

**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, JANUARY 17, 2022**

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.

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. 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.*

3. 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.

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

- A) Submission of Sales Tax Collection Report for January 2022.

AGENDA REGULAR MEETING

January 17, 2022

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

A) Consideration and action, if any, in allowing the Pharr Police Department to partner with Texas Tropical Behavioral Health in the implementation of the Department of Justice-Bureau of Justice Assistance Program; Connect and Protect Grant. (POLICE)

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

1. Gerardo Guadalupe Garza Jr., 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 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 320 East Jones Avenue. **COZ#201149**

2. Texas Highway Systems Inc., representing Gerald Simpson, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Agricultural and/or open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 107, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 West Nolana Loop. **COZ#211276**

3. Robert Vecchio, d/b/a R-V Contractors, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 2, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Sharm Drive. **COZ#211277**

4. Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1300 East Business Highway 83, Suite 6. **CUP#201258**

C) PLATS:

1. R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No.3 Subdivision. The property is legally described as being a 2.68 of an acre tract of land being a portion of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Heritage Dr. **SUB#210828**

2. SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting final plat approval of the proposed Villa España Estates Phase IV Subdivision. The property is legally described as being a 0.88 acre tract of land out of a 5.36 acres out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of South Jackson Road. **SUB#210832**

REGULAR AGENDA - OPEN SESSION:

6. PURCHASING:

A) Consideration and action, if any, authorizing City Manager to purchase 100 GB fiber networking adapters for the citywide Fiber Project from Solid IT Networks, Inc, through Texas DIR Cooperative Contract #DIR-TSO-4339 for an amount not to exceed \$259,500.36. (IT)

B) Consideration and action, if any, authorizing Pharr Police Department to purchase uniforms from GALLS, LLC out of Lexington, KY through Buyboard Contract # 603-20. (POLICE)

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

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.

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.

AGENDA REGULAR MEETING
January 17, 2022

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.

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

9. 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. 1016/1007 or FAX 956-702-5313 or E-mail hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 14th day of January 2022 at 3:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 14th day of January 2022.


IMELDA PEREZ, TRMC
ASSISTANT 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 #: 3.A.

DATE SUBMITTED:

MEETING DATE: January 17, 2022

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

Karla Saavedra

Patricia Rigney

City Management Office

Created -



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED: January 12, 2022

MEETING DATE: January 17, 2022

FROM: Karla Saavedra, Finance Director

DEPARTMENT: Finance

DIRECTOR: Karla Saavedra

Agenda Item: Submission of Sales Tax Collection Report for January 2022.

Classification: Regular

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

Issue:

SALES TAX HIGHLIGHTS

The City of Pharr shows an **INCREASE** of 21.22% Month-to-Month compared to last Year 2021 and overall 17% growth compared to last year's collections.

Please feel free to contact me should the need arise. I am at extension 1907.
THANK YOU

Fiscal Consideration:

n/a

Staff Recommendation: Approve

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Karla Saavedra

Created/Initiated - 1/12/2022

Karla Saavedra

Approved - 1/12/2022

Karla Saavedra

Approved - 1/12/2022

Patricia Rigney

Approved - 1/12/2022

City Management Office

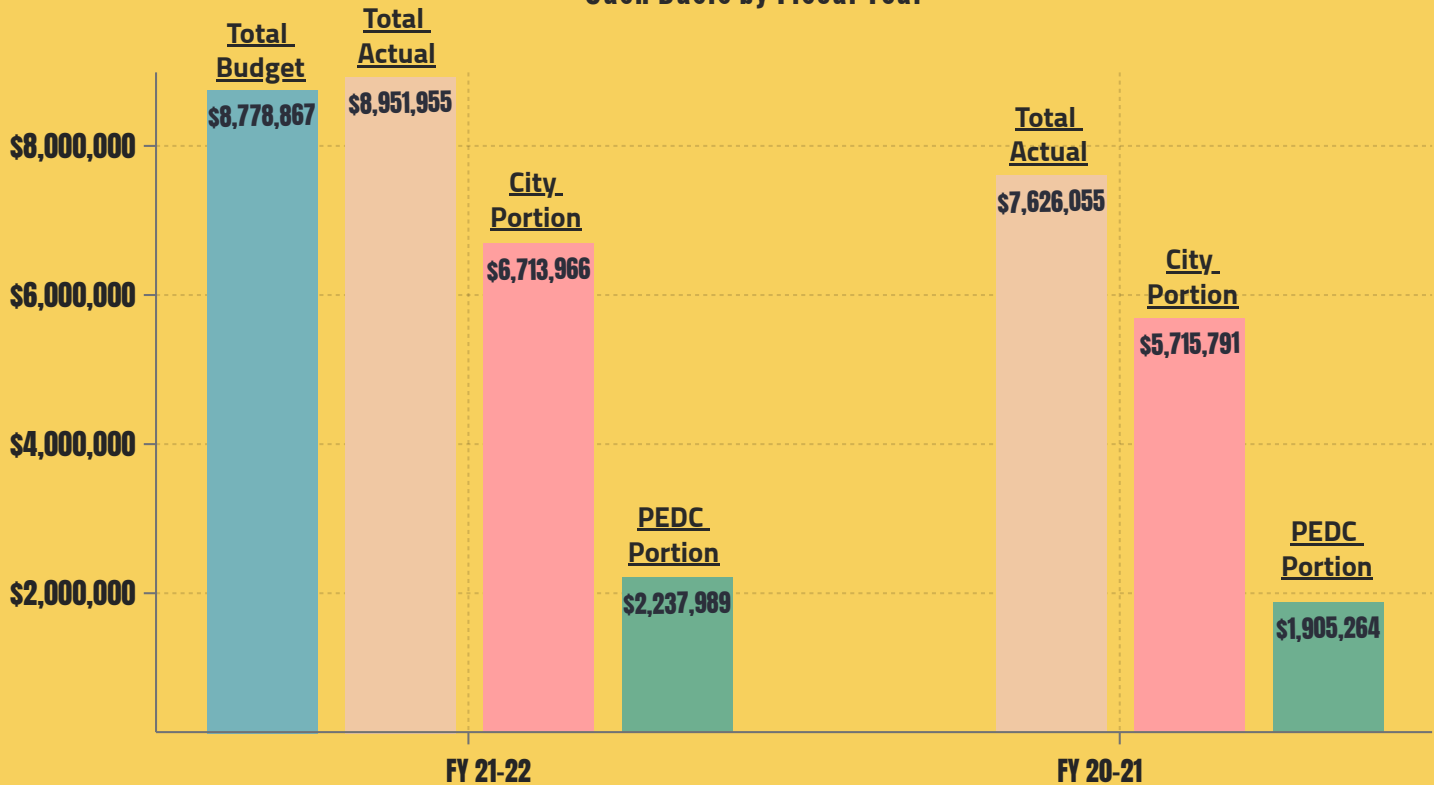
Final Approval - 1/14/2022



CITY OF PHARR SALES TAXES

as of January 2022
FY 2021-2022

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year



21.22% YTD

Increase in Sales Tax from Last Year*



17.46%

Compared to January 2021
Cash Basis.

Ranked No. 7

compared to neighbor Cities

*Growth is based on Calendar Year per Texas State Comptroller

CREATED BY

Karla Saavedra, CGFO





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.A.

DATE SUBMITTED: January 14, 2022

MEETING DATE: January 17, 2022

FROM: Joel Robles, Assistant Police Chief

DEPARTMENT: Police

DIRECTOR: Andrew Harvey

Agenda Item: Consideration and action, if any, in allowing the Pharr Police Department to partner with Texas Tropical Behavioral Health in the implementation of the Department of Justice-Bureau of Justice Assistance Program; Connect and Protect Grant.

Classification: Regular

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

Issue: The Pharr Police Department currently has a partnership with Texas Tropical Behavioral Health to assess, monitor, and provide services to residents of Pharr who are in need of assistance due to mental health issues. The Pharr Police Department seeks approval to partner with Texas Tropical Behavioral Health on a three year Mental Health and Wellness Grant - Connect and Protect to provide services for our community. This grant will cover salaries for two full time police officers and 25% of a supervisors over time to monitor staff working on this grant. This grant will allow access of certified mental health officers to the residents of Pharr and provide dedicated officers to monitor and assess the need of this community in regards to mental health and wellness.

