided at no additional cost;*
- (C) Printer label fee of \$.03 per label (price subject to change);
- (D) Creation of separate Username and password for each polling location at \$20.00 per location;

- 6.03 Fee for Early Voting and Election Day Combination forms, maps, election kits, Verity Access Thermal code paper and 'I VOTED' stickers. One-hundred sample ballots at no charge with additional sample ballots at twenty cents per copy; No charge for provisional bags, table tops if necessary, ballot box(es), custom signs and flags; *COVID PPE's provided for all poll workers at no additional cost;*
- 6.04 Reimbursement of ballot supplies, including applications, paper ballots, correspondence, envelopes and postage at COUNTY's cost;
- 6.05 Reimbursement fee for publications of all notices and newspaper advertisements, (if applicable)
- 6.06 Reimbursement rental fees incurred for early voting polling places and Election Day polling places, as ordered and if applicable;
- 6.07 (A) Cost of judges and election workers for time worked to be submitted to the ENTITY by the ADMINISTRATOR. The ENTITY shall reimburse the COUNTY for a the cost of payroll for election workers at \$14.00 per hour for Election Judge, \$12.00 per hour for Alternate Judge and Clerk(s); includes cost of payroll for training of Election Judge, Alternate Judge and Clerk(s) at \$10.00 per hour per person;
- (B) Reimburse the County for the cost of payroll overtime incurred by County for regular full time County employees who work during the contracted election (cost to be shared with each contracted entity);
- 6.08 Pay for the cost of the Ballot Board judge at \$14.00 per hour and Ballot Board clerks at \$12.00 per hour;
- 6.09 One copy of canvass report provided to ENTITY at no charge; each additional canvass report requested to be reimbursed by the ENTITY at COUNTY's cost;
- 6.10 Reimbursement to the COUNTY for the cost of liability insurance coverage as set by the County for all election workers employed for the elections;
- 6.11 Reimbursement to the COUNTY for the cost of the use of wireless cell phones at polling locations with the rate set by the wireless vendor at the time of usage which includes an additional per minute fee of .06 per minute as charged by the vendor, a service charge of \$10.00 per phone line and a vendor base fee of \$4.99 per phone line;
- 6.12 Billing:
- (A) The form of the invoice to be used in the final billing by the COUNTY, includes a good faith estimate of costs and is attached hereto as Exhibit A.
- (B) After the election and as soon as practicable, upon receiving final invoice from third party vendors, the ADMINISTRATOR shall prepare and will send to the ENTITY, a final itemized invoice with the actual costs of the Election and will include the 10% Administrative Fee of the actual costs as set forth by Texas Election Code Sec. 31.100 (d).
- (C) Full payment of the remaining balance, if any, shall be made by the ENTITY within thirty (30) days of receipt of the invoice.

(D) Payment shall be made by check payable to the Hidalgo County Elections Department.

(E) Notice. Except as may be otherwise specifically provided in this contract, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

Yvonne Ramón
Elections Administrator
Hidalgo County Elections Department
PO Box 659
Edinburg, Texas 78540

Hilda Pedraza
Assistant City Manager/City Clerk
P.O. Box 1729
Pharr, Texas 78577

(F) Any balances, if any remain after the payment of all costs of election bills, shall be the property of the ENTITY and returned to it.

ARTICLE VII

7.01 IF ANY OF THE ELECTION EQUIPMENT IS LOST, STOLEN, DESTROYED, OR DAMAGED, THE CITY, SCHOOL DISTRICT OR ENTITY WHO LEASED THE EQUIPMENT IS LIABLE FOR THE DAMAGE AND AGREES TO PAY THE ADMINISTRATOR THE COST OF THE REPLACEMENT OR REPAIR OF THE ELECTION EQUIPMENT SO LOST, STOLEN, DESTROYED OR DAMAGED.

ARTICLE VIII GENERAL PROVISIONS

- 8.01. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas.
- 8.02. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Contract shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- 8.03. This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understanding or written or oral agreement between the parties respecting the written subject matter.
- 8.04. No amendment, modification, or alteration of the term hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by the parties hereto.

SIGNED this _____ day of _____, 2021

APPROVAL COUNTY OF HIDALGO:

THE CITY OF PHARR
ENTITY

BY: _____

RICHARD F. CORTEZ
COUNTY JUDGE

BY: _____

PRINT: HILDA PEDRAZA
TITLE: ASST CITY MGR/CITY CLERK

ATTEST:

ATTEST:

BY: _____

ARTURO GUAJARDO, JR.
COUNTY CLERK

BY: _____

PRINT: _____

TITLE: _____

ELECTIONS ADMINISTRATOR

BY: _____

YVONNE RAMÓN

APPROVED AS TO LEGAL FORM:

OFFICE OF CRIMINAL DISTRICT ATTORNEY
RICARDO RODRIGUEZ, JR.

BY: _____

JOSEPHINE RAMIREZ SOLIS,
Assistant District Attorney



2021 Hidalgo County Elections Contract Estimate

EXHIBIT A

PLEASE NOTE THAT THIS TOOL IS FOR ESTIMATION PURPOSES ONLY.
PRICES ARE SUBJECT TO CHANGE AS DETERMINED BY FINAL INVOICE.

