

**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 4:10 PM ON
MONDAY, NOVEMBER 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 November 15, 2023 as Geographic Information System (GIS) Day.

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 Sales Tax Collection Report for November 2023. **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

B) City Events of Interest

1. Recognition of Pharr Leadership Development Program Graduates.
2. Recognition of EMS Staff for Clinical Excellence Commendation.
3. Presentation by Pharr Police Department on Uniform Crime Reporting (UCR) Statistics.
4. Presentation by Urban Ecologist on 2023 RGV Coastal Expo.

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

B) Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of a 0.104 acre tract of land out of Lot 1, Block 1, Re-subdivision of Closner Subdivision located on South Veterans Road and Doffing Road, a 1.71 acre tract of land, more or less located on the Right-of-Way of South Veterans Road and Doffing Road, and a 241.56 acre tract of land out of Porcion 71, located on the south side of Doffing Road, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. *(2nd Reading)* **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, ratifying Resolution No. R-2023-71 entering into an agreement with the Texas Department of Transportation for the closure of U.S. 281 (Cage Blvd.) from Old Business 83 to Kelly Ave. for the Pharr Winter Wonderland from Thursday, November 30, 2023, at 7:00 a.m. until Saturday, December 2, 2023, at 10:00 a.m. **This item supports QL - Quality of Life.** (ADMINISTRATION)

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D) Consideration and action, if any, on Memorandum of Understanding between Pharr Police Department and Tropical Texas Behavioral Health for the mutual commitment to coordinate efforts to service our community. **This item supports SSC - Safe and Secure Community. (POLICE)**

E) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals for Public Relation Consulting Services. **This item supports SE - Service Excellence. (PURCHASING)**

F) Consideration and action, if any, on request from PSJA ISD for street closure of Kelly Avenue, from Gumwood to Fir Street for their 4th Annual PSJA ISD Family Posada Event on Thursday, December 21, 2023 from 9:00 a.m. to 10:00 p.m. **This item supports QL - Quality of Life. (ADMINISTRATION)**

G) Consideration and action, if any, on release of retainage in the amount of \$2,405.00, and acceptance of the Downtown Park Statue as complete. (Project #2223-40-510-C06-781) **This item supports IF - Infrastructure. (ENGINEERING)**

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

1. Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. COZ#230925 **This item supports EV - Economic Vitality. (DEVELOPMENT SERVICES)**

2. Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership, 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 Heavy Industrial District (HI). The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 West Hi-Line Road. COZ#231028 **This item supports EV - Economic Vitality. (DEVELOPMENT SERVICES)**

3. 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a 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 One (1) P&T Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2710 North Cage Boulevard, Suite 1. CUP#231031 **This item supports EV - Economic Vitality. (DEVELOPMENT SERVICES)**

4. Villa Del Mar Restaurant, has filed with the Planning and Zoning Commission a request for a 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 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo

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County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 1. CUP#231029 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

5. Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, has filed with the Planning and Zoning Commission a request for a 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 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6905 South Jackson Road. CUP#231030 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

6. Michael Wright, CFO., DBA Parry's Pizza, has filed with the Planning and Zoning Commission a request for a 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 1B of the 2nd Replat of Vacated Car-mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property is physically located at 550 North Jackson Road. CUP#231032 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

7. Red Robin Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 409 South Jackson Road. CUP#030747 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

8. Stefano's Pizza Express 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 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite N-3. CUP#190961 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

I) PLATS:

1. South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting final plat approval of the proposed Bstone Park Subdivision. The property is legally described as being 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of North Sugar Road. SUB#211247 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing/reappointing City Clerk and Assistant City Clerk. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Resolution executing an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for Voluntary Maintenance of a Section 130 Project. **This item supports IF - Infrastructure.** (ENGINEERING)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Change Order No. 5 in the amount of \$150,270.25 to the construction contract with International Consulting Engineers (ICE) for the Donations Acceptance Program (DAP) Fiscal Year 2015 Projects. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, authorizing City Manager to negotiate and enter into Right of Entry for Survey and Site Assessment on Tract No's: RGV-WSL-2025 and RGV-WSL-2026 between City of Pharr and United States of America for Border Infrastructure. **This item supports IF - Infrastructure.** (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. 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 November at 4:05 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 November 2023


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: _____

Proclamation



WHEREAS, the City of Pharr recognizes that an understanding, use and application of geospatial technology is crucial to operating our infrastructure, sustaining our natural resources, and stimulating economic growth, thus, benefitting the welfare of the general public throughout Pharr; and

WHEREAS, geographic information systems (GIS) technology allows us to see and model complex relationships and patterns to more intelligently respond; and

WHEREAS, there is a need to promote GIS awareness, education and technical training to use this rapidly developing technology to its full potential; and

WHEREAS, the City of Pharr acknowledges those that have chosen GIS as their profession or as part of their discipline to improve the lives of our citizens; and

WHEREAS, the City of Pharr is committed to utilizing GIS to inform decision making and better serve its residents and make useful geographic information open and easily available to the public, as a platform for innovation;

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 City Commission, do hereby proclaim November 15, 2023, as:

“G.I.S. Day”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 20th day of November 2023.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED:

MEETING DATE: November 20, 2023

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 #: 5.A.

DATE SUBMITTED: November 16, 2023

MEETING DATE: November 20, 2023

FROM: Karla Saavedra, Finance Director

DEPARTMENT: Finance

DIRECTOR: Karla Saavedra

Agenda Item: Submission of Sales Tax Collection Report for November 2023. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: SALES TAX HIGHLIGHTS

The City of Pharr shows an INCREASE of 1.85% YTD TRUE GROWTH compared to last Year 2022 and -1.06% DECREASE compared to last November 2022 payments.

Fiscal Consideration:

n/a

Staff Recommendation: Presentation only

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Karla Saavedra
Karla Saavedra
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/16/2023
Approved - 11/16/2023
Approved - 11/16/2023
Final Approval - 11/16/2023



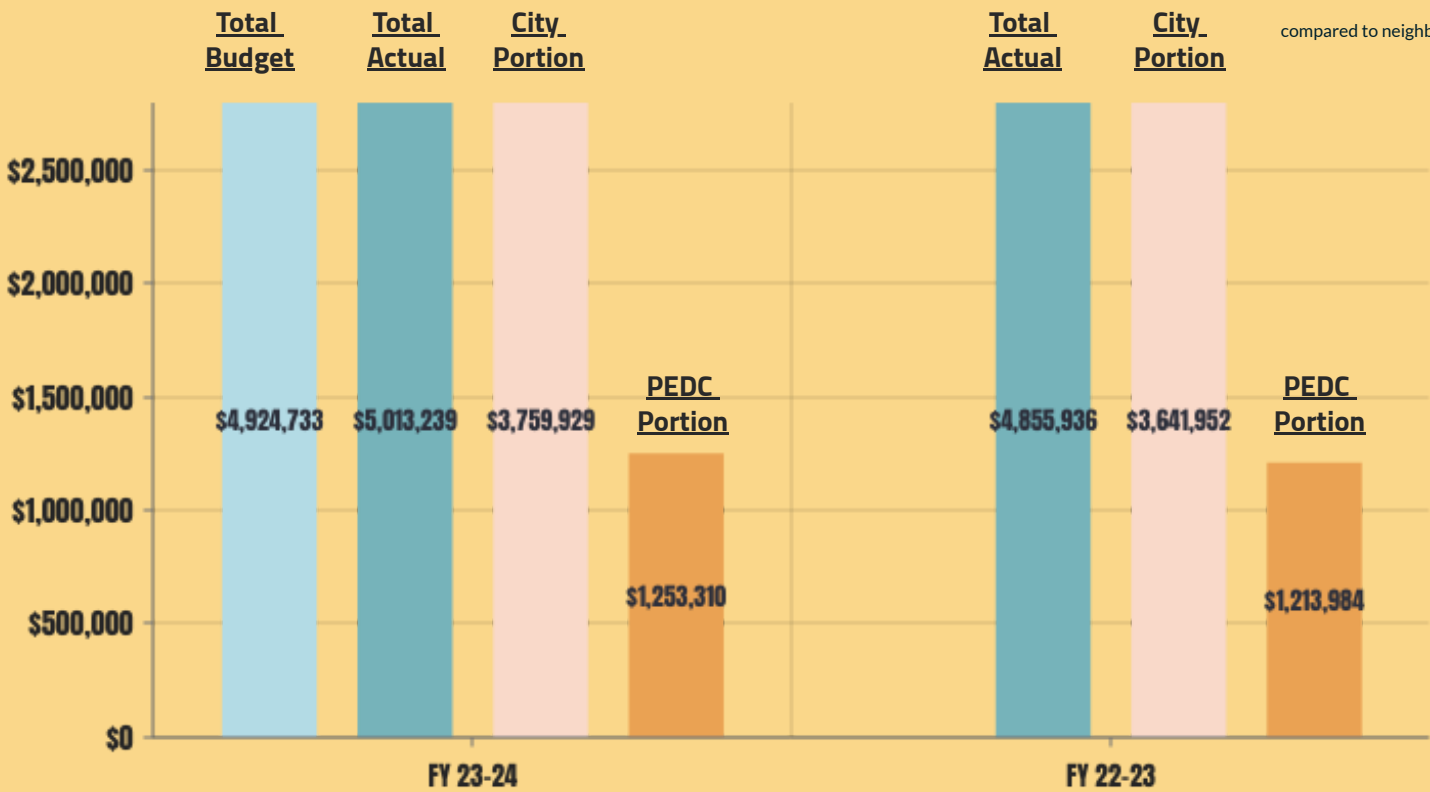
CITY OF PHARR SALES TAXES

as of November 2023
FY 2023-2024

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 10

compared to neighbor Cities



1.85% YTD

Increase in Sales Tax from
Last Year*



-1.06%

Compared to November
2022 Cash Basis.



1.80%

More than Budget

*Growth is based on Calendar Year per Texas State Comptroller.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.

DATE SUBMITTED: November 17, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 11/17/2023



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.1.

DATE SUBMITTED: November 17, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Recognition of Pharr Leadership Development Program Graduates.

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

Created/Initiated - 11/17/2023



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.2.

DATE SUBMITTED: November 17, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Recognition of EMS Staff for Clinical Excellence Commendation.

Classification: Consent

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

Issue: Recognition of EMS staff

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza

Created/Initiated - 11/17/2023



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.3.

DATE SUBMITTED: November 17, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Presentation by Pharr Police Department on Uniform Crime Reporting (UCR) Statistics.

Classification: Consent

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

Issue: The UCR statistics are sent out by the Texas State Department of Public Safety. The objective of these statistics is to produce reliable crime statistics for law enforcement agencies.

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza

Created/Initiated - 11/17/2023



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.4.

DATE SUBMITTED: November 17, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Presentation by Urban Ecologist on 2023 RGV Coastal Expo.

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

Created/Initiated - 11/17/2023



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.

DATE SUBMITTED: November 16, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Minutes for November 6, 2023 Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: minutes

Fiscal Consideration: N/A

Staff Recommendation: Approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 11/16/2023
Final Approval - 11/17/2023

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, NOVEMBER 6, 2023
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, November 6, 2023 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Jonathan, Interim City Manager
Hilda Pedraza, Interim ACM/City Clerk
Imelda Perez, Asst. City Clerk
Ruben Alfaro, City Engineer
Fabiola Sanchez, Asst. Finance Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Police Chief
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, OSE Director
Ruben Rosales, Public Utilities Dir.
Sergio Alanis, Parks & Rec. Dir.
Cynthia Garza, CDBG/External Affairs Dir.
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
Daniel Ramirez, E.M.S. Chief
Eloina Gonzalez, Chamber
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Dir.
Cynthia Gutierrez, Health Dir.

CITY ATTORNEY Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

MINUTES: REGULAR CALLED MEETING

November 6, 2023

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. Chavez was not present at the time of roll call but arrived at 4:03 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PROCLAMATIONS:

A) PROCLAMATION PROCLAIMING NOVEMBER 6, 2023 AS ROMEO ROBLES DAY

Jonathan Flores, Interim City Manager, introduced the item.

Kimberly Mendoza, Development Services Director, stated Romeo Robles was appointed to the Planning & Zoning Board on October 21, 1999 and continues to serve as an active member of the commission. Mr. Robles thanked the Mayor and Commissioners for the recognition and for allowing him to serve on the board.

Comm. Flores read proclamation proclaiming November 6, 2023 as Romeo Robles Day and presented proclamation to Mr. Robles and his family.

B) PROCLAMATION PROCLAIMING NOVEMBER 11, 2023 AS HONOR OUR VETERANS DAY

Mayor Hernandez read proclamation proclaiming November 11, 2023 as Honor Our Veterans Day. Lucio Gaitan and American Legion Post 101 members received the proclamation and thanked the Commission for the recognition.

ITEM 3. PUBLIC TESTIMONY

Connielynn Guss signed up to speak but was not present at the meeting.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Francisca Martinez signed up to speak but was not present at the meeting.

B) PUBLIC HEARING: SOLICITATION OF COMMENTS FROM THE GENERAL PUBLIC ON THE VOLUNTARY ANNEXATION OF A 0.104 ACRE TRACT OF

MINUTES: REGULAR CALLED MEETING

November 6, 2023

LAND OUT OF LOT 1, BLOCK 1, RE-SUBDIVISION OF CLOSER SUBDIVISION LOCATED ON SOUTH VETERANS ROAD AND DOFFING ROAD, A 1.71 ACRE TRACT OF LAND, MORE OR LESS LOCATED ON THE RIGHT-OF-WAY OF SOUTH VETERANS ROAD AND DOFFING ROAD, AND A 241.56 ACRE TRACT OF LAND OUT OF PORCION 71 LOCATED ON THE SOUTH SIDE OF DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Jonathan Flores, Interim City Manager, introduced the item and stated the City Engineer was present and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

Jonathan, Interim City Manager, introduced the item and called upon Yuri Gonzalez, Chief Communications Officer.