Fiscal Consideration: This grant will pay for two full time officers and 25% of a supervisor's overtime to manage this grant

Staff Recommendation: Staff recommends approval

Alternatives: Not approve this grant and deny the funding

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

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

Created/Initiated - 1/14/2022
Approved - 1/14/2022
Approved - 1/14/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022

RESOLUTION NO. R-2022_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PHARR AUTHORIZING THE PARTNERSHIP WITH TROPICAL TEXAS BEHAVIORAL HEALTH (TTBH) REGARDING THE IMPLEMENTATION OF THE DEPARTMENT OF JUSTICE-BUREAU OF JUSTICE ASSISTANCE GRANT PROGRAM.

WHEREAS, the City of Pharr Police Department will be participating in a 3-year Department of Justice-Bureau of Justice Assistance Grant Mental Health Co-Responder Unit program spreadhead by fiscal agent Tropical Texas Behavioral Health (TTBH);

WHEREAS, the City of Pharr Police Department supports the implement Mental Health-Law Enforcement Co-Responder Team (CRT) and will adopt best practices;

WHEREAS, the city of Pharr Police Department supports this program designed to reduce incarceration where appropriate and divert individuals from jail when experiencing a mental health crisis and provide linkages to community-based treatment and support services

WHEREAS, the city of Pharr Police Department will be required to participate in a three-year phase requirement consisting of planning and implementation of mental activities.

WHEREAS, the city of Pharr Police Department will assign starting on February 1, 2022, in Planning Phase 1 a supervisor Sgt. spending about .25% of OT time pay by Tropical Texas Behavioral Health (TTBH) ending the period on September 30, 2022.

WHEREAS the City of Pharr Police Department will assign on October 1, 2022, in Implementation Phase 2, a full-time police officer will be paid 100% of his salary by (TTBH), and supervisor Sgt. spends about .25% of OT time paid by (TTBH) ending on September 30, 2022.

WHEREAS the City of Pharr Police Department will assign on October 1, 2023, in Implementation Phase 2, a full-time police officer will be paid 100% of his salary by (TTBH), and supervisor Sgt. spends about .25% of OT time paid by (TTBH) ending on September 30, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby approves Resolution No. 2022-_____, authorizing the partnership and assigning two (2) officers and a Sgt to Department of Justice-Bureau of Justice Assistance Grant program spreadhead by fiscal agent Tropical Texas Behavioral Health (TTBH).

BE IT FURTHER RESOLVED that the City Council hereby authorizes the Chief of Police or her designee(s) to execute the contract agreement and all other documents required by Tropical Texas Behavioral Health (TTBH).

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

City Secretary

Certification

The State of Texas

County of Hidalgo

City of Pharr

I, _____, duly appointed City Clerk of the City of Pharr, Texas, do hereby certify that the foregoing Constitutes a true and correctly copy of the original Resolution duly passed and adopted by the board of Commissioners of the City of Pharr, Texas, on the ____day of January 2022, ad.

(Resolution no. _____)

In witness whereof, I have hereunto subscribed my official Signature and impressed the seal of the City of Pharr, Texas, This the __day of January 2022, ad.

City of Pharr

City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.

DATE SUBMITTED:

MEETING DATE: January 17, 2022

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 #: 5.B.1.

DATE SUBMITTED: January 14, 2022

MEETING DATE: January 17, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Gerardo Guadalupe Garza Jr., 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 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 320 East Jones Avenue. **COZ#201149**

Classification: Regular

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

Issue: Gerardo Guadalupe Garza Jr., 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#201149**

Fiscal Consideration: n/a

Staff Recommendation: Development Services is recommending this item revert back to Planning and Zoning Commission.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney
City Management Office

Created/Initiated - 1/14/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 17, 2022

ROUTE TO BOARD:

- ☒ CITY COMMISSION AGENDA ITEM: COZ:#201149
☐ PLANNING & ZONING COMMISSION DATE SUBMITTED: November 19, 2020

1. Applicant: Gerardo Guadalupe Garza Jr., owner.
2. Requested Action: Re-zoning request from 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 four-plex on said property.

4. Routing to Staff:

- | | | | |
|-----------------------------------|---|-------------------------------------|--|
| A. Roland Gomez, Interim Director | <u>[Signature]</u>
Initials | <u>1-14-22</u>
Date | ☒ Approval ☐ Denial |
| B. Planning Staff Recommendations | <u>[Signature]</u>
Initials | <u>1-14-22</u>
Date | ☒ Approval ☐ Denial |
| C. Planning and Zoning Commission | <u> </u>
Initials | <u>12/14/2020</u>
Date | ☒ Approval ☐ Denial |
| D. City Attorney | <u> </u>
Initials | <u> </u>
Date | ☐ Approval ☐ Denial |
| E. City Manager | <u> </u>
Initials | <u> </u>
Date | ☐ Approval ☐ Denial |



MEMORANDUM

DATE: MONDAY, JANUARY 17, 2022

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 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 320 East Jones Avenue.

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

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

DESCRIPTION OF PROPERTY:

Gerardo Guadalupe Garza Jr., 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 four-plex on said property.

The subject site is located on the south side of East Jones Avenue with the physical address being 320 East Jones Avenue. The property is legally described as being Lot 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Jones Avenue a 70' minor collector with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The property and the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On July 20, 1993, a portion of the property to the north was rezoned from Single-Family Residential District (R-1) 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 residential use in the Land Use Plan.

The Residential Multi-Family District (R-MF) 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.

Twenty (20) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received three (3) telephone calls in opposition of the item and four (4) individuals signed up to speak at the public hearing.

Development Services is recommending this item revert back to Planning and Zoning Commission.

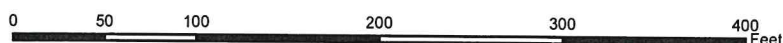
CITY COMMISSION OPTIONS:

- 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.**



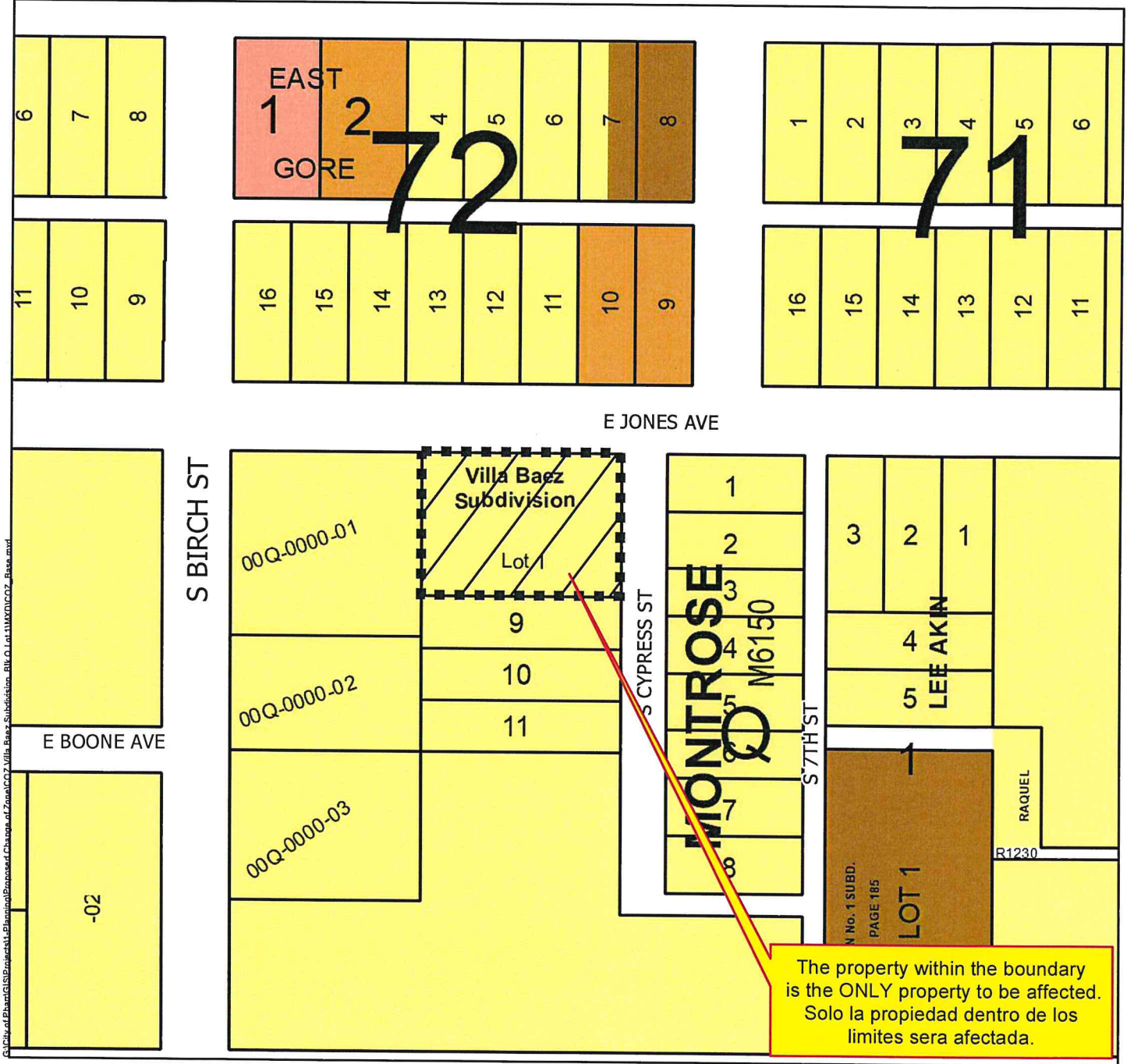
- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