ELECTION: City of Pharr Commissioners Place 2, 3 & 4		DATE: May 1, 2021		
6.01	Coding Services for HART	Price	Quantity	Total
A	Base Charge: Ballot Coding	\$475.00	1	\$475.00
B	Ballot Audio Files	\$10.00	12	\$120.00
C	Election Media per Polling Location(s)	\$100.00	7	\$700.00
D	Verity Controller(s)	\$186.00	7	\$1,302.00
D	Touch Voting Machine(s)	\$186.00	17	\$3,162.00
D	Covid Curbside Touch Voting Machine(s) (7)	\$1,302.00	0	\$0.00
D	Touch Access Voting Machine(s)	\$210.00	7	\$1,470.00
D	Covid Curbside Touch Access Voting Machine(s) (7)	\$1,470.00	0	\$0.00
E	Delivery/ Pick-up Fee (includes Mileage)	\$550.00	1	\$550.00
Total iVotronic Coding Charges				\$7,779.00
6.02	Electronic Poll Book (VoteSafe)	Price	Quantity	Total
A	Voter Registration Database Access (Per Day)	\$100.00	9	\$900.00
B	EV/ ED Laptop Rental (includes Bar Code Scanner/ Brother Printer)	\$150.00	7	\$1,050.00
B	Covid Curbside EV/ED Laptop Rental (includes Bar Code Scanner/ Brother Printer) (7)	\$1,050.00	0	\$0.00
C	Printer Labels (33,843 per vote)	\$0.03	67686	\$2,030.58
D	Username/Password - Per Polling Location	\$20.00	7	\$140.00
Total Electronic Poll Book Charges				\$4,120.58
6.03	Supplies	Price	Quantity	Total
	Early Voting Combination Forms	\$0.55	750	\$412.50
	Election Day Combination Forms	\$0.55	750	\$412.50
	Election Judge Kit for Early Voting	\$35.00	2	\$70.00
	Election Judge Kit for Election Day	\$35.00	5	\$175.00
	Verity Access Thermal Code paper (per vote)	\$0.10	33843	\$3,384.30
	I VOTED stickers (per vote)	\$0.01	33843	\$338.43
	Polling Location Map(s)	\$17.00	7	\$119.00
	100 Sample ballots provided. Additional Copies of Sample Ballots @ \$0.20 each.	\$0.20	1400	\$280.00
	Covid PPE's per location	\$0.00	1	\$0.00
Total Supplies Charges				\$5,191.73
6.04	Mail & Ballot Service	Price	Quantity	Total
	Mail-in-Ballot Applications	\$0.25	900	\$225.00
	Paper Ballots for Mail-in-Ballots and Provisionals	\$0.40	600	\$240.00
	Mail-in-Ballots Kit(s) per request	\$2.00	600	\$1,200.00
	Postage Mail-in-Ballots (per request)	\$0.61	600	\$366.00
	Correspondence Postage	\$0.49	5	\$2.45
Total Mail & Ballot Service Charges				\$2,033.45
6.05	Advertisements/Notices	Price	Quantity	Total
	The Monitor newspaper	\$1,800.00	1	\$1,800.00
	Local newspaper		0	\$0.00
Total Advertisement/Notice Charges				\$1,800.00
6.07	Payroll for Training and Election Poll Workers	Price	Total	
	Payroll for Early Voting Employees	\$18,024.00	\$9,012.00	
	Payroll for Election Day Employees	\$6,145.00	\$3,072.50	
Total Payroll Charges				\$12,084.50
	Payroll for Staff Overtime	Price	Total	
	Payroll for Early Voting and Eleciton Day Staff Employees	\$1,600.35	\$1,600.35	
Total Payroll Charges				\$1,600.35
6.08	Payroll for Ballot Board	Price	Quantity	Total
	Ballot Board	\$550.00	1	\$550.00
Total Ballot Board Charges				\$550.00
6.10	Insurance	Hourly rate	Hours wk	% Total
	Liability insurance for Early Voting Supervisors (2)	\$ 14.00	209	0.0021 \$6.14
	(hourly rate X hrs worked X .0021)			
	Liability insurance for Early Voting Clerks (12)	\$ 12.00	1254	0.0021 \$31.60
	(hourly rate X hrs worked X .0021)			
	Liability insurance for Election Day Presiding Judges (5)	\$ 14.00	70	0.0021 \$2.06
	(hourly rate X hrs worked X .0021)			
	Liability insurance for Election Day Alternate/Clerks (30)	\$ 12.00	420	0.0021 \$10.58
	(hourly rate X hrs worked X .0021)			
Total Insurance Charges				\$50.38
6.11	Cell Phones	Price	Quantity	Total
	Verizon Wireless phone (subject to change with out notice)	\$244.93	1	\$244.93
Total Cell Phone Charges				\$244.93
6.12	Subtotal			\$35,454.92
	Administrative Fees (10%)			\$3,545.49
ESTIMATED GRAND TOTAL				\$39,000.41