Yuri Gonzalez, Chief Communications Officer, presented a video recap of the Salute to Veteran's Day Parade and Arbor Day event.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR OCTOBER 23, 2023 REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT (TMRS) SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM ON AN ANNUAL BASIS FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO AT THE EFFECTIVE DATE OF THE ALLOWANCE ARE MEMBERS OF THE CITY OF PHARR; AND ESTABLISHING AN EFFECTIVE DATE FOR THE ORDINANCE (3RD AND FINAL READING) THIS ITEM SUPPORTS QL - QUALITY OF LIFE (HR)**
- C) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN SOUTH TEXAS COLLEGE POLICE DEPARTMENT AND THE PHARR POLICE DEPARTMENT FOR**

**JURISDICTIONAL AND INTERAGENCY SUPPORT. THIS ITEM SUPPORTS
SSC - SAFE AND SECURE COMMUNITY (POLICE)**

- D) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT WITH LASER SPECTACLES, INC. FOR A LASER LIGHT SHOW FOR THE NEW YEAR'S EVE BALL DROP CELEBRATION ON DECEMBER 31, 2023 IN THE AMOUNT OF \$9,783.00. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (FIRE)**
- E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT FOR ELECTRONIC DOCUMENT SUBSCRIPTION SERVICES WITH DOCUSIGN, INC. FROM SAN FRANCISCO, CA. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (PURCHASING)**
- F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO REJECT ALL PROPOSALS RECEIVED FOR THE CITY-WIDE ON-CALL ELECTRICAL AND MAINTENANCE SERVICES. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (PURCHASING)**
- G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO RE-ADVERTISE FOR BIDS FOR THE SANITARY SEWER COLLECTION SYSTEM IMPROVEMENTS AND LIFT STATIONS NUMBER 1, 29, AND 33 ELIMINATION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)**
- H) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
- 1. J & R ENGINEERING, REPRESENTING CARRILLO PROPERTIES I, LTD., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.96 ACRES, MORE OR LESS, OUT OF LOT 245, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3210 SOUTH CAGE BOULEVARD. COZ#230923 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)**
- 2. J & R ENGINEERING, REPRESENTING CARRILLO PROPERTIES I, LTD., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.66 ACRES, MORE OR LESS, OUT OF LOT 245, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 100 WEST JAVELINA DRIVE. COZ#230924 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)**
- I) PLATS:**
- 1. PABLO SOTO JR., P.E., REPRESENTING ASHLEY ANETTE PEREZ AND HUSBAND, DIEGO ARMANDO TORRES, OWNERS, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED DIEGO TORRES ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.96-ACRE TRACT OF LAND, OUT OF LOT 5, BLOCK 11, A.J.**

MINUTES: REGULAR CALLED MEETING

November 6, 2023

MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST GREG DRIVE. SUB#220725 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

2. TREVIÑO ENGINEERING, REPRESENTING ALBERTO GARZA, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SAM HOUSTON CAGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.510 OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1, 2 AND 3, BLOCK 1, SOUTH SIDE ADDITION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST SAM HOUSTON AVENUE. SUB#220306 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

3. S2 ENGINEERING, PLLC, REPRESENTING CARLOS GOMEZ, MANAGER FOR GOMEZ GROUP, LLC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED BIG D INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 8.635 ACRE TRACT OF LAND AND A PART OR PORTION OF LOT 98, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF EAST NOLANA LOOP (FM 3461). SUB#221036 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

Jonathan Flores, Interim City Manager, introduced the item and recommended approval.

Comm. Carrillo moved to remove items H.1 and H.2 from consent agenda and approve the remaining items. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Comm. Caballero moved to approve items H.1 and H.2. Mayor Hernandez seconded the motion and when put to a vote, the motion carried by a majority vote of five (5) ayes and one (1) abstention. Comm. Carrillo abstained from voting.

Ordinance Nos. O-2023-51, O-2023-52, and O-2023-53 are filed with the City Clerk's Office.

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

ITEM 11. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR BOARD OF COMMISSIONERS HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 4:27 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 12. RECONVENE

MINUTES: REGULAR CALLED MEETING
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The time being 5:34 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION:

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS OF THE CITY OF PHARR, TEXAS AND ANNEXING NEW TERRITORY INTO THE CITY OF PHARR CONSISTING OF A 0.104 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, RE-SUBDIVISION OF CLOSER SUBDIVISION LOCATED ON SOUTH VETERANS ROAD AND DOFFING ROAD, A 1.71 ACRE TRACT OF LAND, MORE OR LESS LOCATED ON THE RIGHT-OF-WAY OF SOUTH VETERANS ROAD AND DOFFING ROAD, AND A 241.56 ACRE TRACT OF LAND OUT OF PORCION 71, LOCATED ON THE SOUTH SIDE OF DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. (1ST READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)**

Mayor Hernandez introduced the item.

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

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUBMITTING ENTITLEMENT VOTES FOR CANDIDATE(S) TO THE APPRAISAL DISTRICT BOARD OF DIRECTORS 2024-2025. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)**

Mayor Hernandez introduced the item. Jonathan Flores, Interim City Manager, briefly stated the City of Pharr was entitled to cast 135 votes and recommended all votes be applied to candidate Albert Cardenas.

Comm. Carrillo **moved** to cast 135 votes for Albert Cardenas. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2023-69 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ALLOWING PARTICIPATION WITH SAVVIK BUYING GROUP FOR COOPERATIVE PURCHASES AND/OR SERVICES. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (PURCHASING)**

Mayor Hernandez introduced the item.

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

Resolution No. R-2023-70 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE:

A) DISCUSSION WITH THE BOARD OF COMMISSIONERS ON THE CITY OF PHARR'S ANNUAL STRATEGIC PLAN REVIEW AND UPDATE (OSE)

Mayor Hernandez introduced the item and stated no action was necessary.

ITEM 9. PURCHASING:

A) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF A PUMPER/TANKER FOR THE FIRE DEPARTMENT FROM DACO FIRE EQUIPMENT UTILIZING BUYBOARD COOPERATIVE PURCHASING CONTRACT NUMBER 651-21 IN THE AMOUNT OF \$1,006,005.00. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (FIRE)

Mayor Hernandez introduced the item.

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

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD SERVICE CONTRACT TO SOUTHERN TRENCHLESS SOLUTIONS OUT OF LA FERIA, TEXAS FOR THE REPAIR AND REHABILITATION OF MANHOLES THROUGH BUYBOARD CONTRACT NO. 635-21 IN THE AMOUNT OF \$149,998.00 THIS ITEM SUPPORTS IF - INFRASTRUCTURE (PUBLIC UTILITIES)

Mayor Hernandez introduced the item.

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

ITEM 10. CONTRACTS/AGREEMENTS:

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT WITH LUMATEC LIGHTING SERVICE FROM MCALLEN, TEXAS FOR CITY WIDE ON-CALL ELECTRICAL AND MAINTENANCE SERVICES THROUGH PURCHASING COOPERATIVE

BUYBOARD NO. 711-23. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (PURCHASING)

Mayor Hernandez introduced the item.

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

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT WITH KM INTERNATIONAL LLC FOR ADVERTISING AGENCY OF RECORD MANAGEMENT AND NEWSLETTER SERVICES THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS) NO. 230601 THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (PURCHASING)

Mayor Hernandez introduced the item.

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

C) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO.1 IN THE AMOUNT OF \$2,227,429.00 FOR TIME EXTENSION AND SUPPLEMENTAL FEE FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE CITY OF PHARR CONSTRUCTION DONATION ACCEPTANCE PROJECT (DAP) FY16 PROJECTS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (PURCHASING)

Mayor Hernandez introduced the item.

Comm. Carrillo moved to approve. Comm. Pacheco seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one (1) nay. Comm. Chavez voted against the motion.

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:39 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

MINUTES: REGULAR CALLED MEETING
November 6, 2023

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

ON THIS THE 6th DAY OF NOVEMBER 2023 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: November 7, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of a 0.104 acre tract of land out of Lot 1, Block 1, Re-subdivision of Closner Subdivision located on South Veterans Road and Doffing Road, a 1.71 acre tract of land, more or less located on the Right-of-Way of South Veterans Road and Doffing Road, and a 241.56 acre tract of land out of Porcion 71, located on the south side of Doffing Road, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. *(2nd Reading)* **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: This is the second reading of the ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of a 0.104 acre tract of land out of Lot 1, Block 1 Re-subdivision of Closner Subdivision located on South Veterans Road and Doffing Road, a 1.71 acre tract of land, more or less located on the Right-of-Way of South Veterans Road and Doffing Road, and a 241.56 acre tract of land out of Porcion 71, located on the south side of Doffing Road, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/7/2023
Approved - 11/7/2023
Final Approval - 11/7/2023

O-2023-_____

AN ORDINANCE OF THE CITY OF PHARR, TEXAS, EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS AND ANNEXING TERRITORY CONSISTING OF 243.37 ACRES OF LAND, MORE OR LESS, GENERALLY LOCATED ON SOUTH VETERANS BOULEVARD AND DOFFING ROAD, LYING ADJACENT TO AND BEING SITUATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PHARR, TEXAS, INCLUDING THE ABUTTING STREETS AND ROADWAYS AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNERS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY; AND ADOPTING A SERVICE PLAN

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code and the City Charter of the City of Pharr, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state;

WHEREAS, the procedures prescribed by the Texas Local Government Code and/or Charter of the City of Pharr, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

SEE "EXHIBIT B"

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

Section 1: The Board of Commissioners of the City of Pharr has decided to extend the corporate limits of the City to include tracts of land adjacent to our present corporate limits; and

Section 2: The hereinafter described territory lies within the extraterritorial jurisdiction of the City of Pharr, Texas; and

Section 3: The territory hereinafter described contains approximately 243.37 acres; and

Section 4: The territorial limits of the City of Pharr, Texas contained approximately 15,439 acres (24.12 square miles) as of September 18, 2023; and

Section 5: The Director of Development Services held a public hearing on the proposed annexation, on Monday, November 6, 2023 at 4:00 p.m. in the City Commissioners' Room, 118 S. Cage Boulevard, 2nd floor, Pharr, Texas and was also published in the Advance News Journal; and

Section 6: A service plan as required by State Law is hereby adopted and attached as Exhibit A.

Section 7: The Board of Commissioners of the City of Pharr, Texas, finds that all prerequisites for annexation imposed by State Law and the City Charter have been met.

Section 8: That the corporate boundary limits of the City of Pharr, Texas, is hereby extended so as to annex certain territory lying adjacent to and adjoining the present City limits of said City and such territory as hereby annexed to said City as described in Exhibit B.

Section 9: That this ordinance be published, one time in its entirety, in the Advance News, a newspaper in Pharr, Texas.

Section 10: That the service plan attached to this ordinance is hereby approved by the Board of Commissioners of the City of Pharr, Texas provided that such service plan may be amended or repealed in accordance with Section 43.056 of the Texas Local Government Code, when in the opinion of the Board of Commissioners, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

Section 11: That this ordinance shall not become effective until ten (10) days elapsed after the ordinance has been published in the local newspaper after which the territory herein noted and described in Section 1 hereof shall be a part of the City of Pharr and the citizens thereof shall be entitled to all rights and privileges of other citizens and shall be bound by the acts, ordinances, and resolution of the city.

Section 12: Upon annexation of the above described property, the acreage within the city limits of the City of Pharr, Texas will be increased by 243.37 acres for a total of approximately 15,682 acres.

The City Clerk is hereby directed to file with the County Clerk of Hidalgo, Texas, a certified copy of this ordinance.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 6th day of November, 2023.

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 _____, 2023.

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 _____, 2023.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

EXHIBIT A
SERVICE PLAN

I. ANNEXATION AREAS

The annexation areas are located on South Veterans Road. The property is approximately **243.37 AC** and is illustrated in EXHIBIT A and further described below:

OWNER: Texas Department of Transportation

1. TRACT 1: A 0.104 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, RE-SUBDIVISION OF CLOSNER SUBDIVISION LOCATED ON SOUTH VETERANS ROAD AND DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS
2. TRACT: A 1.71 ACRE TRACT OF LAND, MORE OR LESS, LOCATED ON THE RIGHT OF WAY OF SOUTH VETERANS ROAD AND DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.
3. TRACT: A 241.56 ACRE TRACT OF LAND OUT OF PORCION 71, LOCATED ON THE SOUTH SIDE OF DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS

II. SERVICE COMPONENTS

This plan contains two service components: A) Municipal Service Plan B) Capital Improvement Program.

A. MUNICIPAL SERVICE PLAN

As required by TLGC 43.056 B), certain municipal services will be provided by the City of Pharr immediately upon the effective date of annexation. These services include:

- Police Protection
- Fire Protection
- Emergency medical services
- Solid waste collection, except as provided by Subsection 43.056 (o);
- Operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
- Operation and maintenance of roads and streets, including road and street lighting; *
- Operation and maintenance of public parks, playgrounds, and swimming pools; and
- Operation and maintenance of any other publicly owned facility, building or service.

*Note: Street lighting will be maintained for fixtures located within the service territory of the City of Pharr.

1. POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of Pharr Police Department will extend regular and

routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. FIRE

Existing Services: Primary fire response is currently provided through rural fire agreement with Hidalgo County. Services will continue to be provided

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

3. BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Pharr.

4. PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Pharr Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Pharr Subdivision Ordinance. These services can be provided within the department's current budget.

5. LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Hidalgo County Health Department will implement the enforcement of the City of Pharr's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current City of Pharr's Code Compliance and Health Division Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

7. STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

8. STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers and/or Public Works Department at time of completions. The City will then maintain the drainage upon approval.

9. STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Pharr will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

10. TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

11. WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

12. SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

13. SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

14. ADDITIONAL SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Pharr's established policies governing extension of municipal services to newly annexed areas.

B. CAPITAL IMPROVEMENTS

The City, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Commission through its development plans and policies.

III. LEVEL OF SERVICES TO BE PROVIDED

It is the intent of the City of Pharr to provide the level of services required by State Law. The City Commission finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each are of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

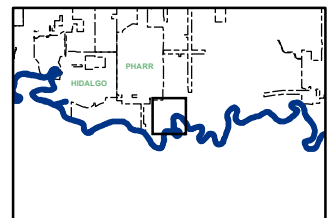


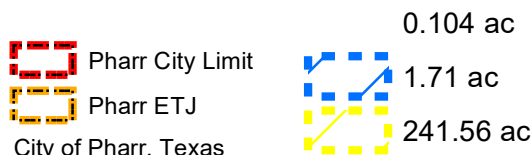
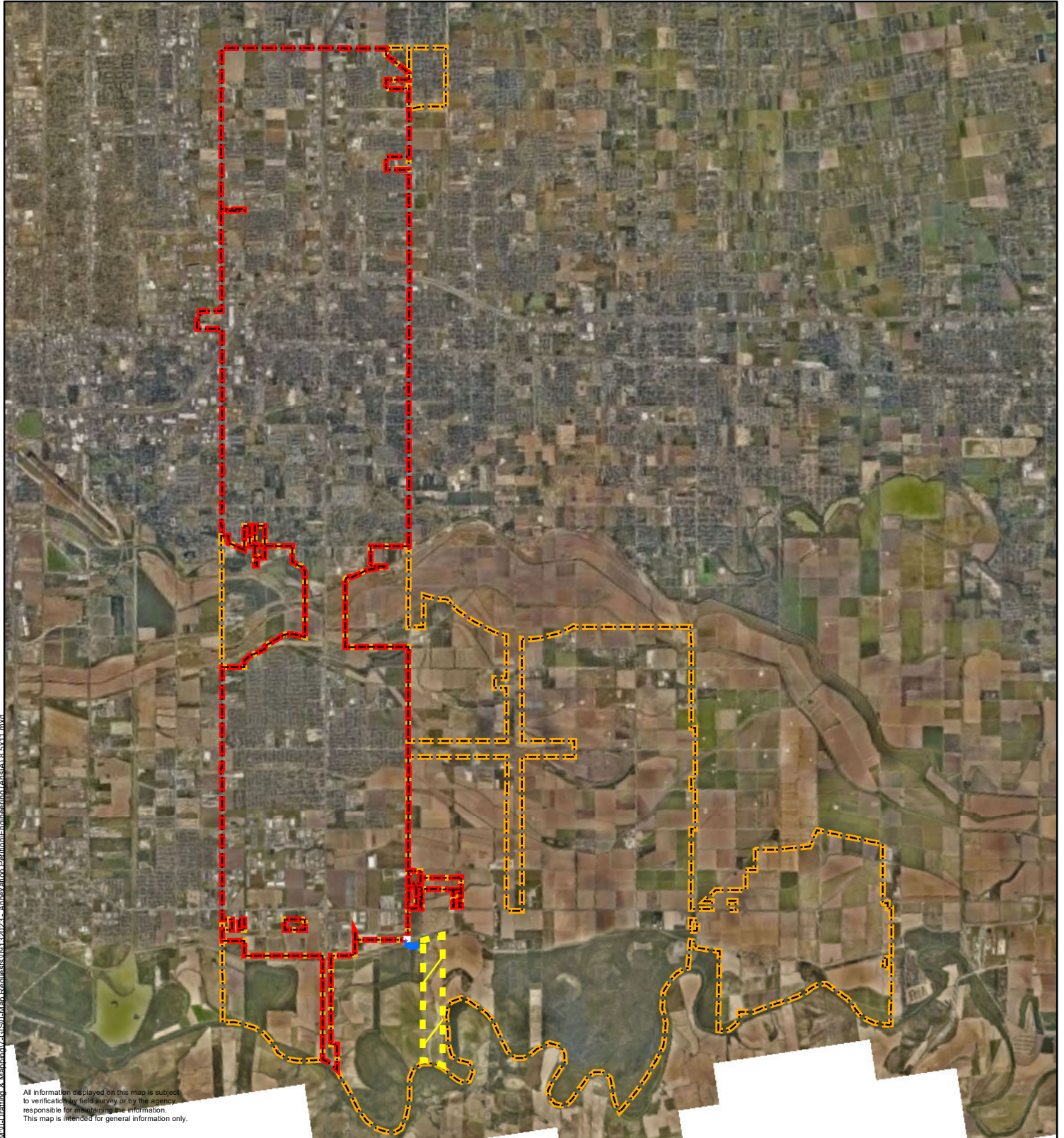
 Pharr City Limit
 Pharr ETJ
 City of Pharr, Texas
 Engineering Department
 956.402.4242
 Date: 9/13/2023

 0.104 ac
 1.71 ac
 241.56 ac

Scale: 1 inch = 1,124 feet

0 550 1,100 2,200 3,300 4,400 Feet

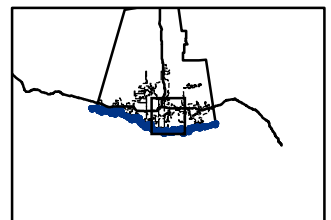




City of Pharr, Texas
Engineering Department
956.402.4242

Date: 9/18/2023

Scale: 1 inch = 8,864 feet



The properties are legally described as follows:

- *TRACT: A 0.104 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, RE-SUBDIVISION OF CLOSNER SUBDIVISION LOCATED ON SOUTH VETERANS ROAD AND DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS*
- *TRACT: A 1.71 ACRE TRACT OF LAND, MORE OR LESS LOCATED ON THE RIGHT OF WAY OF SOUTH VETERANS ROAD AND DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS*
- *TRACT: A 241.56 ACRE TRACT OF LAND OUT OF PORCION 71 LOCATED ON THE SOUTH SIDE OF DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS*



METES AND BOUNDS DESCRIPTION

A 0.104 acre tract of land (4,520 square feet) out of Lot 1, Block 1, Re-Subdivision of Closner Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Page 56A, Map Records of Hidalgo County, Texas. Said 0.104 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a magnetic nail set at the Northeast corner of Lot 1, Block 1, Re-Subdivision of Closner Subdivision, for the Northeast corner of this tract of land and **POINT OF BEGINNING**;

THENCE, South 08 degrees 33 minutes 45 seconds West, with the East line of said Lot 1, Block 1, Re-Subdivision of Closner Subdivision, a distance of 32.22 feet to a magnetic nail set, for the Southeast corner of this tract of land;

THENCE, South 82 degrees 00 minutes 37 West, with the apparent North Right-of-Way line of the Hidalgo County Irrigation District No. 2 "Lateral A" as per Volume 26, Page 244, Deed Records of Hidalgo County, Texas, a distance of 100.58 feet to a No. 4 rebar set (with yellow cap stamped RGEC), for the Southwest corner of this tract of land;

THENCE, North 07 degrees 41 minutes 22 seconds East, a distance of 55.41 feet to a No. 4 rebar set (with yellow cap stamped RGEC), for and interior corner of this tract of land;

THENCE, North 08 degrees 53 minutes 06 seconds West, a distance of 5.74 feet to a No. 4 rebar set (with yellow cap stamped RGEC) at the North lot line of said Lot 1, Block 1, Re-Subdivision of Closner Subdivision, for the Northwest corner of this tract of land;

THENCE, South 81 degrees 26 minutes 15 seconds East, with the North lot line of said Lot 1, Block 1, Re-Subdivision of Closner Subdivision, a distance of 98.97 feet to the **POINT OF BEGINNING**, and containing 0.104 acres of land (4,520 square feet), more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



PABLO SOTO, Jr. – R.P.L.S. No. 4541

Date: 9/07/2023

OWNER: CAPOTE FARMS, INC.
LOT 4, BLOCK 1
RESUBDIVISION OF CLOSNER SUBDIVISION
VOL 1, PG. 56A
M.R.H.C., TX.

OWNER: STATE OF TEXAS
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2227254
O.R.H.C., TX.

BASIS
OF
BEARING

POC
POB
NE CORNER LOT 1

F4-- FOUND No. 4 REBAR

S4-- SET No. 4 REBAR
WITH YELLOW CAP
STAMPED RGE

SM-- SET MAGNETIC NAIL



SCALE: 1" = 20'

**SURVEY PLAT
OF
A 0.104 ACRE TRACT OF LAND
(4,520 SQUARE FEET) OUT OF
LOT 1, BLOCK 1, RE-SUBDIVISION OF CLOSNER
SUBDIVISION, HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 1, PAGE 56A,
MAP RECORDS OF HIDALGO COUNTY, TEXAS.**



PABLO SOTO, JR. - R.P.L.S. No.
4541

Date: 9/07/2023

FLOOD ZONE: ☐ A ☐ A0 ☐ C ☐ X ☐ AH ☒ B ☐ D ☐ ____OTHER

Description:

"ZONE B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD;
OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN
ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE
MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

Client: CITY OF PHARR	Mailing Address: 118 S CAGE BLVD	City: PHARR	State: TX	Zip Code: 78577
-----------------------	-------------------------------------	----------------	--------------	--------------------

Com.-Panel No.: 480334 0500 B	Job No.: SUR23.074	FB:	Drawn By: A.M.
EFFECTIVE DATE: 01/02/1981	Date: 09/08/2023	PG:	Checked By: P.S.



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

G.F. No. N/A

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
RESEARCH

I, PABLO SOTO, JR., HEREBY STATE THAT THIS SURVEY WAS PERFORMED ON THE
GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF THE SURVEY.

PORCION 70

LOT 1, BLOCK 1
RESUBDIVISION OF CLOSNER SUBDIVISION

OWNER: STATE OF TEXAS
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2227254
O.R.H.C., TX.

N 07°41'22" E
55.41'

CHAIN LINK FENCE
S 82°00'37" W

0.104 ACRES
(4,520 SQUARE FEET)

LATERAL "A"
VOL 26, PG. 244
D.R.H.C., TX.

100.58'

S 08°33'45" W
32.22'

S. VETERANS ROAD

98.97'

S 81°26'15" E

N 08°53'06" W
5.74'



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm #486 • Surveying Firm #101650

SUR23.074
September 7, 2023

METES AND BOUNDS DESCRIPTION

The right of way of South Veterans Road and Doffing Road, Hidalgo County, Texas, containing 1.71 acres, more or less. Said right of way being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot 1, Block 1, Re-Subdivision of Closner Subdivision, as per map recorded in Volume 1, Page 56A, Map Records of Hidalgo County, Texas; **THENCE**, South 85 degrees 49 minutes 47 seconds West, with the apparent South Right of Way line of Doffing Road, a distance of 20.50 feet to a No. 4 rebar set (with a yellow cap stamped RGE) for the Southwest corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, North 08 degrees 33 minutes 20 seconds East, with the West Right of Way line of South Veterans Road, a distance of 557.85 feet to the Northwest corner of this tract of land;

THENCE, North 82 degrees 00 minutes 37 seconds East, across the Right of Way of said South Veterans Road, a distance of 41.73 feet to a point on the East Right of Way line of said South Veterans Road for the most Northerly Northeast corner of this tract of land;

THENCE, South 08 degrees 33 minutes 20 seconds West, with the East Right of Way line of said South Veterans Road, a distance of 508.11 feet for an interior corner of this tract of land;

THENCE, North 84 degrees 24 minutes 46 seconds East with the North Right of Way line of Doffing Road also being the South line of Lot 9, Re-Subdivision of Closner Subdivision, a distance of 819.64 feet to the Southeast corner of said Lot 9, for an interior corner of this tract of land;

THENCE, North 79 degrees 10 minutes 03 seconds East, continuing with the apparent North Right of Way line of said Doffing Road, a distance of 203.46 feet to a ¾ inch pipe found for the most Southerly Northeast corner of this tract of land;

THENCE, South 08 degrees 47 minutes 43 seconds West, across the Right of Way of said Doffing Road, a distance of 50.62 feet to a point on the apparent South Right of Way line of said Doffing Road for the Southeast corner of this tract of land;

THENCE, South 78 degrees 05 minutes 25 seconds West, with the apparent South Right of Way line of said Doffing Road, a distance of 167.55 to a No. 4 rebar found for an exterior corner of this tract of land;

THENCE, South 84 degrees 04 minutes 54 seconds West, continuing with the apparent South Right of Way line of said Doffing Road, a distance of 763.36 feet to an aluminum disc found for an interior corner of this tract of land;

THENCE, South 85 degrees 49 minutes 47 seconds West, with the apparent South Right of Way line of said Doffing Road, a distance of 133.69 feet to the **POINT OF BEGINNING**, and containing 1.71 acres of land, more or less.