Scale: 1 inch = 100 feet



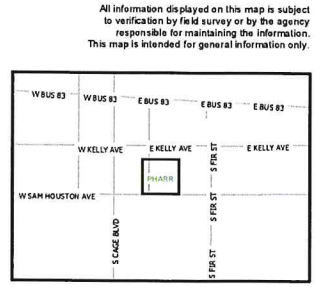
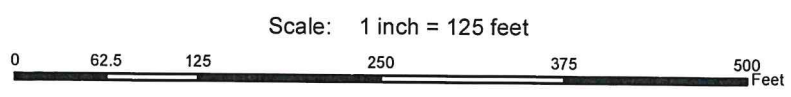
Date: 11/20/2020

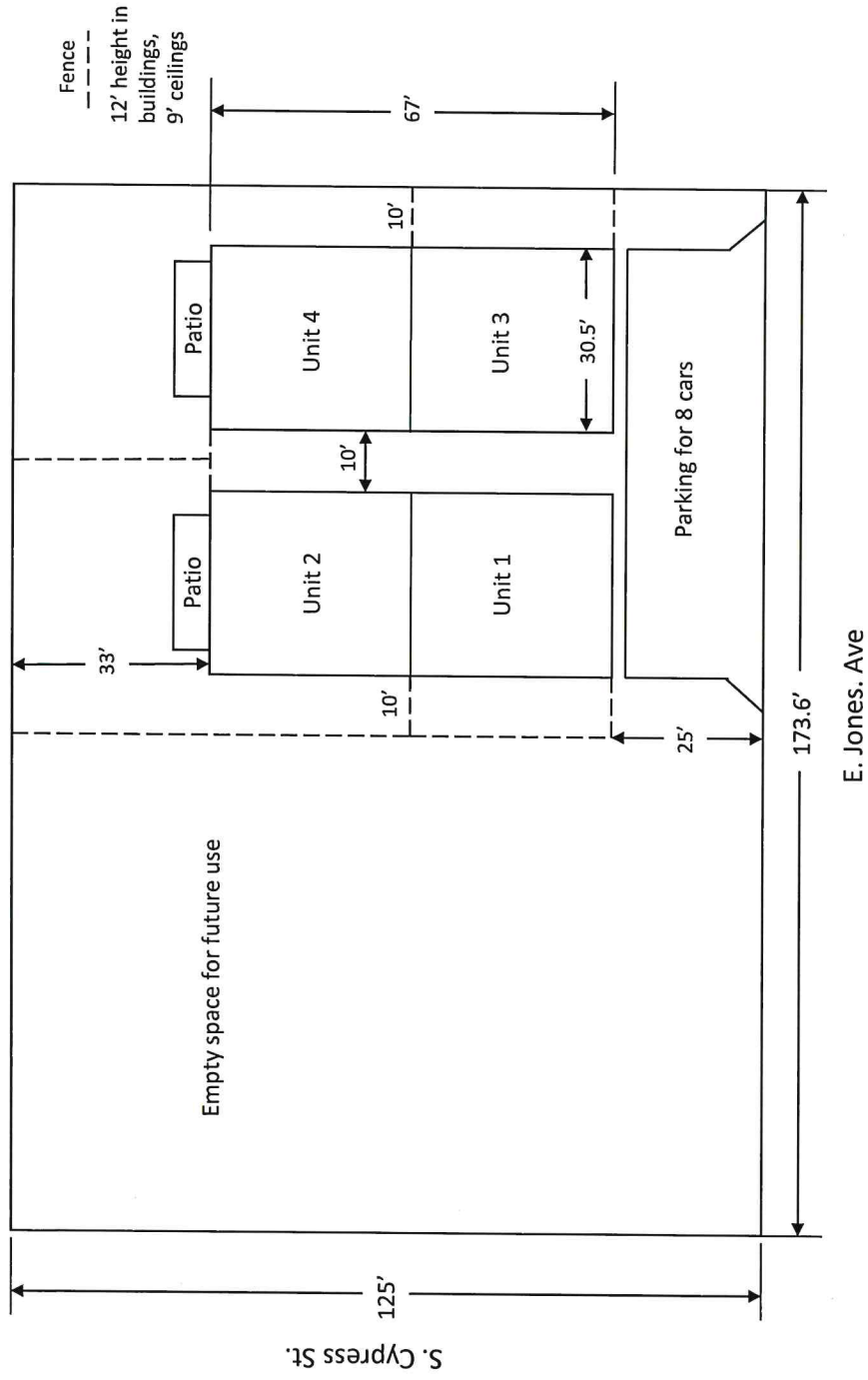
Proposed Change of Zone
 Villa Baez Subdivision Block Q Lot 1
 Gerardo Guadalupe Garza Jr.



- | | | |
|---------------------------------------|--------------------|--------------------------|
| 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: 11/20/2020







AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.2.

DATE SUBMITTED: January 12, 2022

MEETING DATE: January 17, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Texas Highway Systems Inc., representing Gerald Simpson, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Agricultural and/or open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 107, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 West Nolana Loop. **COZ#211276**

Classification: Regular

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

Issue: Texas Highway Systems Inc., representing Gerald Simpson, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Agricultural and/or open Space District (A-O) to Heavy Commercial District (H-C). **COZ#211276**

Fiscal Consideration: N/A

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) subject to staff's recommendations.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney
City Management Office

Created/Initiated - 1/12/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 17, 2022

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ:#211276

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: December 10, 2021

1. **Applicant:** Texas Highway Systems Inc., representing Gerald Simpson, owner.
2. **Requested Action:** Re-zoning request from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).
3. **Nature / Intent of Request:** In order to operate a traffic and control company.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

[Signature]
Initials

1-12-22
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

1-11-2022
Date

☒ Approval ☐ Denial

C. Planning and Zoning Commission

Initials

01/10/2022
Date

☒ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, JANUARY 17, 2022

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: Re-zoning Request: From General Business District (C) and Agricultural and/or open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 107, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 West Nolana Loop.

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:

Texas Highway Systems Inc., representing Gerald Simpson, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) in order to operate a traffic and control company.

