



**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 20, 2023**

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. PROCLAMATIONS:

A) Proclamation proclaiming National Colorectal Cancer Awareness 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) Submission of 1st Quarter 2022-2023 City of Pharr Investment Report. **This item supports SG - Sound Governance and Fiscal Sustainability.**

B) Submission of Property Tax Collection Report for February 2023. **This item supports SG - Sound Governance and Fiscal Sustainability.**

C) Submission of Sales Tax Collection Report for March 2023. **This item supports SG - Sound Governance and Fiscal Sustainability.**

D) City Events of Interest.

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 March 6, 2023 Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance creating the Pharr Health Department (2nd Reading). **This item supports SE - Service Excellence.** (ADMINISTRATION)

C) Consideration and action, if any, on request from Hidalgo County Drainage District No. 1 for the use of city facilities as Early Voting and Election Day polling locations for the May 6, 2023 General Election. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

D) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals for consultation services for the City of Pharr Community Development Block Grant (HUD) Five (5) year consolidated plan. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PURCHASING)

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

1. Pinpoint Construction & Investments, LLC., representing Ascary Ruiz, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential Estate District (R1-E) to General Business District (C). The property is legally described as being 5.5 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road. COZ#230174 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

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2. Jose Federico De Hoyos, d/b/a Garden Jewels Investments, LLC. 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 High Density District (R-MFHD). The property is legally described as being Lots 23 through 26, Block 12, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 131 East Hawk Avenue. COZ#230276 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

3. Exclusive Event Center LLC., is requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.351 acres, more or less, out of Lots 27 through 30, Block 2, Los Marineros Subdivision Phase 1, Pharr, Hidalgo County, Texas. The property's physical address is 2200 South Cage Boulevard. CUP#230275 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

4. Smokin' Moon, LLC. is requesting renewal of the Conditional Use Permit and Late Hours 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 all of Lot 1-A and the East 26.7 feet of Lot 1, Albrad Unit No. 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1617 West Polk Avenue. CUP#180648 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

5. Mauricio Jaramillo, d/b/a Regency Fiesta, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 1, Regency Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1020 West Ferguson Avenue. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

6. Olly's Drive Thru is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being a 0.04 acre tract of land, more or less, out of Lots 27 and 28, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5850 South Cage Boulevard. CUP#200836 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

F) PLATS:

1. Nain Engineering, L.L.C., representing Raul Bocanegra, President for Bocanegra Investments, L.L.C., is requesting final plat approval of the proposed Bocanegra Subdivision. The property is legally described as being a 0.54 acre tract of land being all of Lots 1 and 2, the West 22.80 feet of Lot 3, all of Lot 23 and the West 16.80 feet of Lot 22, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Business Highway 83. SUB#210514 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

2. R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Estates Subdivision. The property is legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Sugar Road. SUB#220514 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

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3. Robles Engineering, LLC., representing Irma Vasquez and Ramon Vasquez Jr., owners, are requesting final plat approval of the proposed I-N-R Subdivision. The property is legally described as being a 1.00 acre out of Lot 4, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of East Ferguson Avenue (FM 495). SUB#200103 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance appointing Judges, Alternate Judges, and Early Voting Ballot Board Judges for the General Municipal Election to be held on Saturday, May 6, 2023 (*Adoption on 1st Reading*). **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Resolution appointing one (1) member and reappointing four (4) members to the Community Development Council. **This item supports SG - Sound Governance and Fiscal Sustainability.** (GMCD)

C) Consideration and action, if any, on Resolution authorizing City Manager to submit a grant application, and commit local funds, to the Rio Grande Valley Metropolitan Planning Organization's (RGVMPO) Fiscal Year 2023-2024 Transportation Alternatives Set-Aside (TASA) Call for Projects for the I Road Hike & Bike Phase I Project. **This item supports IF - Infrastructure.** (ENGINEERING)

D) Consideration and action, if any, on Resolution authorizing emergency hiring for the Hidalgo County Regional Mobility Authority. **This item supports IF - Infrastructure.** (ADMINISTRATION)

8. ADMINISTRATIVE:

A) Presentation and update by the Hidalgo County Drainage District Number 1 on the 2023 Drainage Bond Program. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Pinpoint Construction & Investments, LLC., representing Ascary Ruiz, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF). The property is legally described as being 18.34 acres, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Owassa Road COZ#230173. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into an agreement with Texas State Library and Archives Commission (TSLAC) for the TSLAC Family Place Training Award Grant Contract. **This item supports QL - Quality of Life.** (LIBRARY)

B) Consideration and action, if any, on Development Agreement with Majestic-KVS Partners for Majestic International Trade Port: Phase 1A Subdivision. **This item supports EV - Economic Vitality.** (ADMINISTRATION)

C) Consideration and action, if any, authorizing City Manager to amend the contract with Doctors Hospital at Renaissance for non-emergency ground ambulance service. **This item supports SG - Sound Governance and Fiscal Sustainability.** (EMERGENCY MEDICAL SERVICES)

D) Consideration and action, if any, authorizing City Manager to enter into a Mutual Aid Agreement with Medical & Trauma Specialist for Emergency Medical Services. **This item supports SSC - Safe and Secure Community.** (EMERGENCY MEDICAL SERVICES)

10. 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.

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

12. ADJOURNMENT:

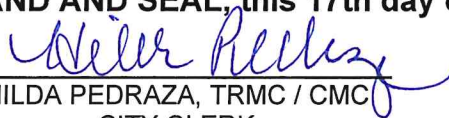
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 and imelda.perez@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 17th day of March 2023 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 17th day of March 2023


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: _____