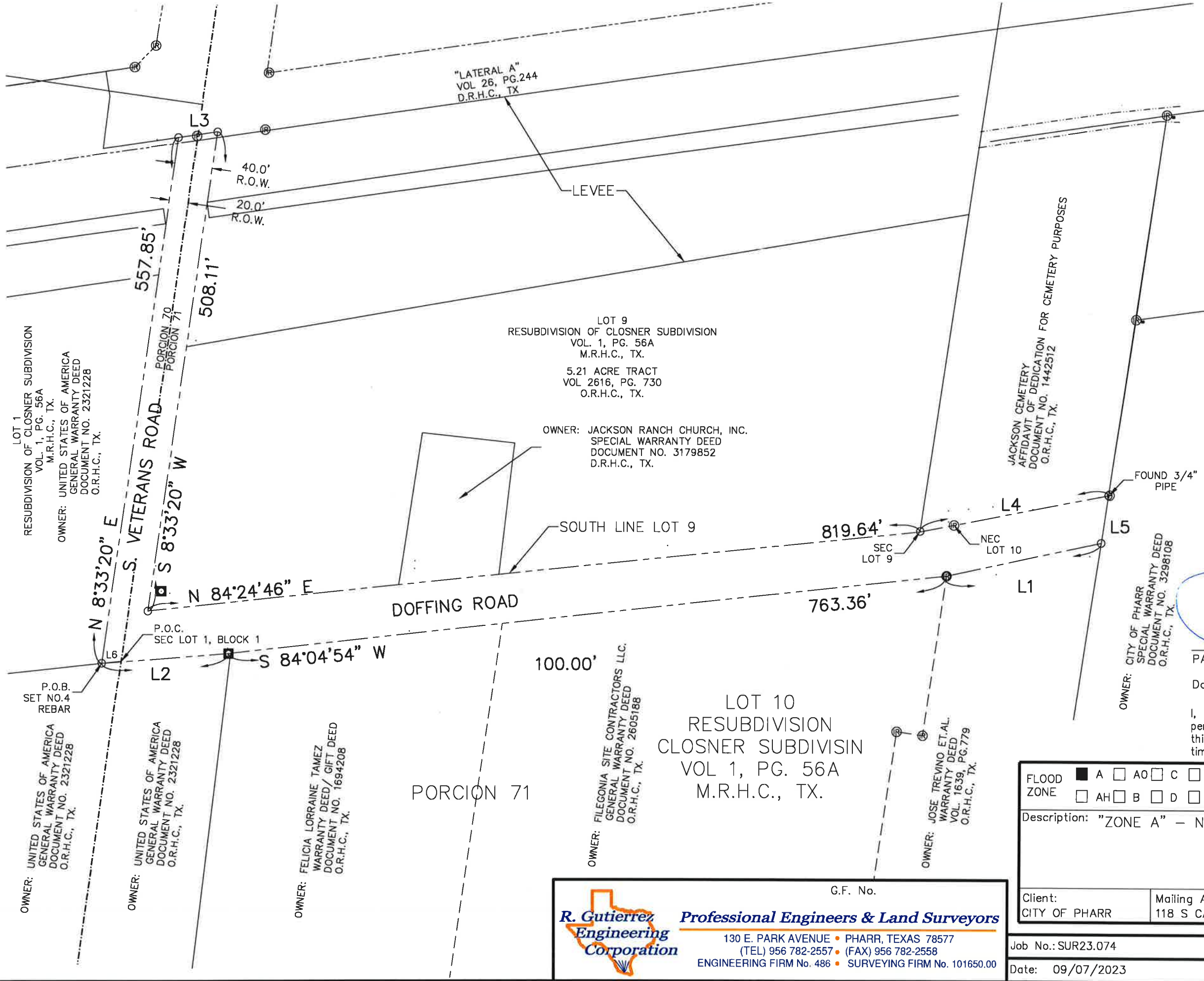
I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



A handwritten signature in blue ink, appearing to read "Pablo Soto, Jr.", written over a horizontal line.

PABLO SOTO, Jr. – R.P.L.S. No. 4541

Date: 9/07/2023



LEGEND

■

 FOUND ALUMINUM DISC

Ⓡ

 FOUND NO. 4 REBAR



SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S78°05'25"W	167.55'
L2	S85°49'47"W	133.69'
L3	N82°00'37"E	41.73'
L4	N79°10'03"E	203.46'
L5	S08°47'43W	50.62'
L6	S85°49'47"W	20.50'

SURVEY PLAT
OF
THE RIGHT OF WAY
OF SOUTH VETERANS ROAD
AND DOFFING ROAD,
HIDALGO COUNTY, TEXAS,
CONTAINING 1.71 ACRES,
MORE OR LESS



Pablo Soto, Jr.

PABLO SOTO, Jr. - R.P.L.S. No. 4541

Date: 9/07/2023

I, Pablo Soto, Jr., hereby state that this Survey was performed on the ground under my supervision and that this Survey correctly represents the facts found at the time of the survey.

FLOOD ZONE	☒ A ☐ AO ☐ C ☐ X ☐ AH ☐ B ☐ D ☐ ____OTHER	Com.-Panel No.: 480334 0500 B		
Description: "ZONE A" - NO BASE FLOOD ELEVATIONS DETERMINED.		EFFECTIVE DATE: 01/02/1981		
Client: CITY OF PHARR	Mailing Address: 118 S CAGE BLVD.	City: PHARR	State: TX	Zip Code: 78577



R. Gutierrez
Engineering
Corporation

Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No. 486 • SURVEYING FIRM No. 101650.00

Job No.: SUR23.074	FB:	Drawn By: A.M
Date: 09/07/2023	PG:	Checked By: P.S.



METES AND BOUNDS DESCRIPTION

A 241.56 acre tract of land out of PORCION 71, Hidalgo County Texas. Said 241.56 acre tract of land is vested to the City of Pharr by virtue of a Special Warranty Deed dated January 6, 2022 recorded in Document No. 3298108, Official Records of Hidalgo County, Texas. Said 241.56 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a No. 4 rebar found at the Northeast corner of Lot 10, Re-Subdivision of Closner Subdivision as per map recorded in Volume 1, Page 56A, Map Records of Hidalgo County, Texas; **THENCE**, North 79 degrees 10 minutes 03 seconds East, with the apparent North right-of-way of Doffing Road, a distance of 167.99 feet to a ¾ inch iron pipe found at the Southeast corner of the Eli Jackson Cemetery (as per Affidavit of Dedication for Cemetery Purposes recorded in Document No. 1442512, Official Records of Hidalgo County, TX) for the **POINT OF BEGINNING**;

THENCE, North 08 degrees 26 minutes 18 seconds East, with the East line of said Eli Jackson Cemetery, a distance of 186.35 feet to a No. 4 rebar found at the Southwest corner of United States of America and its assigns, Department of Homeland Security, Customs and Border Protection (as per Warranty Deed recorded in Document No. 3115969, Official Records of Hidalgo County, Texas), for the Northwest corner of this tract of land;

THENCE, North 82 degrees 24 minutes 13 seconds East, with the South line of said United States of America property, a distance of 1,159.63 feet to an aluminum disc found at the Southeast corner of the said United States of America property, for the most Northerly Northeast corner of this tract of land;

THENCE, South 08 degrees 37 minutes 30 seconds West, with the West line of United States of America and its assigns, Department of Homeland Security, Customs and Border Protection (as per Warranty Deed recorded in Document No. 3368685, Official Records of Hidalgo County, Texas) at 30.60 feet pass an aluminum disc found at the apparent North right-of-way line of the Old Military Road, at a total distance of 59.47 feet to a cotton picker spindle found at the apparent center line of said Old Military Road, for an interior corner of this tract of land;

THENCE, North 83 degrees 25 minutes 17 seconds East, a distance of 151.35 feet to a No. 4 rebar found at the Northwest property corner of Rio Fresh Inc. (as per Warranty Deed with Vendor's Lien recorded in Document No. 3372106, Official Records of Hidalgo County, Texas), for the most Southerly Northeast corner of this tract of land;

THENCE, South 08 degrees 20 minutes 16 seconds West, with the West line of said Rio Fresh, Inc. property, a distance of 8,518.65 feet, to a railroad tie found at the high bank of the Rio Grande River, for the Southeast corner of this tract of land;

THENCE, with the meanders of the high bank of said Rio Grande River as follows: North 35 degrees 25 minutes 47 seconds West, 68.28 feet; North 53 degrees 01 minutes 31 seconds West, 235.22 feet; North 63 degrees 56 minute 02 seconds West, 231.79 feet; North 71 degrees 14 minutes 30 seconds West, 550.21 feet; North 70 degrees 45 minutes 00 seconds West, 200.10 feet; and South 76 degrees 16 Minutes 40 seconds West, 120.85 feet to an old fence post found at the high bank of said Rio Grande River for the Southwest corner of this tract of land;

THENCE, North 08 degrees 48 minutes 14 seconds East, with the East property line of United States of the United States of America and its assigns, US Fish and Wildlife (as per General Warranty Deed recorded in Document No. 2321228, Official Records of Hidalgo County, Texas), and along an old wire fence, a distance of 7,710.08 feet to the **POINT OF BEGINNING**, and containing 241.56 acres of land, more or less.

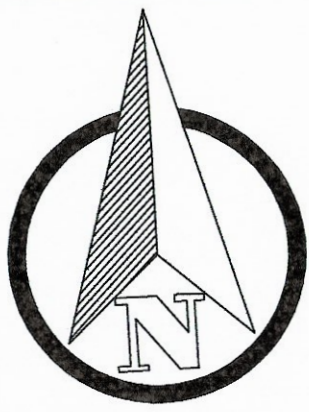
I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



A handwritten signature in blue ink, appearing to read "Pablo Soto, Jr.", is written over a horizontal line.

PABLO SOTO, Jr. – R.P.L.S. No. 4541

Date: 9/08/2023

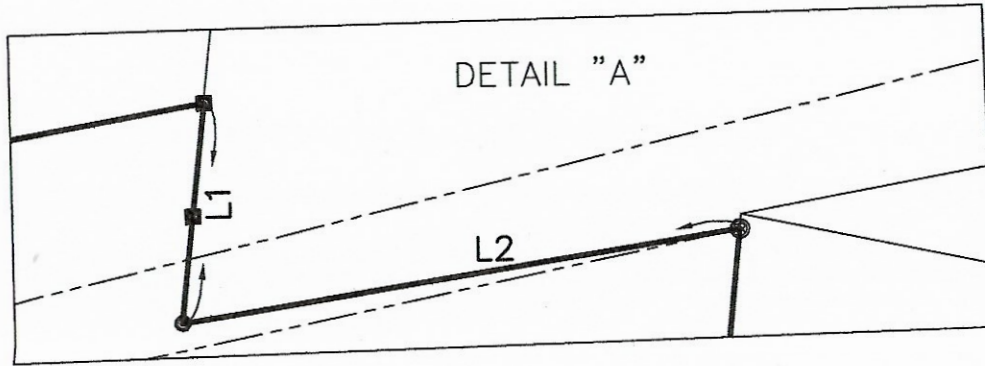


SCALE: 1" = 500'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 08°37'30" W	59.47'
L2	N 83°25'17" E	151.35'
L3	N 35°25'47" W	68.28'
L4	N 53°01'31" W	235.22'
L5	N 63°56'02" W	231.79'
L6	N 71°14'30" W	550.21'
L7	N 70°45'00" W	200.10'
L8	S 76°16'40" W	120.85'
L9	N 08°26'18" E	186.35'

ADJOINERS

- 1 OWNER: ELI JACKSON CEMETERY
DECLARATION DEED DOCUMENT NO. 1442512
O.R.H.C., TX.
- 2 OWNER: EDUARDO TREVIÑO, ET. AL.,
WARRANTY DEED
VOLUME 1639, PAGE 779 D.R.H.C., TX
- 3 OWNER: UNITED STATES OF AMERICA
FISH AND WILDLIFE DEPARTMENT
GENERAL WARRANTY DEED
DOCUMENT NO. 2321228 O.R.H.C., TX.
- 4 RIO FRESH INC.
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 3372106, O.R.H.C., TX.
- 5 UNITED STATES OF AMERICA, AND ASSIGNS
DEPARTMENT OF HOMELAND SECURITY
WARRANTY DEED
DOCUMENT NO. 3115969 O.R.H.C., TX.
- 6 UNITED STATES OF AMERICA, AND ASSIGNS
DEPARTMENT OF HOMELAND SECURITY
WARRANTY DEED
DOCUMENT NO. 3368685
O.R.H.C., TX.



LEGEND

- Ⓡ NO. 4 REBAR
- ◼ ALUMINUM DISK
- F4- FOUND NO. 4 REBAR
- S4- SET NO. 4 REBAR
WITH YELLOW CAP
STAMPED RGEC
- - POST
- ⊙ - CPS

SURVEY PLAT
OF
A 241.56 ACRE TRACT OF LAND OUT OF
PORCION 71,
HIDALGO COUNTY, TEXAS



PABLO SOTO, Jr. - R.P.L.S. No. 4541
DATE: 9/08/2023

Any certification expressed or implied herein is invalid without the original signature and seal of Pablo Soto, Jr., Alteration of this document, except by a licensed land surveyor is illegal.

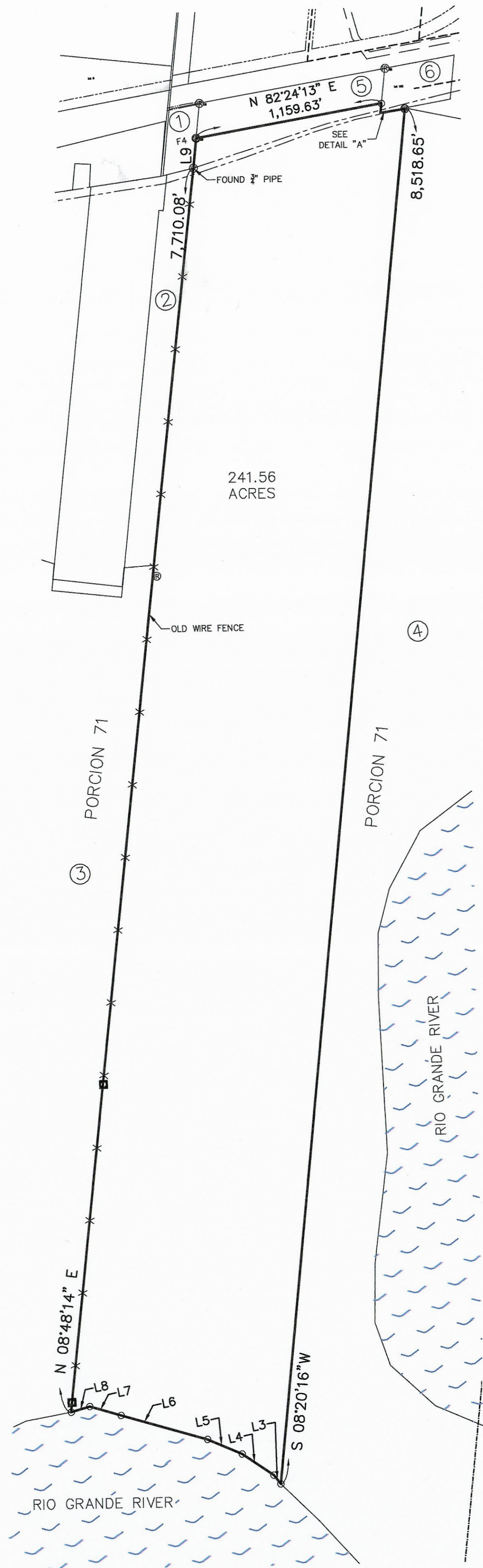
I, Pablo Soto, Jr, hereby certify that this survey was performed on the ground under my supervision and that this survey correctly represents the facts found at the time of the survey.