The subject site is located on the south side of West Nolana Loop and is physically located at 405 West Nolana Loop. The property is legally described as being 5 acres, more or less, out of Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property fronts West Nolana Loop, a 120' to 150' principal arterial with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C) and Agricultural and/or Open Space District (A-O). The property and the properties to the north, south and west were annexed on September 5, 1989. The property to the north, a portion of the property to the west, and said property were rezoned to General Business District (C) on September 4, 1990. Later, the south portion of the property to the west was rezoned to General Business District (C) on January 18, 2005. The property to the south was rezoned to Single Family Residential District (R-1) on September 20, 1994. The properties to the east were annexed on September 16, 1980, as Limited Industrial District (L-I) and later portions were rezoned to Heavy Industrial District (H-I) on September 18, 1984, and on May 29, 1987. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Twenty-one (21) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) responses to the legal notice requesting information only and one (1) individual signed up to speak at the public hearing.

Development Services is recommending **approval** of the request to re-zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from General Business District (C) and Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) 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.**



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.3.

DATE SUBMITTED: January 12, 2022

MEETING DATE: January 17, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Robert Vecchio, d/b/a R-V Contractors, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 2, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Sharm Drive. **COZ#211277**

Classification: Regular

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

Issue: Robert Vecchio, d/b/a R-V Contractors, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). **COZ#211277**

Fiscal Consideration: N/A

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from General Business District (C) to Heavy Commercial District (H-C) subject to staff's recommendations.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney
City Management Office

Created/Initiated - 1/12/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 17, 2022

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ:#211277

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: December 10, 2021

1. **Applicant:** Robert Vecchio, d/b/a R-V Contractors, owner
2. **Requested Action:** Re-zoning request from General Business District (C) to Heavy Commercial District (H-C).
3. **Nature / Intent of Request:** In order to develop and construct a paved parking lot for outside storage of materials and/or equipment.

4. **Routing to Staff:**

A. Roland Gomez, Interim
Director

[Signature]
Initials

1-12-22
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

1.11.2022
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

01/10/2022
Date

☒ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, JANUARY 17, 2022
TO: MAYOR AND CITY COMMISSION
FROM: DEVELOPMENT SERVICES
THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: Re-zoning Request: From General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being all of Lot 2, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Sharm 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:

Robert Vecchio, d/b/a R-V Contractors, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) in order to develop and construct a paved parking lot for outside storage of materials and/or equipment.

The subject site is located on the south side of West Sharm Drive and is legally described as being all of Lot 2, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sharm Drive, a 50' to 60' local street with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The properties to the north, east and west were rezoned from Agricultural and/ or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1995. The property to the south was rezoned from Agricultural and/ or Open Space District (A-O) to Heavy Commercial District (H-C) on December 3, 1996. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Five (5) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) response to the legal notice requesting information only.

Development Services is recommending approval of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from General Business District (C) to Heavy Commercial District (H-C) 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.**



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.4.

DATE SUBMITTED: January 11, 2022

MEETING DATE: January 17, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1300 East Business Highway 83, Suite 6. **CUP#201258**

Classification: Regular

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

Issue: Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). **CUP#201258**

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the request for renewal of the Conditional Use Permit to allow 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:

Iris Mata
Roland Gomez
Patricia Rigney
City Management Office

Created/Initiated - 1/11/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

January 17, 2022

Conditional Use Permit **Renewal** for ABC - Mariscos El Muelle, LLC, d/b/a Muelle 37

Background:

Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 1st renewal for Muelle 37.

The property is located at 1300 East Business Highway 83, Suite 6. 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 beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JANUARY 17, 2022

TO: MAYOR AND CITY COMMISSION

FROM: ROLANG GOMEZ, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#201258 (MUELLE 37)

GENERAL INFORMATION:

APPLICANT: Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1300 East Business Highway 83, Suite 6.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Heavy Industrial District (H-I) to the north, General Business District (C) to the west, Single-Family Residential District (R-1) and Neighborhood Commercial District (N-C) to the south and City of Pharr limits lie to the east. 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:

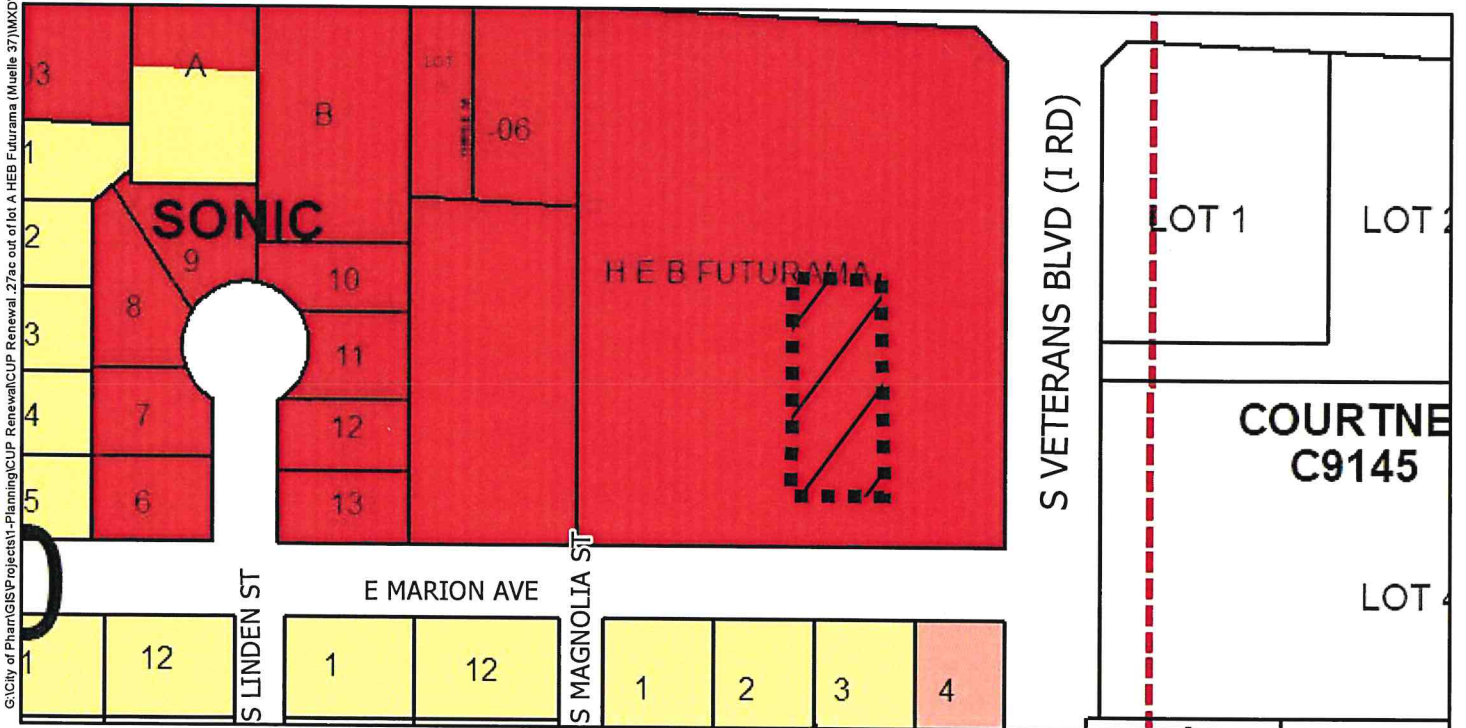
Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services recommends **approval** of the request for renewal of the Conditional Use Permit to allow 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.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.C.

DATE SUBMITTED:

MEETING DATE: January 17, 2022

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 #: 5.C.1.

DATE SUBMITTED: January 11, 2022

MEETING DATE: January 17, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No.3 Subdivision. The property is legally described as being a 2.68 of an acre tract of land being a portion of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Heritage Dr.
SUB#210828

Classification: Regular

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

Issue: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No.3 Subdivision. **SUB#210828**

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed Heritage Manor No. 3 Subdivision subject to the listed conditions.

The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed Heritage Manor No. 3 Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney
City Management Office

Created/Initiated - 1/11/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JANUARY 17, 2022

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, INTERIM DIRECTOR DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: HERITAGE MANOR NO. 3 SUBDIVISION FILE NO. SUB#210828

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No.3 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.68 of an acre tract of land being a portion of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of West Heritage Dr.