GF No.:	FLOOD ZONE	☒ A ☐ AO ☐ C ☐ X ☐ AH ☐ B ☐ D ☐ OTHER	Community-Panel No.: 480334 0500 B
Description: "ZONE A" - NO BASE FLOOD ELEVATIONS DETERMINED.			EFFECTIVE DATE: 01/02/1981
Client: CITY OF PHARR	Mailing Address: 118 S CAGE BLVD	County: Hidalgo	City: PHARR
Job No.: SUR23.074	Date: 09/08/2023	FB:	PG:
	Drawn By: A.M.	CHECKED BY: P.S.	



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 486





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.C.

DATE SUBMITTED: November 14, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, ratifying Resolution No. R-2023-71 entering into an agreement with the Texas Department of Transportation for the closure of U.S. 281 (Cage Blvd.) from Old Business 83 to Kelly Ave. for the Pharr Winter Wonderland from Thursday, November 30, 2023, at 7:00 a.m. until Saturday, December 2, 2023, at 10:00 a.m. **This item supports QL - Quality of Life.**

Classification: Consent

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

Issue: The City of Pharr will be having the Winter Wonderland event on December 1, 2023 and we are requesting a temporary road closure.

Fiscal Consideration: N/A

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 - 11/14/2023
Final Approval - 11/14/2023

RESOLUTION R-2023-71

**A RESOLUTION OF THE CITY OF PHARR TEXAS, AUTHORIZING THE CITY TO
ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC
TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF PHARR**

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

That the City of Pharr wishes to enter into an agreement with the State of Texas, acting by and through the Texas Department of Transportation for temporary closure of a street for a public event.

That the closure of US 281 (Cage Boulevard) from Business 83 to Kelly Avenue for the Pharr Winter Wonderland from Thursday, November 30, 2023, at 7:00 a.m. until Saturday, December 2, 2023, at 10:00 a.m.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this ____ day of _____, 2023, by the Board of Commissioners of the City of Pharr, Texas.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.

DATE SUBMITTED: November 15, 2023

MEETING DATE: November 20, 2023

FROM: Joel Robles, Assistant Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Memorandum of Understanding between Pharr Police Department and Tropical Texas Behavioral Health for the mutual commitment to coordinate efforts to service our community. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: Tropical Texas Behavioral Health is designated the Local Mental Health Authority for our county. Tropical Texas Behavioral Health set the standards for care as a Certified Community Behavioral Center (CCBHC). Tropical Texas Behavioral Health has set parameters for the mutual commitment to coordinate efforts to service the community. The memorandum has set direction of actions taken by Tropical Texas Behavioral Health and Pharr Police Department.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: Not approve MOU

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joel Robles
Juan Gonzalez
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/15/2023
Approved - 11/15/2023
Approved - 11/16/2023
Final Approval - 11/16/2023

**MEMORANDUM OF UNDERSTANDING
BETWEEN
TROPICAL TEXAS BEHAVIORAL HEALTH
AND
PHARR POLICE DEPARTMENT**

This Memorandum of Understanding (the Agreement) establishes the mutual agreement of **Tropical Texas Behavioral Health (TTBH)**, a Certified Community Behavioral Health Center (CCBHC), and **Pharr Police Department**, 1900 South Cage, Pharr, TX 78577, a referral PARTNER (PARTNER) to coordinate referrals and services for those individuals who receive community-based mental health and/or substance use disorder services from TTBH. The purpose of this Agreement is to establish the roles of both parties in the collaborative treatment planning and care coordination activities.

I. Referral Activities

1. TTBH will, within its scope and capacity:
 - a) Provide integrated and coordinated care across a spectrum of services in a manner that is both person-centered, family-centered and consistent with Section 2402(a) of the Patient Protection and Affordable Care Act (ACA).
 - b) Adhere to the requirements of the TTBH CCBHC demonstration, as implemented by the Texas Health and Human Services Commission (HHSC).
 - c) Inform PARTNER if TTBH becomes unable to accept new referrals.
2. PARTNER will, within its scope and capacity:
 - a) Make and/or accept referrals to/from TTBH in order to assist individuals in need of services and resources.
 - b) If accepting referral, PARTNER agrees to notify TTBH if at any time it becomes unable to accept new referrals.
 - c) Inform TTBH if PARTNER becomes unable to accept new referrals.

II. Care Coordination Processes

BOTH parties confirm their understanding that, within their scope, capacity, and role:

1. **TTBH will** to provide initial screening, intake, and, as capacity permits, appropriate treatment to clients referred to TTBH for the provision of community-based mental health and substance use disorder services, and to establish and maintain records of such individuals' healthcare.
2. **TTBH will** If such screening and/or treatment indicate the need for referral to PARTNER for services, TTBH will assist clients and/or their families to obtain an appointment with PARTNER. TTBH will also confirm with PARTNER that the appointment was kept, consistent with the Referral and Communication Protocol described below in Section II.6.
3. **TTBH will** ensure that clients' preferences and those of their families, as applicable, for shared information will be adequately documented in the applicable clinical records, consistent with the philosophy of person and family-centered care. TTBH will make reasonable efforts to obtain necessary consent for release of information from clients of TTBH.

4. **TTBH will** make and document reasonable attempts to screen all clients who are referred for outpatient services within 24 hours and to schedule intake for individuals in need within 10 business days. TTBH will make all reasonable efforts respond to requests for mental health crisis within 1 hour of request. For all TTBH clients who present as a potential suicide risk, TTBH will provide crisis intervention services, emphasizing smooth transitions to and from emergency department care or psychiatric hospitalization, as indicated. TTBH will coordinate consent and follow-up services with the consumer within twenty-four (24) hours of discharge, which shall continue until the individual is linked to services or assessed to be no longer at risk.
5. **TTBH and PARTNER will** collaborate in treatment planning and care coordination activities in a manner that is person and family-centered.
6. **TTBH and PARTNER will** coordinate care for individuals served, making/accepting timely referrals, incorporating consumer preferences and needs for care, allowing TTBH and PARTNER to track clients and the services they receive, coordinating the transfer of medical records for services, coordinating TTBH's active follow-up and other activities necessary for effective management of care transitions.
7. **TTBH and PARTNER agree** that the individuals served by either party are considered clients of the Party furnishing the services. Accordingly, each Party agrees to be solely responsible for billing and collecting all payments for such services from appropriate third-party payors, funding sources, and, as applicable, clients, observing the Party's customary billing, collection, and discount/charity care policies.
8. **TTBH and PARTNER agree** that each Party shall be responsible for training and competencies of staff employed by the Party and meet all requirements of their respective state laws, statutes, and other standards including but not limited to licensing.

III. Insurance and Liability

1. TTBH and PARTNER represent and warrant that each Party and its clinicians, if applicable, providing services hereunder are covered by a professional liability insurance policy (malpractice, errors, and omissions) that provides sufficient coverage against professional liabilities that may arise from acts or omissions in connection with or related to the Services that the Party furnishes under this Agreement.

IV. Assurance of Patient and Clinician Choice, if Applicable

1. TTBH and PARTNER acknowledge and agree that all health and health-related professionals employed by or under contract with either TTBH or PARTNER retain sole and complete discretion, subject to any valid restriction(s) imposed by participation in a managed care plan and consistent with Section II above, to refer clients to any and all providers who best meet the medical needs of such clients.
2. TTBH and PARTNER acknowledge that all clients have the freedom to choose (and/or request referral to) any provider of services, and the parties will advise clients of such right, subject to any valid restriction(s) imposed by participation in a managed care plan.
3. TTBH and PARTNER acknowledge and agree that they have freely negotiated the terms of this Agreement and that neither Party has offered or received any inducement or other consideration in exchange for entering into this Agreement. Nothing in this Agreement requires, is intended to

require, or provides payment or benefit of any kind (directly or indirectly) for the referral of individuals or business to either Party by the other Party, subject to Section II above.

4. TTBH and PARTNER remain separate and independent entities. No provision of this Agreement is intended to create, nor shall any provision be deemed or construed to create, a relationship between the parties other than that of independent contractors. TTBH and PARTNER retain the authority to contract or affiliate with, or otherwise obtain services from, other parties, on either a limited or a general basis.

V. Term and Termination

1. This Agreement will be effective on September 1, 2023, and will expire on August 31, 2024, and will thereafter automatically renew for an additional one (1) year term unless written notice of intent not to renew is provided by one Party to the other Party no less than thirty (30) days prior to the expiration of the then-current Agreement in accordance with Section V.
2. Either TTBH or PARTNER may terminate this Agreement without cause upon ninety (90) days prior written notice to the other Party.
3. This Agreement may be terminated for cause upon written notice by either TTBH or PARTNER. "Cause" shall include, but is not limited to when the life, health, welfare, or safety of individuals served or its employees is endangered or could be endangered either directly or through the Parties willful or negligent discharge of its duties under this Agreement.

VI. Privacy and Confidentiality of Consumer Information

1. TTBH and PARTNER will coordinate care in compliance with privacy and confidentiality requirements, including but not limited to those of the Health Insurance Portability and Accountability Act of 1996 (HIPAA) (Pub. L. No. 104191, 110 Stat. 1936 (1996)), 42 CFR Part 2, and other federal and state laws, including privacy requirements specific to the care of minors.
2. Each Party shall seek clients' consent for disclosure of their health information when required in accordance with state and federal law and regulations. Each Party shall follow clients' preferences for shared protected health information, consistent with the philosophy of person and family-related consent.
3. This Section VI shall survive termination of this Agreement.

PHARR POLICE DEPARTMENT

TROPICAL TEXAS BEHAVIORAL HEALTH

Name:

Title:

Date: _____

W. Terry Crocker

Chief Executive Officer

Date: _____



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.E.

DATE SUBMITTED: November 17, 2023

MEETING DATE: November 20, 2023

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals for Public Relation Consulting Services. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: The City of Pharr requires assistance with Infrastructure Act funding for various projects on overall government relations. The current service contract will expire on December 12, 2023. Project# 2324-01-510-S17-153

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval to advertise for proposals.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan
Cynthia Garza
Ricardo Rodriguez
Karla Saavedra
City Management Office

Created/Initiated - 11/17/2023
Approved - 11/17/2023
Approved - 11/17/2023
Approved - 11/17/2023
Final Approval - 11/17/2023



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.F.

DATE SUBMITTED: November 9, 2023

MEETING DATE: November 20, 2023

FROM: Imelda Perez, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Hilda Pedraza

Agenda Item: Consideration and action, if any, on request from PSJA ISD for street closure of Kelly Avenue, from Gumwood to Fir Street for their 4th Annual PSJA ISD Family Posada Event on Thursday, December 21, 2023 from 9:00 a.m. to 10:00 p.m.
This item supports QL - Quality of Life.

Classification: Consent

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

Issue: Consideration and action, if any, on request from PSJA ISD for street closure of Kelly Avenue, from Gumwood to Fir Street for their 4th Annual PSJA ISD Family Posada Event on Thursday, December 21, 2023 from 9:00 a.m. to 10:00 p.m.

Fiscal Consideration: N/A

Staff Recommendation: Approval of Street Closure Request.

Alternatives: N/A

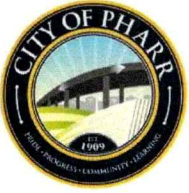
Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 11/9/2023
Final Approval - 11/17/2023



CITY OF PHARR
PARADES, PROCESSIONS AND STREET CLOSURE FORM

P.O. Box 1729 * 118 S. Cage Blvd. * Pharr, Texas 78577
Fax 956-702-5313

Date of Event: 12/21/2023

Type of Event: ☐ Parade ☐ Walk-A-Thon ☐ Other 4th Annual PSJA ISD Family Posada

NAME OF CONTACT PERSON: Sgt Joseph Garcia

ORGANIZATION (IF APPLICABLE): PSJA ISD Police Department

ADDRESS: 208 S Cesar Chavez RD CITY: Alamo ZIP CODE: 78516

PHONE NO.: 956-207-8477

FAX NO.: _____ E-MAIL: joseph.garcia@psjaisd.us

PURPOSE AND DESCRIPTION OF EVENT:

PSJA ISD is hosting a Family Posada event on the northside parking lot of PSJA Stadium. We need permission to close Kelly ave from Gumwood to fir for this event. Closure will be from 9am-10pm. Our district police department will take care of the barricades and closures. No resources needed from the city, only permission.

START TIME: 9am END TIME: 10pm
ROUTE TO BE TRAVELED OR UTILIZED (**Attach Site & Traffic Plan**)

Starting Location: _____

Ending Location: _____

Will event occupy all or only a portion of the width of the street? _____

Is the event insured? ☒ Yes ☐ No
If yes, Insurance Company Information _____ Contact #: _____

Applicant Signature: [Signature]

FOR CITY USE ONLY:

Date Received: _____

City Commission: _____ APPROVED _____ DENIED _____

City Manager's signature

Date



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.G.

DATE SUBMITTED: November 17, 2023

MEETING DATE: November 20, 2023

FROM: Moises Beas, Civil Engineer In Training

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: Consideration and action, if any, on release of retainage in the amount of \$2,405.00, and acceptance of the Downtown Park Statue as complete. (Project #2223-40-510-C06-781) **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The contractor, Mata G. Construction, has completed construction of the City of Pharr Downtown Park Statue Project. A preliminary walkthrough was held on October 19, 2023, before the unveiling of the Nike Angel Statue. The structural engineer, Chanin Engineering, has signed off on the Certificate of Construction Completion effective October 31, 2023, and the City of Pharr Engineering Dept. concurs. (Project #2223-40-510-C06-781).

Fiscal Consideration: Original Contract Amount: \$39,600.00

Change Order No. 1: \$8,500.00

Revised Contract Amount: \$48,100.00.

Staff Recommendation: Staff recommends release of retainage in the amount of \$2,405.00, and acceptance of the Downtown Park Statue as complete.

Alternatives: The project is complete. No alternatives.

Exclude Material from Public Packet? No

Reason: No

ROUTING:

Moises Beas
Maria Rangel
Karla Saavedra
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/17/2023
Approved - 11/17/2023
Approved - 11/17/2023
Approved - 11/17/2023
Final Approval - 11/17/2023



**Engineer's
Certificate of Substantial Completion**

PROJECT: Downtown Park Statue
BID NUMBER: Project # 2223-40-510-C06-781
CONTRACTOR: Mata G. Construction

The Work performed under this Contract has been reviewed and found, to the Engineer's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below: Construction time is stopped at the day of issuance.

<u>Miguel Chanin, PE</u> Engineer	 _____ Signature	<u>October 31, 2023</u> Date of Issuance
--------------------------------------	--	---

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

<u>Oved Ivan Mata, P.E.</u> Contractor	_____ Signature	_____ Date
---	--------------------	---------------

The City of Pharr accepts the Work or designated portion as substantially complete and will assume full possession on _____.

<u>Ruben J. Alfaro, P.E.</u> City Engineer – City of Pharr	_____ Signature	_____ Date
---	--------------------	---------------



CERTIFICATE OF CONSTRUCTION COMPLETION

THIS IS TO CERTIFY THAT ON October 31, 2023 A FINAL INSPECTION was made of the project herein described.

CONTRACT: Downtown Park Statue
BID NO.: Project # 2223-40-510-C06-781
CONTRACT DATE: July 17, 2023
CONTRACTOR: Mata G. Construction Inc.
ADDRESS: 3601 Tom Gill Rd., Peñitas, TX
PROJECT DESCRIPTION: Concrete slab foundation and concrete column/pedestal for the Nike Angel Downtown Statue

THIS IS TO CERTIFY:

1. That the work has been completed in accordance with the plans and specifications and all addenda, change orders, supplemental agreements thereto, and with the following exceptions:
2. That the sum of \$ 0.00, deducted from the final payment of the Contractor is a fair and equitable settlement for the foregoing except work.
3. That the contractor has presented a 'Certificate of Release' starting under oath, that all claims arising out of the performance of work have been fulfilled, and the Owner is released from all claims arising under or by virtue of said contract.
4. That the CONTRACTOR has presented in behalf of itself and its sureties, satisfactory evidence that it is bound to repair, replace, and make good any faulty workmanship and/or materials discovered in the work within a period of one year from this date, as provided in said contract.

5. Original Contract	\$ <u>39,600.00</u>
Change Orders	\$ <u>8,500.00</u>
Current Contract	\$ <u>48,100.00</u>
Total Earned to Date	\$ <u>48,100.00</u>
Less Previous Payments (-)	\$ <u>45,695.00</u>
Balance with Retainage	\$ <u>2,405.00</u>
Authorized Deductions (-)	\$ <u>0.00</u>
Final Payment	\$ <u>2,405.00</u>

6. That the **Final Payment** in the amount of \$(2,405.00)
(Two thousand four hundred and five .00/100)
is due and payable.

Miguel Chanin, PE
Engineering Company


Project Engineer's Signature

APPROVED BY:

Mata G. Construction Inc.
Contractor

Signature

Date

APPROVED BY:

Ruben J. Alfaro, P.E.
City Engineer

Signature

Date

Payment Request No. 3
Period: 10/01/2023 to 11/01/2023

Owner: City of Pharr
118 S. Cage Blvd.
Pharr, TX 78577

Contractor: Mata G. Construction Inc.
3601 Tom Gill Rd.
Penitas TX 78576

Project: No. 2223-40-510-C06-781
Bid No.
PO #

Original Contract Amount:	<u>\$39,600.00</u>
Change Orders:	<u>\$8,500.00</u>
Contract Amount to Date:	<u>\$48,100.00</u>
Total to Date:	<u>\$48,100.00</u>
Total Stored to Date:	<u>\$0.00</u>
Total to Date:	<u>\$48,100.00</u>
Retainage:	<u>\$0.00</u>
Total Due Less Retainage:	<u>\$48,100.00</u>
Less Previous Payments:	<u>\$45,695.00</u>
Current Payment Due:	<u>\$2,405.00</u>

Percent Completed: 100.00%

Original Contract Time (Days): 30
Change Orders (days):
Notice to Proceed 7/24/2023
Completion Date
Contract Time Used

Change Order Summary				
No.	Contract Amount		Contract Time	
	Addition	Deduction	Addition	Deduction
1	\$8,500.00			
Total	\$8,500.00			

* Provide Documentation Attachment "B"



Contractor:

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

[Signature]
Signature:

11-13-2023
Date

Subscribed and sworn before me this 13th day of Nov, 2023

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

Attachment "A" * [Signature] Notary Public: [Signature]
My Commission Expires: 03-23-2026

Construction Manager or Engineer of Record

In accordance with the Contract Documents, based on on-site observation and the data comprising this progress payment, the Construction Manager certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to progress payment.

Signature: _____

Date: _____

Approved:

Ruben J. Alfaro., P.E.

City Engineer

Signature _____

Date _____

Mayra Gomez

Purchasing Department

Signature _____

Date _____

Reserved

Signature _____

Date _____

Dr. Jonathan B. Flores

City Manager

Signature _____

Date _____

Karla Saavedra

Finance Director

Signature _____

Date _____

Reserved

Signature _____

Date _____

Attachment "A"
Tabulation of Contact Work Performed

[illegible]



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.H.

DATE SUBMITTED:

MEETING DATE: November 20, 2023

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.H.1.

DATE SUBMITTED: November 16, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. COZ#230925 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) to move a mobile home onto the property. This property, which is part of Citrus Bay Mobile Home Park was annexed in 1972 and was originally zoned Residential Mobile Home District (R-MH) upon Comprehensive Zoning in April 1982. If approved, the owner shall comply with applicable codes and ordinances.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the rezoning request from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) as the property meets area requirements, has adequate ingress and egress and will be compatible with the surrounding properties within the Citrus Bay Mobile Home Park. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) at the meeting on October 23, 2023. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/16/2023
Approved - 11/16/2023
Final Approval - 11/17/2023

MEMORANDUM

DATE: MONDAY, NOVEMBER 6, 2023

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, INTERIM CITY MANAGER

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH). The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2400 North Veterans Boulevard. COZ#230925
--

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:

Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) to move a mobile home onto the property. This property, which is part of Citrus Bay Mobile Home Park was annexed in 1972 and was originally zoned Residential Mobile Home District (R-MH) upon Comprehensive Zoning in April 1982.

The subject site is located on the west side of North Veterans Boulevard, approximately 1,300 ft. north of East Ferguson Avenue and has a physical address of 2400 North Veterans Boulevard. The property is legally described as being 0.45 acres, more or less, out of Lot 144, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Veterans Boulevard, a 100 ft. wide minor arterial street which runs north and south with a posted speed limit of 30 to 45 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property was rezoned to Single-Family Residential District (R-1) on August 21, 2023. The property to the west was zoned Agricultural and/or Open Space District (A-O) upon annexation on December 19, 1972. The property to the north was zoned Mobile Home District (R-MH) upon annexation on December 19, 1972. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on October 16, 1990. The property to the east is outside the city limits. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for right-of-way uses in the Land Use Plan.

The Residential Mobile Home District is established to provide adequate space and site diversification for mobile home parks as a viable alternative to the typical single-family residence. Mobile home developments are a low- to medium-density use, and have the same additional requirements for streets, water, fire protection, wastewater, drainage and open space shall be met before zoning to such use.

Twenty (20) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 6, 2023, and a legal notice was published in the Advance News Journal on October 4, 2023. Staff received one (1) response in opposition to the letters or the legal notice.

Development Services recommended approval of the request to re-zone from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties within the Citrus Bay Mobile Home Park. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Single-Family Residential District (R-1) to Residential Mobile Home District (R-MH) at the meeting on October 23, 2023. There were six members present and voting.

CITY COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Pablo Soto Jr., representing Pablo Quintanilla Salinas & Claribel Salinas, owners

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

2400 North Veterans Boulevard

ADDRESS

Residential Mobile Home District (R-MH)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

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

Laura Fonseca, Planner II

PREPARED BY

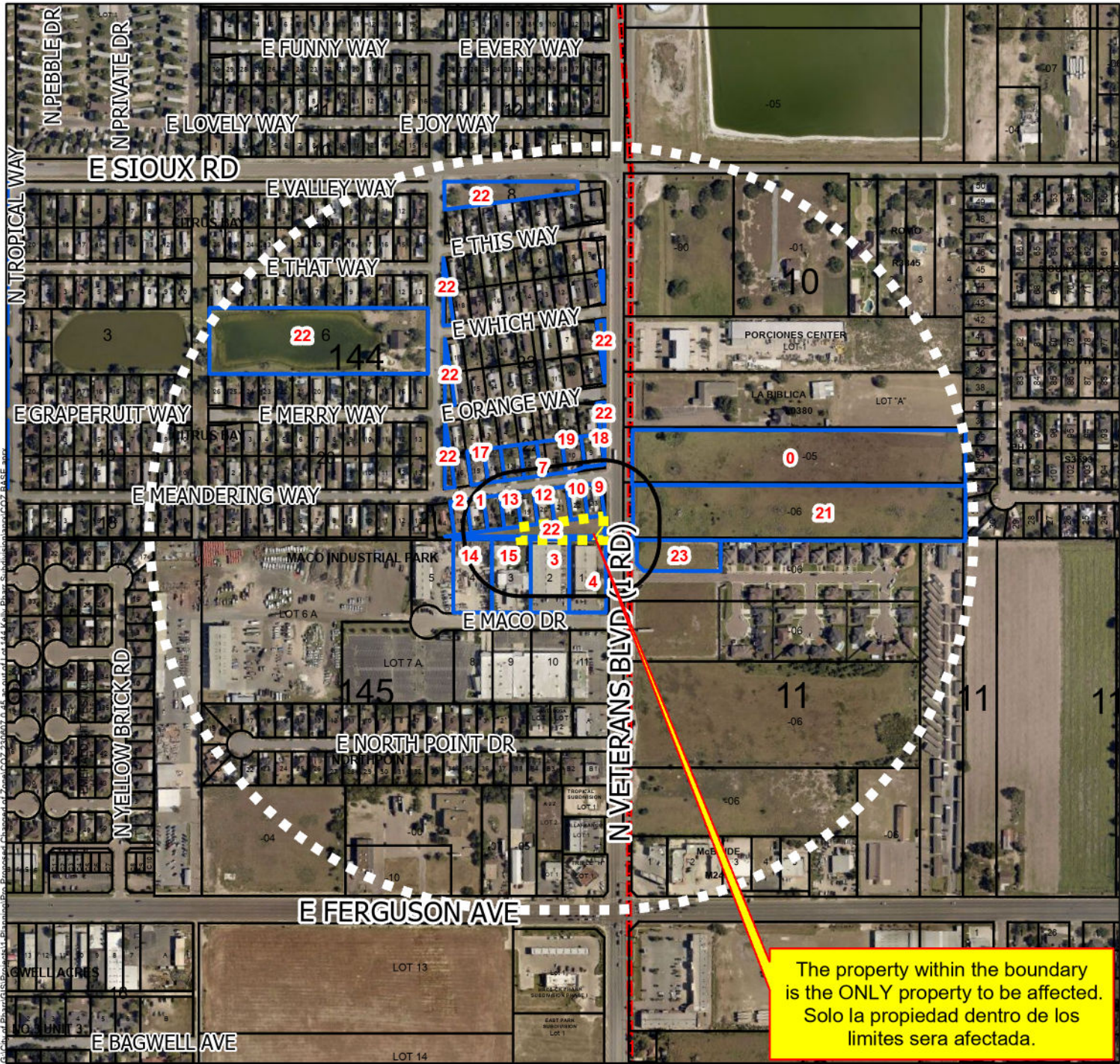
October 17, 2023

DATE

Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr

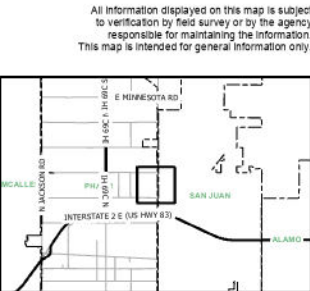


Aerial



Zoning	Limited Industrial	Single Family Residential - Estate	Industrial
LandUse	Mobile Home	Single Family Residential-Small Lot	Commercial
Agricultural Open Space	Neighborhood Commercial	Townhouse Residential	Public/Semi Public
Business	Office and Professional	Future Land Use	ROW
Drainage Easement	Planned Unit Development	Irrigation	Parks
General Business	Rail	Agriculture	Quarter Mile Radius
Government Owned	Residential Multi-Family District	Single Family Res.	Subject Property
HUD-Code Manufactured Home	Residential Multi-Family High Density	Multi-Family Res.	200 ft Notification Radius
Heavy Commercial	Schools	Manufactured Homes	Notified Properties
Heavy Industrial	Single Family Residential		