ZONING: The property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Single Family Residential District (R-1) to the north and west, Heavy Industrial District (H-I) to the east and Residential Multifamily High Density District (R-MFHD) to the south. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Heritage Manor No. 3 Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

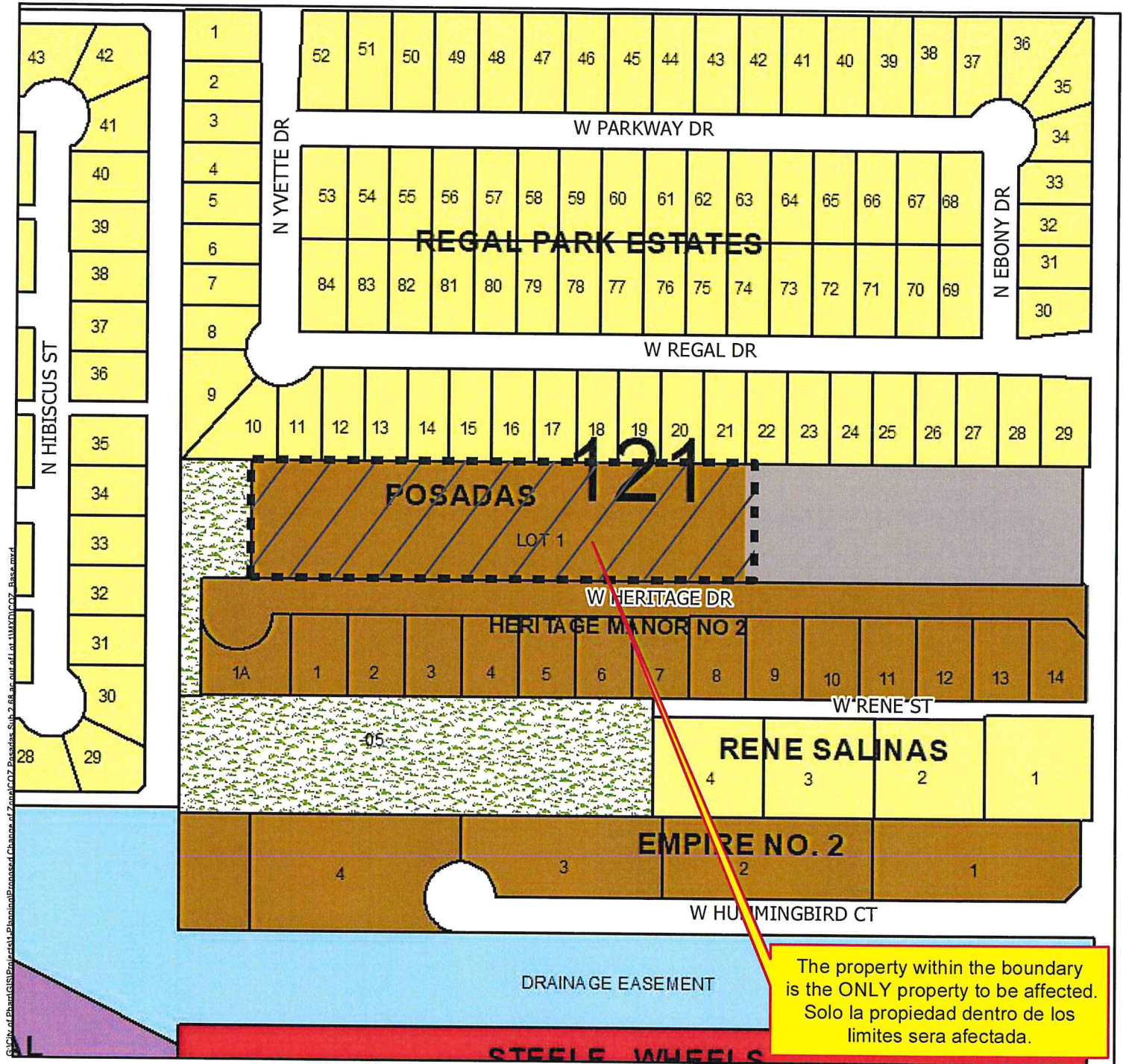
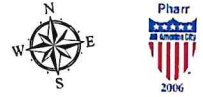
SEWER: 1. In compliance.

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 Heritage Manor No. 3 Subdivision.

Proposed Change of Zone
2.68 acre tract out of Lot 1 Posadas Subdivision
Rosana M Riojas



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

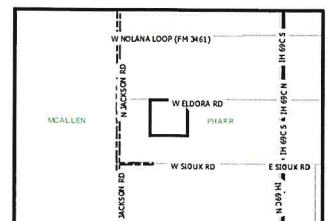
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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

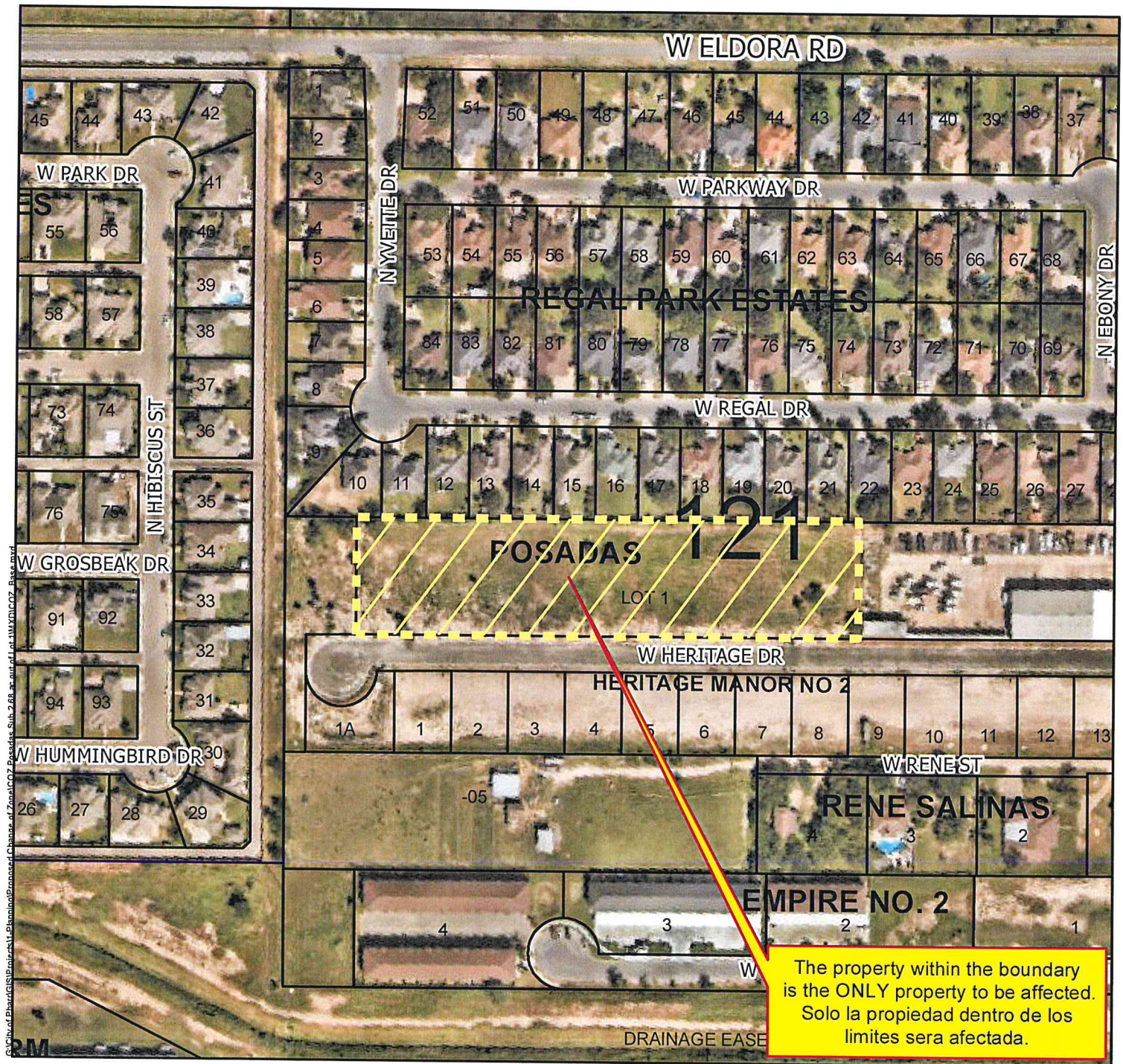
Scale: 1 inch = 200 feet



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.