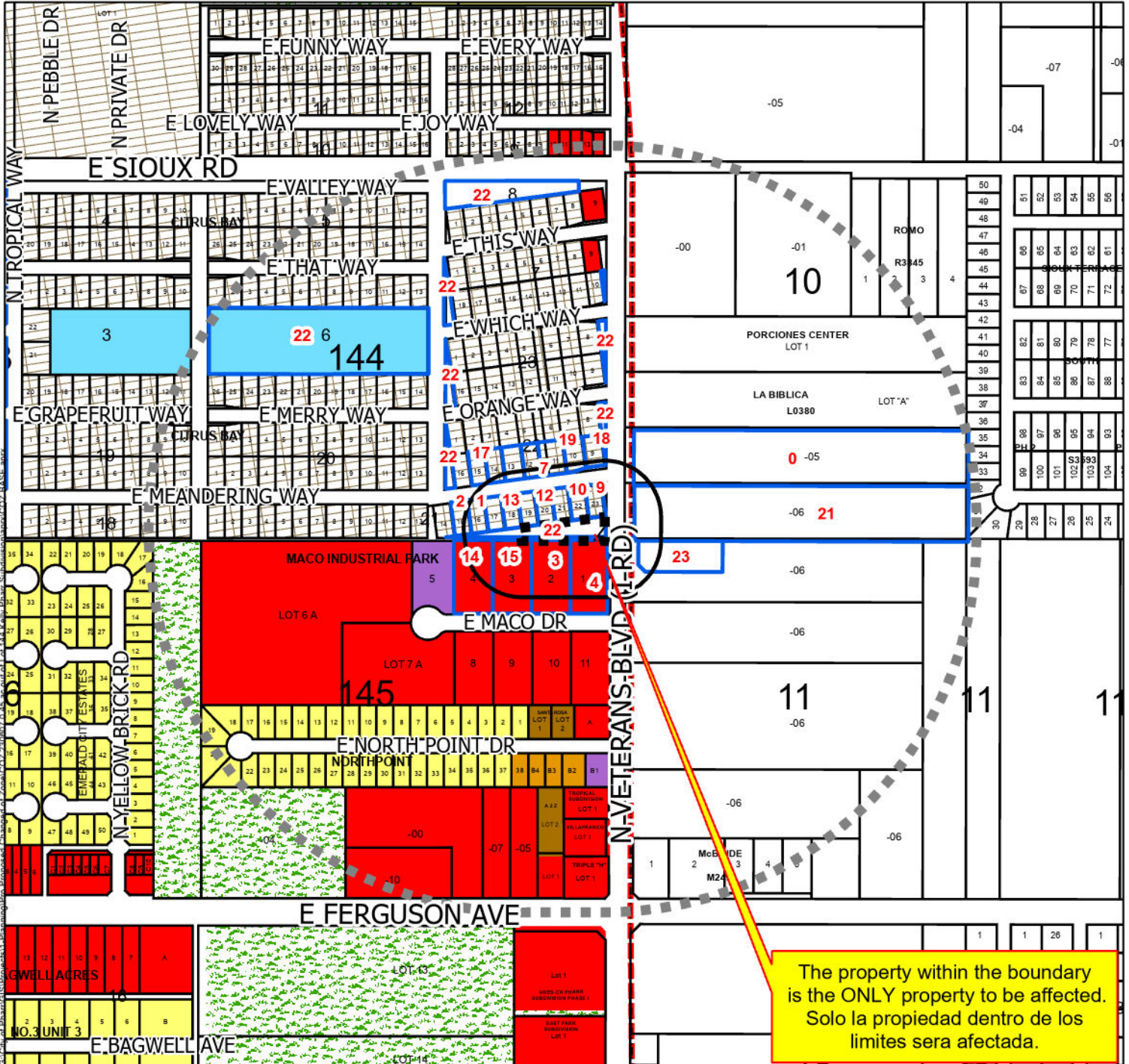
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 8/9/2023



Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr



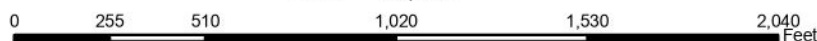
Zoning



Zoning	Limited Industrial	Single Family Residential - Estate	Industrial
LandUse	Mobile Home	Single Family Residential-Small Lot	Commercial
Agricultural Open Space	Neighborhood Commercial	Townhouse Residential	Public/Semi Public
Business	Office and Professional	Future Land Use	ROW
Drainage Easement	Planned Unit Development	FUTURELAND	Parks
General Business	Rail	Irrigation	Quarter Mile Radius
Government Owned	Residential Multi-Family District	Agriculture	Subject Property
HUD-Code Manufactured Home	Residential Multi-Family High Density	Single Family Res.	200 ft Notification Radius
Heavy Commercial	Schools	Multi-Family Res.	Notified Properties
Heavy Industrial	Single Family Residential	Manufactured Homes	

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,152

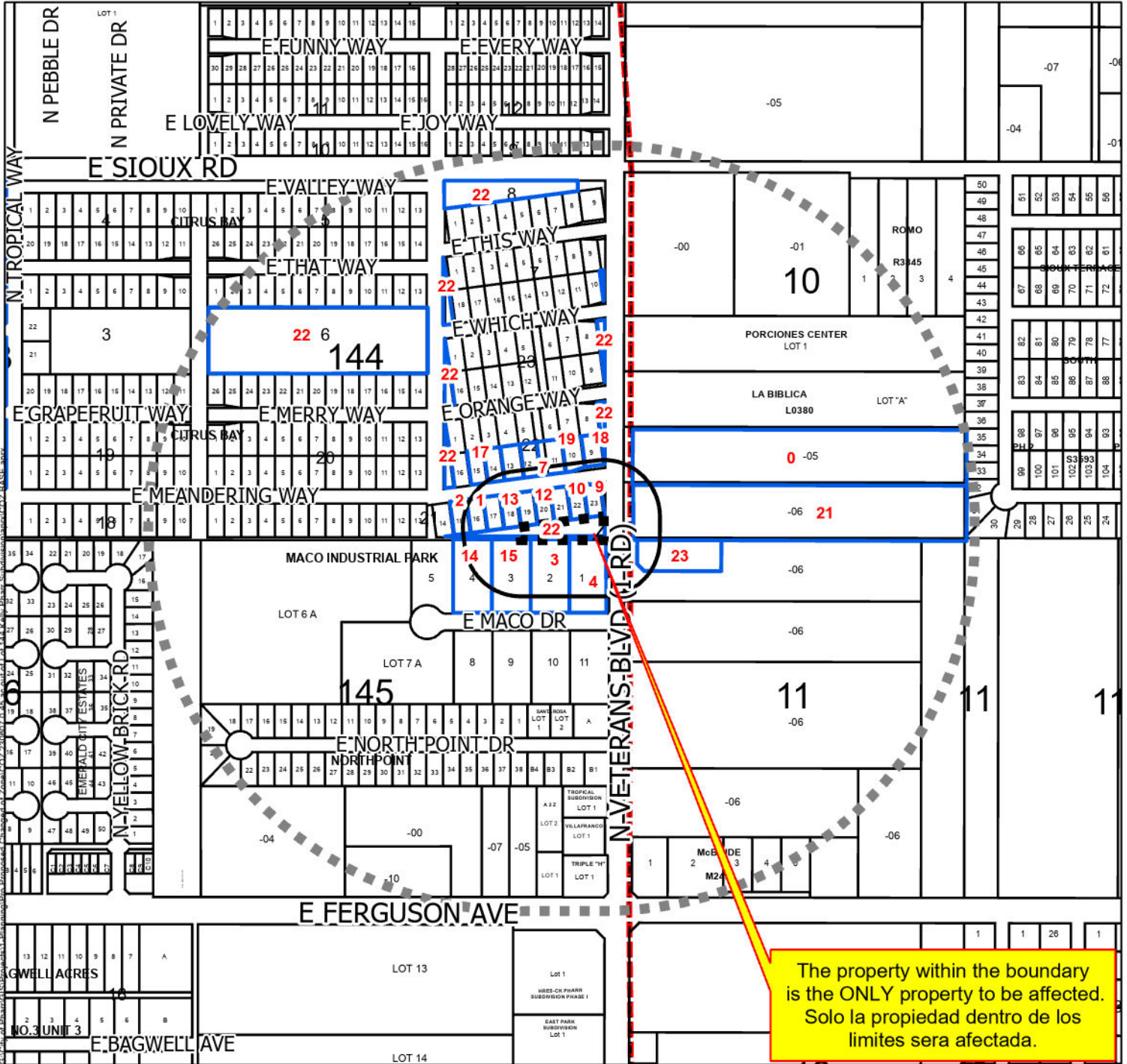
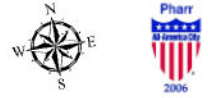


Date: 8/9/2023

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.



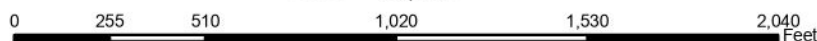
Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr



Zoning	Limited Industrial	Single Family Residential - Estate	Industrial
LandUse	Mobile Home	Single Family Residential-Small Lot	Commercial
Agricultural Open Space	Neighborhood Commercial	Townhouse Residential	Public/Semi Public
Business	Office and Professional	Future Land Use	ROW
Drainage Easement	Planned Unit Development	FUTURELAND	Parks
General Business	Rail	Irrigation	Quarter Mile Radius
Government Owned	Residential Multi-Family District	Agriculture	Subject Property
HUD-Code Manufactured Home	Residential Multi-Family High Density	Single Family Res.	200 ft Notification Radius
Heavy Commercial	Schools	Multi-Family Res.	Notified Properties
Heavy Industrial	Single Family Residential	Manufactured Homes	

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,152



Date: 8/9/2023

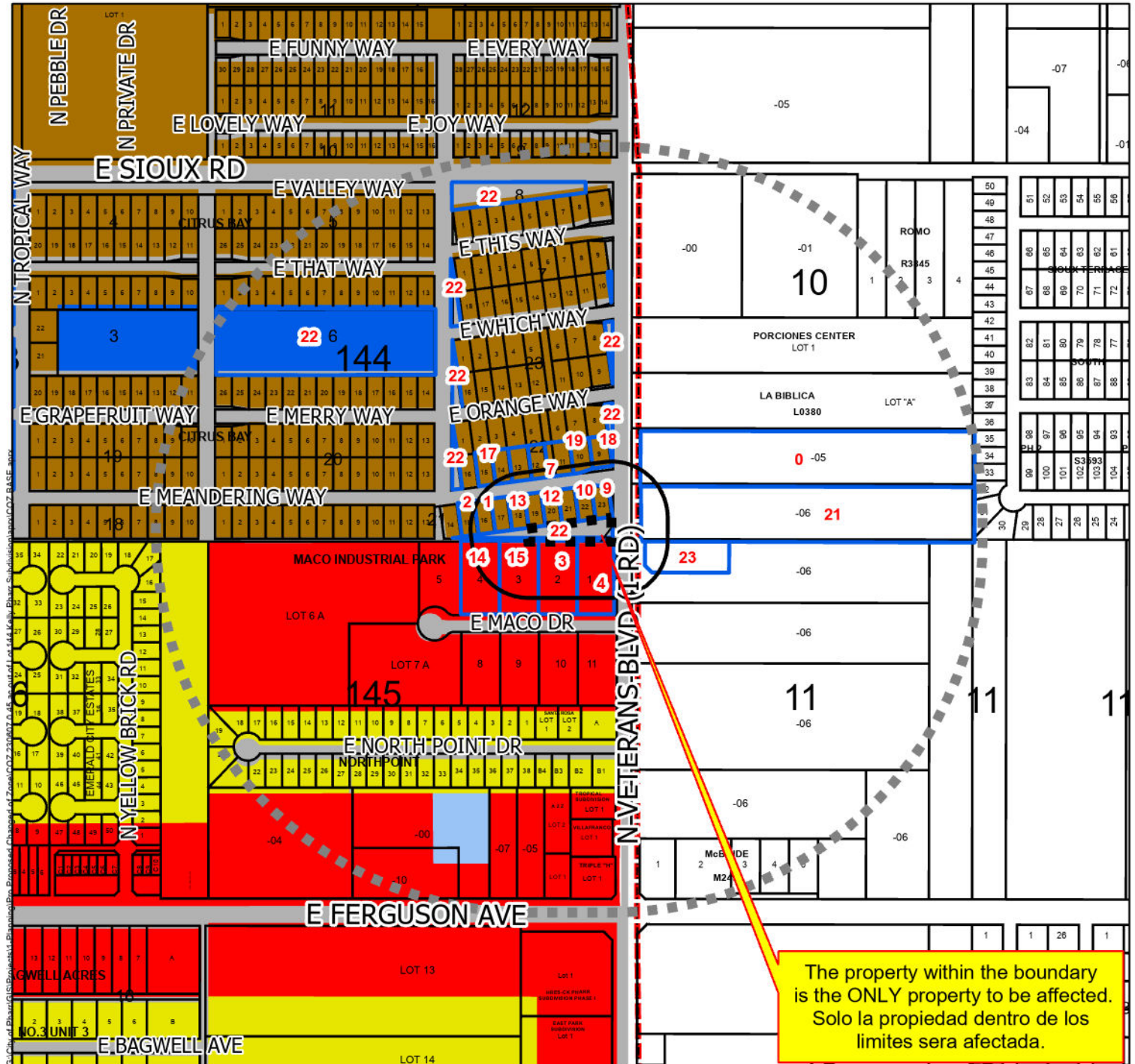
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone
0.45 ac, out of Lot 144, Kelly-Pharr Subdivision
Pablo Soto Jr