Proposed Change of Zone
2.68 acre tract out of Lot 1 Posadas Subdivision
Rosana M Riojas



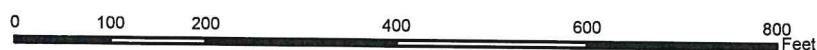
The property within the boundary
is the **ONLY** property to be affected.
Solo la propiedad dentro de los
límites sera afectada.

- | | | |
|---------------------------------------|--------------------|--------------------------|
| 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 | |

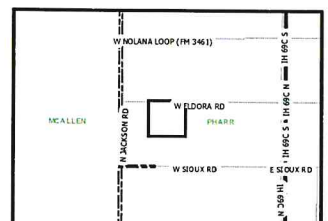
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 7/27/2021

Scale: 1 inch = 200 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 #: 5.C.2.

DATE SUBMITTED: January 11, 2022

MEETING DATE: January 17, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting final plat approval of the proposed Villa España Estates Phase IV Subdivision. The property is legally described as being a 0.88 acre tract of land out of a 5.36 acres out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of South Jackson Road. **SUB#210832**

Classification: Regular

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

Issue: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting final plat approval of the proposed Villa España Estates Phase IV Subdivision. **SUB#210832**

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed Villa España Estates Phase IV Subdivision subject to the listed conditions.

The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed Villa España Estates Phase IV Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney
City Management Office

Created/Initiated - 1/11/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022



MEMORANDUM

DATE: MONDAY, JANUARY 17, 2022

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, INTERIM DIRECTOR DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: VILLA ESPAÑA ESTATES PHASE IV SUBDIVISION FILE NO. SUB#210832

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting final plat approval of the proposed Villa España Estates Phase IV Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.88 acre tract of land out of a 5.36 acres out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2700 Block of South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the east, City limits to the west and General Business District (C) to the north and South. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Villa España Estates Phase IV Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance.

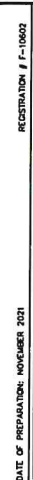
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

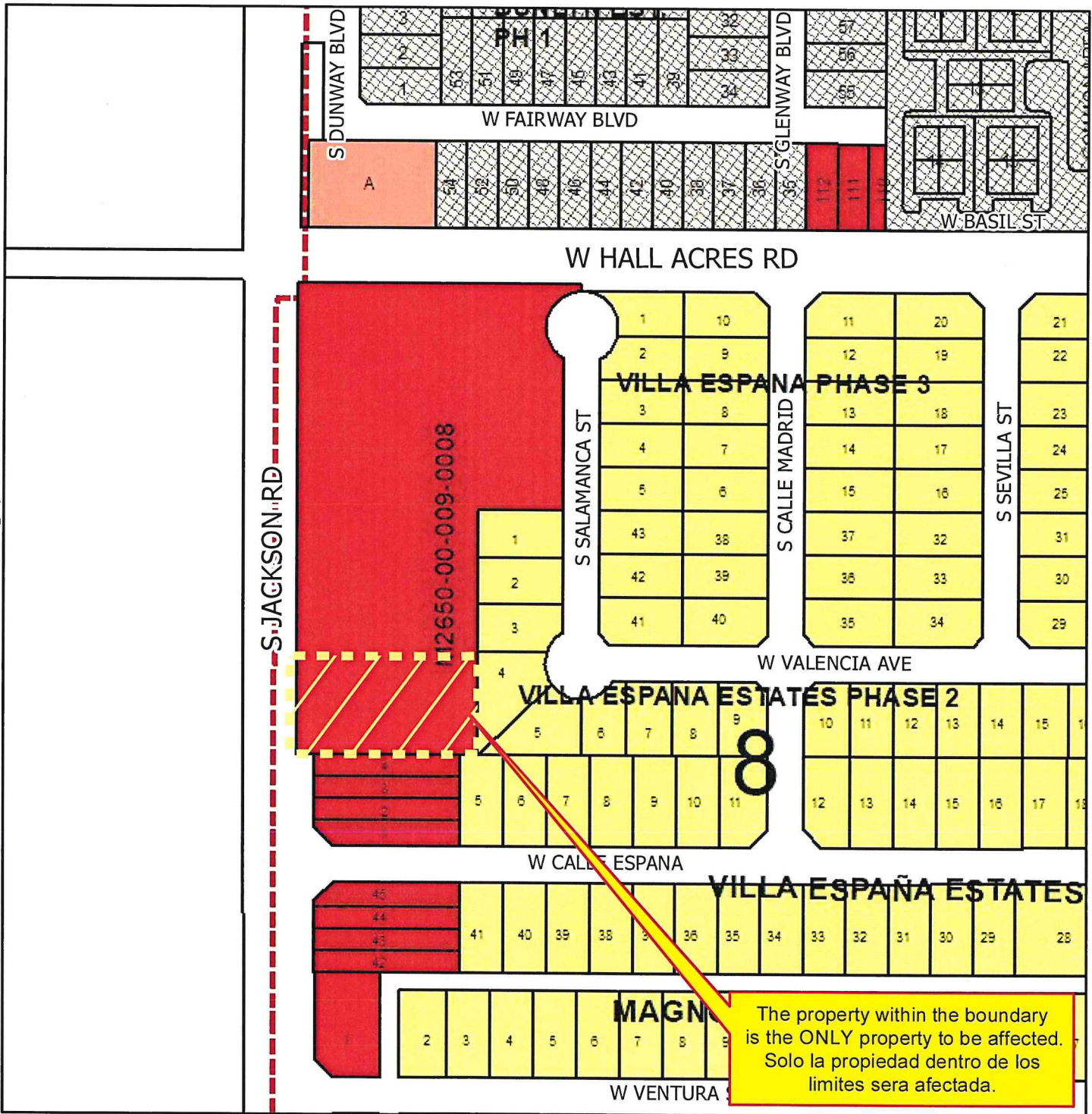
**PLANNING AND
ZONING
COMMISSION:** The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed Villa España Estates Phase IV Subdivision.



VILLA ESPANA ESTATES PHASE IV SUBDIVISION
SAM ENGINEERING & SURVEYING



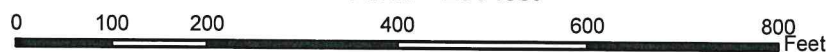
G:\City of Pharr\GIS\Project\1-Planning\Proposed Subdivisions\Eddies Map Request_Villa Espana Estates Phase IV Sub\MXD\Dis_Proposed Base.mxd



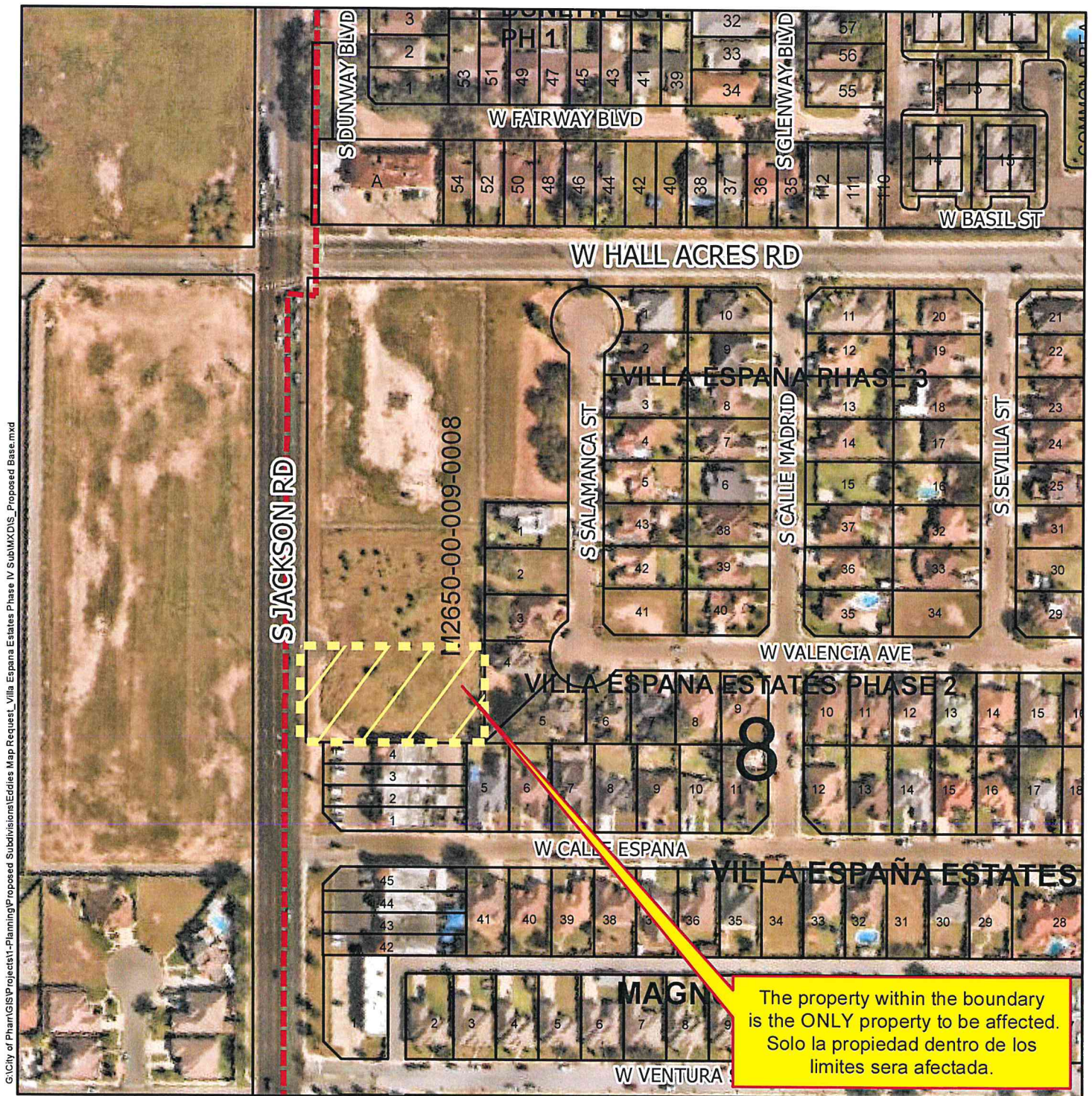
- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | 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: 1/6/2022



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

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

- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.

DATE SUBMITTED: January 12, 2022

MEETING DATE: January 17, 2022

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, authorizing City Manager to purchase 100 GB fiber networking adapters for the citywide Fiber Project from Solid IT Networks, Inc, through Texas DIR Cooperative Contract #DIR-TSO-4339 for an amount not to exceed \$259,500.36.

Classification: Regular

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

Issue: The City of Pharr will need to procure 100 GB Fiber networking adapters in order to operate our TeamPharr.Net network. This will future proof our network for years to come and provide optimal connectivity for failover capability. Quantities have just now been confirmed by engineers working on the project as well as types based on distances of fiber between our facilities; some are 10 km and others are 20 km. (PROJECT# 2122-86-510-P021-001)

Fiscal Consideration: \$259,500.36

Staff Recommendation: Staff recommends approval of purchase from Solid IT Networks, Inc.

Alternatives: Generic brand adapters but network equipment manufacturer would not support these for warranty.

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena
Ignacio Amezcua
Patricia Rigney
Karla Saavedra
Anali Alanis
City Management Office

Created/Initiated - 1/12/2022
Approved - 1/12/2022
Approved - 1/12/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022



Contact: Janet Phillips
Phone: 346-229-2434
Email: jphillips@soliditnetworks.com
Web: <http://www.solidit.com>

Solid Relationships, Solid Solutions

100G Optics - DIR-TSO-4339

Quote #018450

Version 2

Prepared for:

City Of Pharr - Cust



Contact: Janet Phillips
Phone: 346-229-2434
Email: jphillips@soliditnetworks.com
Web: http://www.solidit.com

PREPARED FOR:
City Of Pharr - Cust Rogelio Martinez 308 W. Park Ave Pharr, TX 78577 rogelio.martinez@pharr-tx.gov (956) 402-4900

DATE	NUMBER	VER
01/11/2022	018450	2

PROJECT
100G Optics - DIR-TSO-4339

100GB Optics

ITEM	DESCRIPTION	LIST	PRICE	QTY	TOTAL
100G-DACP-QSFP5M	100G Passive DAC QSFP28 5m	\$833.00	\$349.86	16	\$5,597.76
10306	10 Gigabit Ethernet SFP Plus Passive Cable Assembly 5m Length	\$274.00	\$115.08	16	\$1,841.28
100G-LR4-QSFP10KM	100G LR4 QSFP28 10km	\$29,954.00	\$12,580.68	8	\$100,645.44
100G-4WDM-QSFP20KM	ProductImage100G-4WDM-QSFP20KM 100G 4WDM-20 QSFP28 20km	\$18,144.00	\$7,620.48	16	\$121,927.68
EN-SLX-9640-4C-POD-P	SRA - External SW License to Enable 4 Port of 100G - VOUCHER	\$20,000.00	\$8,400.00	1	\$8,400.00
97000-H35300	EW Software & TAC - H35300 This Term: 365 Days	\$1,008.00	\$887.04	1	\$887.04
AP4000-WW	Indoor Tri Radio Wi-Fi 6E AP 2.4 GHz 5 GHz 6 GHz & Multirate Port. Integrated Light Power Sensors BLE/Zigbee AI/ML Green Mode INT Antennas T-Bar Incl Mt (AH-ACC-BKT-AX-TB) Domain: World SKU	\$1,119.00	\$0.00	5	\$0.00
97000-AP4000-WW	EW Software & TAC - AP4000-WW This Term: 365 Days	\$25.00	\$0.00	5	\$0.00
XIQ-PIL-S-C-EW	XIQ Pilot SaaS EW SaaS Support - ExtremeCloud IQ Pilot SaaS Subscription and EW SaaS Support for One -1 Device This Term: 365 Days	\$150.00	\$0.00	5	\$0.00
100GB Optics Subtotal					\$239,299.20

Spares

ITEM	DESCRIPTION	LIST	PRICE	QTY	TOTAL
100G-LR4-QSFP10KM	100G LR4 QSFP28 10km	\$29,954.00	\$12,580.68	1	\$12,580.68
100G-4WDM-QSFP20KM	ProductImage100G-4WDM-QSFP20KM 100G 4WDM-20 QSFP28 20km	\$18,144.00	\$7,620.48	1	\$7,620.48
Spares Subtotal					\$20,201.16



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Quote Totals

SECTION	TOTAL
100GB Optics	\$239,299.20
Spares	\$20,201.16
Total	\$259,500.36

Additional Taxes or shipping charges may apply. Payments by credit card will be subject to an additional 4% processing fee. Manufacturer and Distribution warranty, cancellation, and return policies will apply.

Product, inventory, and pricing data are updated frequently and subject to change without notice. Please consult you Solid IT Networks sales representative for timely, updated pricing prior to placing an order.

Solid IT Networks, Inc. asserts the information submitted in connection with this quotation is confidential, and if released, may give advantage to a competitor, and therefore should not be disclosed to third parties. In addition, Solid IT asserts the information submitted contains internal proprietary methods in preparing the network configuration and implementation of the work and also may constitute trade secrets which should not be disclosed.

Signature

Date

 Note

Due to Covid-19 and pandemic circumstances, product availability and lead times may vary. Also, tariffs on products imported from certain foreign countries may be imposed in the future. This may result in higher list prices on affected SKUs. We will be working closely with our networking manufacturers to try to minimize the effect for our customers. Note that we do not have control over product availability, import issues or border delays and this may result in orders being received after tariffs are increased and hence additional costs. We are sorry for any inconvenience this may cause and recommend that orders be processed ASAP. If necessary, Solid IT will be issuing revised quotes.



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.B.

DATE SUBMITTED: January 12, 2022

MEETING DATE: January 17, 2022

FROM: Joel Robles, Assistant Police Chief

DEPARTMENT: Police

DIRECTOR: Andrew Harvey

Agenda Item: Consideration and action, if any, authorizing Pharr Police Department to purchase uniforms from GALLS, LLC out of Lexington, KY through Buyboard Contract # 603-20.

Classification: Regular

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

Issue: The Pharr Police Department seeks approval for the 2022 Uniform Purchase. The company selected to outfit the police department is GALLs. GALLs is a TASB - Buy Board Co-operative Purchasing business with Contract #603-20. GALLs has been the main provider of Uniforms for the Pharr Police Department, and they will be the main provider of Police Uniforms for the upcoming year.
(PROJECT# 2122-01-512-P022-001)

Fiscal Consideration: This purchase is @ \$64,786.70, which falls within the allocated funds.

Staff Recommendation: Staff recommends approval

Alternatives: Not approve purchase

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

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

Created/Initiated - 1/12/2022
Approved - 1/12/2022
Approved - 1/12/2022
Approved - 1/13/2022
Approved - 1/14/2022
Approved - 1/14/2022
Final Approval - 1/14/2022



1000945953

Customer:

Pharr PD

Date:

1/12/2022

Attn:

Marcos Ramirez

Quote Number:

Acct #:

1000945988

Contract

Buy Board # 603-20

Shipping Charge:

GQ Item#	Mft Model #		QTY	Price	TOTAL
		Uniforms for Patrol	73		
SH3592		BLAUER FLEX RS SUPERSHIRT	219	\$63	\$ 13,797.00
		BADGE PATCH	219	\$2	\$ 438.00
		SHOULDER PATCH	438	\$2	\$ 876.00
		NAMESTRIP W/ VELCRO	73	\$7	\$ 511.00
		COLLAR EMBROIDERY	219	\$8	\$ 1,752.00
		CHEVRON PATCH	0	\$0	\$ -
TR2254		BLAUER FLRS RS COVERT PANT	219	\$61	\$ 13,359.00
		Uniforms for Bridge Operations	8		
SH3592		BLAUER FLEX RS SUPERSHIRT	24	\$63	\$ 1,512.00
		BADGE PATCH	24	\$2	\$ 48.00
		SHOULDER PATCH	48	\$4	\$ 192.00
		NAMESTRIP W/ VELCRO	8	\$7	\$ 56.00
		COLLAR EMBROIDERY	48	\$8	\$ 384.00
		CHEVRON PATCH	0	\$0	\$ -
TR2254		BLAUER FLRS RS COVERT PANT	24	\$61	\$ 1,464.00
		Uniforms for K9 Operations	6		
SH3592		BLAUER FLEX RS SUPERSHIRT	18	\$63	\$ 1,134.00
		BADGE PATCH	18	\$2	\$36
		SHOULDER PATCH	36	\$4	\$ 144.00
		NAMESTRIP W/ VELCRO	6	\$7	\$ 42.00
		COLLAR EMBROIDERY	36	\$8	\$ 288.00
		CHEVRON PATCH	0	\$10	\$ -
TR2254		BLAUER FLRS RS COVERT PANT	18	\$61	\$ 1,098.00

		Uniforms for Motor Units - 3 Sets	4		
SR571		5.11 TACLITE PRO LONG SLEEVE SHIRT	12	\$49	\$ 590.40
		BADGE PATCH	12	\$2	\$ 24.00
		SHOULDER PATCH	24	\$4	\$ 96.00
		NAMESTRIP W/ VELCRO	4	\$7	\$ 28.00
		COLLAR EMBROIDERY	24	\$8	\$ 192.00
		CHEVRON PATCH	0	\$0	\$ -
TR407		5.11 MOTORCYCLE BREECHES	12	\$107	\$ 1,278.00
		Uniforms for Mounted Patrol	3		
SR571		5.11 TACLITE PRO LONG SLEEVE SHIRT	9	\$49	\$ 442.80
		BADGE PATCH	9	\$2	\$ 18.00
		SHOULDER PATCH	18	\$4	\$ 72.00
		NAMESTRIP W/ VELCRO	3	\$7	\$ 21.00
		COLLAR EMBROIDERY	18	\$8	\$ 144.00
		CHEVRON PATCH	6	\$10	\$ 60.00
TR407		5.11 MOTORCYCLE BREECHES	9	\$107	\$ 958.50
		Uniforms Support Personnel (Fleet/Jailer/CSI)	11		
SW724		5.11 PERFORMANCE SHIRT	33	\$37	\$ 1,221.00
		BADGE PATCH	33	\$2	\$ 66.00
		SHOULDER PATCH	0	\$0	\$ -
		NAMESTRIP W/ VELCRO	0	\$0	\$ -
		COLLAR EMBROIDERY	0	\$0	\$ -
		CHEVRON PATCH	0	\$0	\$ -
TR506		5.11 TAC-LIGHT PANT	33	\$45	\$ 1,485.00
		Uniforms for CEU	5		
SH3592		BLAUER FLEX RS SUPERSHIRT	15	\$63	\$ 945.00
		BADGE PATCH	15	\$2	\$ 30.00
		SHOULDER PATCH	30	\$4	\$ 120.00
		NAMESTRIP W/ VELCRO	15	\$7	\$ 105.00
		COLLAR EMBROIDERY	30	\$8	\$ 240.00
		CHEVRON PATCH	0	\$10	\$ -
TR2254		BLAUER FLRS RS COVERT PANT	15	\$ 61.00	\$ 915.00
		Uniforms for MHU	4		
SH3592		BLAUER FLEX RS SUPERSHIRT	12	\$63	\$ 756.00
		BADGE PATCH	12	\$2	\$ 24.00
		SHOULDER PATCH	24	\$4	\$ 96.00
		NAMESTRIP W/ VELCRO	12	\$7	\$ 84.00
		COLLAR EMBROIDERY	36	\$8	\$ 288.00

		CHEVRON PATCH	0	\$10	\$ -
TR2254		BLAUER FLRS RS COVERT PANT	12	\$ 61.00	\$ 732.00
		Uniforms for CID	28		
SH3592		BLAUER FLEX RS SUPERSHIRT	28	\$63	\$ 1,764.00
		BADGE PATCH	28	\$2	\$ 56.00
		SHOULDER PATCH	56	\$4	\$ 224.00
		NAMESTRIP W/ VELCRO	28	\$7	\$ 196.00
		COLLAR EMBROIDERY	56	\$8	\$ 448.00
		CHEVRON PATCH	6	\$10	\$ 60.00
TR2254		BLAUER FLRS RS COVERT PANT	28	\$61	\$ 1,708.00
		Uniforms for Sergeant	13		
SH3592		BLAUER FLEX RS SUPERSHIRT	39	\$63	\$ 2,457.00
		BADGE PATCH	39	\$2	\$ 78.00
		SHOULDER PATCH	78	\$4	\$ 312.00
		NAMESTRIP W/ VELCRO	39	\$7	\$ 273.00
		COLLAR EMBROIDERY	78	\$8	\$ 624.00
UN927		CHEVRON PATCH	78	\$10	\$ 780.00
TR2254		BLAUER FLRS RS COVERT PANT	39	\$ 61.00	\$ 2,379.00
		Uniforms for Lieutenants	7		
SH3592		BLAUER FLEX RS SUPERSHIRT	21	\$63	\$ 1,323.00
		BADGE PATCH	21	\$2	\$ 42.00
		SHOULDER PATCH	42	\$4	\$168
		NAMESTRIP W/ VELCRO	21	\$7	\$ 147.00
		COLLAR EMBROIDERY	42	\$8	\$ 336.00
		CHEVRON PATCH	0	\$10	\$ -
TR2254		BLAUER FLRS RS COVERT PANT	21	\$ 61.00	\$ 1,281.00
		Uniforms for Chiefs	4		
SH3592		BLAUER FLEX RS SUPERSHIRT	12	\$63	\$ 756.00
		BADGE PATCH	12	\$2	\$ 24.00
		SHOULDER PATCH	24	\$4	\$ 96.00
		NAMESTRIP W/ VELCRO	24	\$7	\$ 168.00
		COLLAR EMBROIDERY	24	\$8	\$ 192.00
		CHEVRON PATCH	0	\$10	\$ -
TR2254		BLAUER FLRS RS COVERT PANT	12	\$ 61.00	\$ 732.00
Total for entire department					\$ 64,786.70