Future Land Use

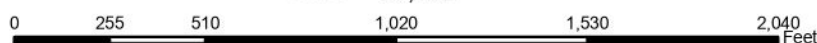


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

Zoning	Limited Industrial	Single Family Residential - Estate	Industrial
Land Use	Mobile Home	Single Family Residential-Small Lot	Commercial
Agricultural Open Space	Neighborhood Commercial	Townhouse Residential	Public/Semi Public
Business	Office and Professional	Future Land Use	ROW
Drainage Easement	Planned Unit Development	FUTURELAND	Parks
General Business	Rail	Irrigation	Quarter Mile Radius
Government Owned	Residential Multi-Family District	Agriculture	Subject Property
HUD-Code Manufactured Home	Residential Multi-Family High Density	Single Family Res.	200 ft Notification Radius
Heavy Commercial	Schools	Multi-Family Res.	Notified Properties
Heavy Industrial	Single Family Residential	Manufactured Homes	

City of Pharr, Texas
Engineering Department
956.402.4242

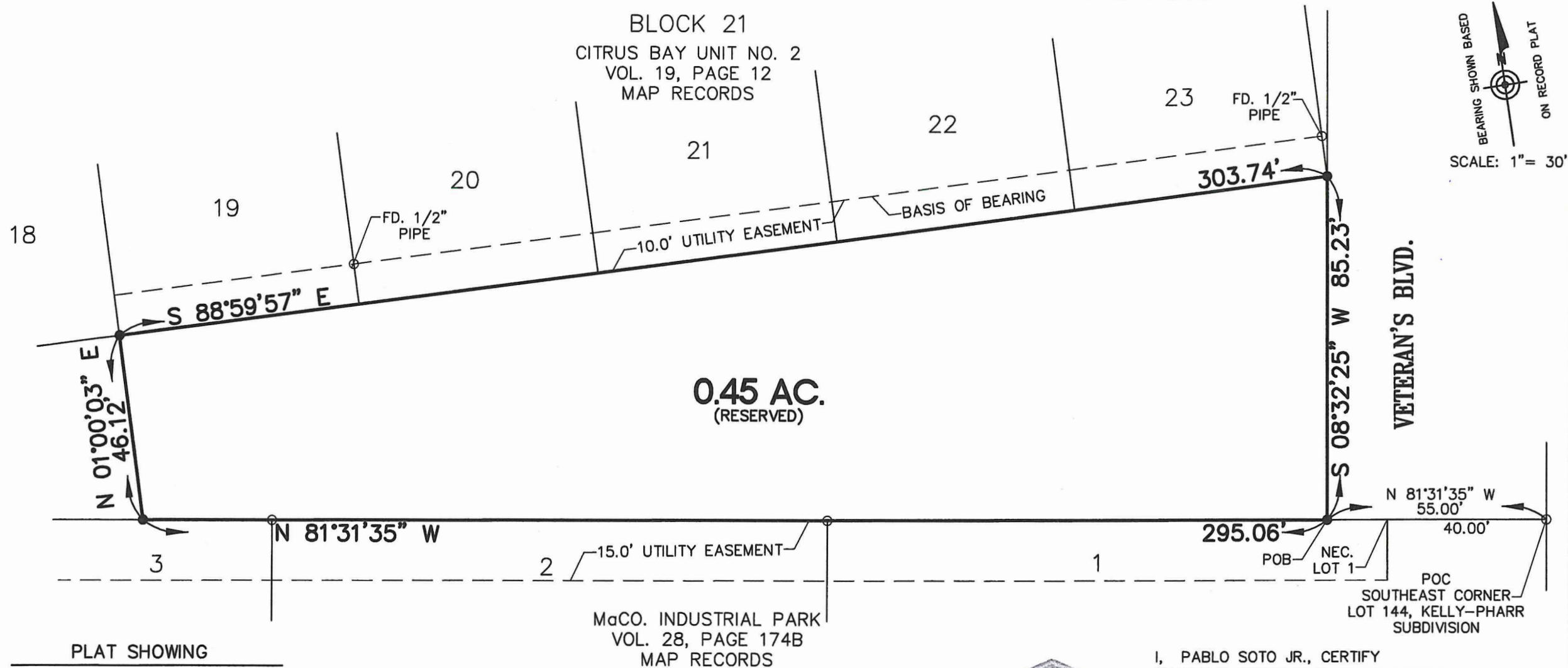
Scale: 1:6,152



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.



Date: 8/9/2023



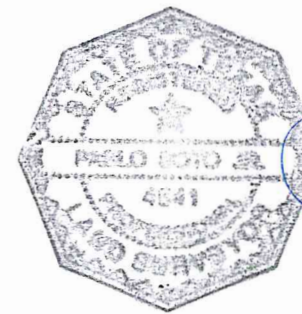
A 0.45 ACRE TRACT OF LAND OUT OF LOT 144, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, ALSO KNOWN AS RESERVED LYING SOUTH OF AND ADJACENT TO LOTS 19, 20, 21, 22, AND 23, BLOCK 21, CITRUS BAY UNIT NO. 2, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 19, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER: PABLO QUINTANILLA SALINAS
& CLARIBEL PEREZ

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

LEGEND

- - FD. 5/8" IRON ROD
- - SET 1/2" IRON ROD WITH YELLOW STAMPED RPLS 4541



I, PABLO SOTO JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

PABLO SOTO JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

PABLO SOTO JR. P.E.

1208 S. IRONWOOD ST.
PHARR, TEXAS 78577

TEL. (956) 460-1605

JOB NUMBER

SUR 23 093



Pharr
Development Services



Site Photo

2400 North Veterans Boulevard



April 1982

LEGAL NOTICE

The City of Pharr is proposing to rezone property under a new Zoning Ordinance. Under the requirements of Article 1011f, Vernon's Annotated Civil Statutes, a public hearing will be held before the Planning and Zoning Commission and the City Commission of the City of Pharr. This hearing will be held in relation to the new zoning ordinance at a time and date set out below. This notice is given pursuant to Article 1011f.

(ENGLISH)

Dear Pharr Property Owner:

As you are probably aware, any property you own in the City of Pharr is located within a zoning district and is restricted to certain uses that are compatible with each other.

This legal notice is to inform you of the City of Pharr's intent to adopt a new zoning ordinance. If the ordinance is adopted, your property may be reclassified. To ensure your understanding and to provide ample opportunity for you to give us your comments, this notice has been prepared. Why does the City of Pharr need a new ordinance? The answer is simple — because we have outgrown the old one. The existing zoning ordinance was adopted in 1974 and is now out-dated. Growth in Pharr in the 1970's far exceeded that in the 1960's.

The City Commission, Planning and Zoning Commission and City staff have worked for six months to develop this new ordinance. We, as a commission, have reviewed it and are ready to present it to the citizens of Pharr. In order to adopt this ordinance, every piece of property in Pharr must be reclassified. In most cases, this means changing only the name of the district in which your property is located, but allowing approximately the same uses as before. However, in other cases the uses permitted will be changed. To find out the proposed zoning for your property, first look at the map of the city on page two and locate the general area of your property. The heavy black lines on the map divide the city into ten sections; a larger map of each of these sections appears on the following pages. Turn to the section map that includes your property. The lines shown on the section map indicate the boundaries of each zone. The letters, some with a number, indicate the zoning designation, for example R-1 or HC. Once you have determined the proposed zoning for your property, look at the table of contents on page 2, and look up the zoning regulations that apply to that zone. These regulations will explain the uses that are allowed or prohibited in that zone. Immediately following the zoning regulations are the land use goals, objectives and policies supporting these regulations.

If you disagree with the proposed zoning and feel it should be changed, look up the district purposes, uses and requirements which relate to the zoning district you feel your property should be in. If the property in your area meets those policies, you may have a good case for a different classification. If the present use of your property does not conform to the new zoning and use criteria, your property would be classified as a "non-conforming use" under the new ordinance. This means that you have a right to continue the present use under certain restrictions. For more information concerning non-conforming uses, see the appropriate section in the following text.

To eliminate as much confusion as possible and to ensure your complete understanding, we will have a series of workshops and public hearings over a period of three days (see the schedule on this page) where you can meet with City Planners who will try to answer your questions. If you wish to object to the proposed zoning or would like to make recommendations to the text or the regulations, this would be the proper place to do it.

To summarize, the City of Pharr must have a new zoning ordinance if we are to continue progressing, but we would like to make sure that it has a beneficial effect on the existing and future residents of Pharr. Please take time to read and understand this new ordinance as it will have an effect on your most important possession — your home and/or your business.

(SPANISH)

Estimados Señores Propietarios:

Como ustedes probablemente ya saben, cualquier propiedad que tengan dentro de la ciudad de Pharr, esta localizada dentro de un distrito de zonificación y tiene restricciones a ciertos usos.

Esta notificación legal tiene como objeto informarles que la ciudad de Pharr tiene intenciones de adoptar un nuevo reglamento de zonificación. Si esta reglamentación es aceptada, su propiedad puede reclasificarse. Estamos preparando esta audiencia con el fin de asegurarnos que comprendan esta nueva reglamentación y además darles la oportunidad de que expresen sus comentarios y dudas.

¿Porque necesita Pharr un nuevo reglamento? La respuesta es sencilla — hemos crecido tremendamente y el reglamento actual de zonificación que fue adoptado en el año de 1974, ahora ya es anticuada. El crecimiento de Pharr en los 1970's.

La Comisión de la Ciudad, la Comisión de Planificación y Zonificación, así como el personal encargado, ha estado trabajando durante seis meses para hacer este nuevo reglamento. Nosotros, como comisión, lo hemos revisado y estamos listos para presentarlo a los ciudadanos de Pharr.

Para poder adoptar este reglamento, sin embargo, será necesario reclasificar cada propiedad en Pharr. Esto significa que en la mayoría de los casos se tendrá que cambiar el nombre del distrito donde esta localizada su propiedad, pero en la mayoría de los casos, se dará el mismo uso al que tenía con anterioridad. Sin embargo, habrá algunos cambios.

Para poder encontrar la zonificación propuesta para su propiedad, primero vea el mapa de la ciudad en la pagina No. 2 y localice el area general de su propiedad. Las líneas de color negro oscuro en el mapa indican las nueve secciones en que se divide la ciudad, y un mapa mayor que contiene cada una de estas secciones aparece en las paginas siguientes. Localice el mapa seccionado donde esta ubicada su propiedad. Las líneas le indicaran cuales son los límites de cada zona. Las letras y numeros son el título de cada zona, por ejemplo "R-1" o "HC." "R" significa que la zona es residencial, "C" significa comercial, y la "I" significa industrial. Los numeros al lado de la "R" se refieren a los diferentes usos que se permiten o que se prohíben en cada zona. Para poder saber que usos son permitidos o prohibidos en cierta zona, sírvase acudir a una de las sesiones publicas de trabajo y preguntele al personal encargado de la planeación, quien con gusto lo ayudara.

Si el uso que actualmente tiene designada su propiedad no esta de acuerdo con el nuevo reglamento de zonificación, su propiedad será clasificada como "uso no-semejante" bajo el nuevo reglamento. Esto quiere decir que usted puede seguir utilizando su propiedad al uso que actualmente le da, pero con ciertas restricciones. Para mayor información a los "usos no-semejantes" sírvase preguntarle al personal oficial de la ciudad en una de las sesiones de trabajo. Para poder de esta manera eliminar alguna confusión y asegurarnos que existe un completo entendimiento, tendremos un programa de trabajo de tres (3) días (sírvase ver el itinerario en esta pagina) donde podrá entrevistarse con el personal de planificación de la ciudad, quienes trataran de contestar sus preguntas y dudas al respecto.

Para sintetizar, necesitamos de un nuevo reglamento de zonificación si es que queremos continuar progresando, pero primero queremos estar seguros que será en beneficio de los residentes actuales y futuros de Pharr. Para poder aclarar sus dudas y que puedan entender este nuevo reglamento, les suplicamos acudan a esta audiencia, ya que este reglamento repercutirá en dos de sus posesiones mas importantes como son su casa y su negocio.

QUENTIN NEWCOMBE, JR.
MAYOR

ROMEO ESCOBAR
COMMISSIONER

LYDIA BRIONES
COMMISSIONER

JIM BREWSTER
COMMISSIONER

KEITH CONQUEST
COMMISSIONER

DEPARTMENT OF COMMUNITY DEVELOPMENT 415 S. Palm, Pharr, Texas SCHEDULE OF WORKSHOPS AND PUBLIC HEARINGS

Saturday, March 13 — 8:30 a.m. to 5:30 p.m.
ALL DAY WORKSHOP

Civic Center, 1011 W. Kelly, Pharr, Texas

Monday, March 15, 7 p.m. —
CONTINUATION OF WORKSHOP, IF NEEDED
and

PLANNING AND ZONING COMMISSION PUBLIC HEARING
Civic Center, 1011 W. Kelly, Pharr, TX

Tuesday, March 16, 7 p.m.
PLANNING AND ZONING COMMISSION PUBLIC HEARING
1011 W. Kelly, Pharr

JOINT PUBLIC HEARING WITH CITY COMMISSION AND
PLANNING AND ZONING COMMISSION
8 p.m. — City Hall, 217 W. Park, Pharr, Tex.

CITY OF PHARR
217 W. Park
P.O. Drawer B
PHARR, TEXAS 78577

Bulk Rate
U.S. Postage
Pharr, Texas 78577
Permit #19



- Legend For Zoning Map
- A-O Agriculture or Open Space
 - R-1 Single Family Residential
 - R-TH Townhouse Residential
 - R-2 Two Family Residential
 - R-3 Medium Density Multi-Family
 - R-4 High Density Multi-Family
 - R-MH Mobile Home
 - OP Office/Professional
 - NC Neighborhood Commercial
 - CBD Central Business District
 - C General Business
 - HC Heavy Commercial
 - LI Limited Industrial
 - HI Heavy Industrial
 - PUD Planned Unit Development

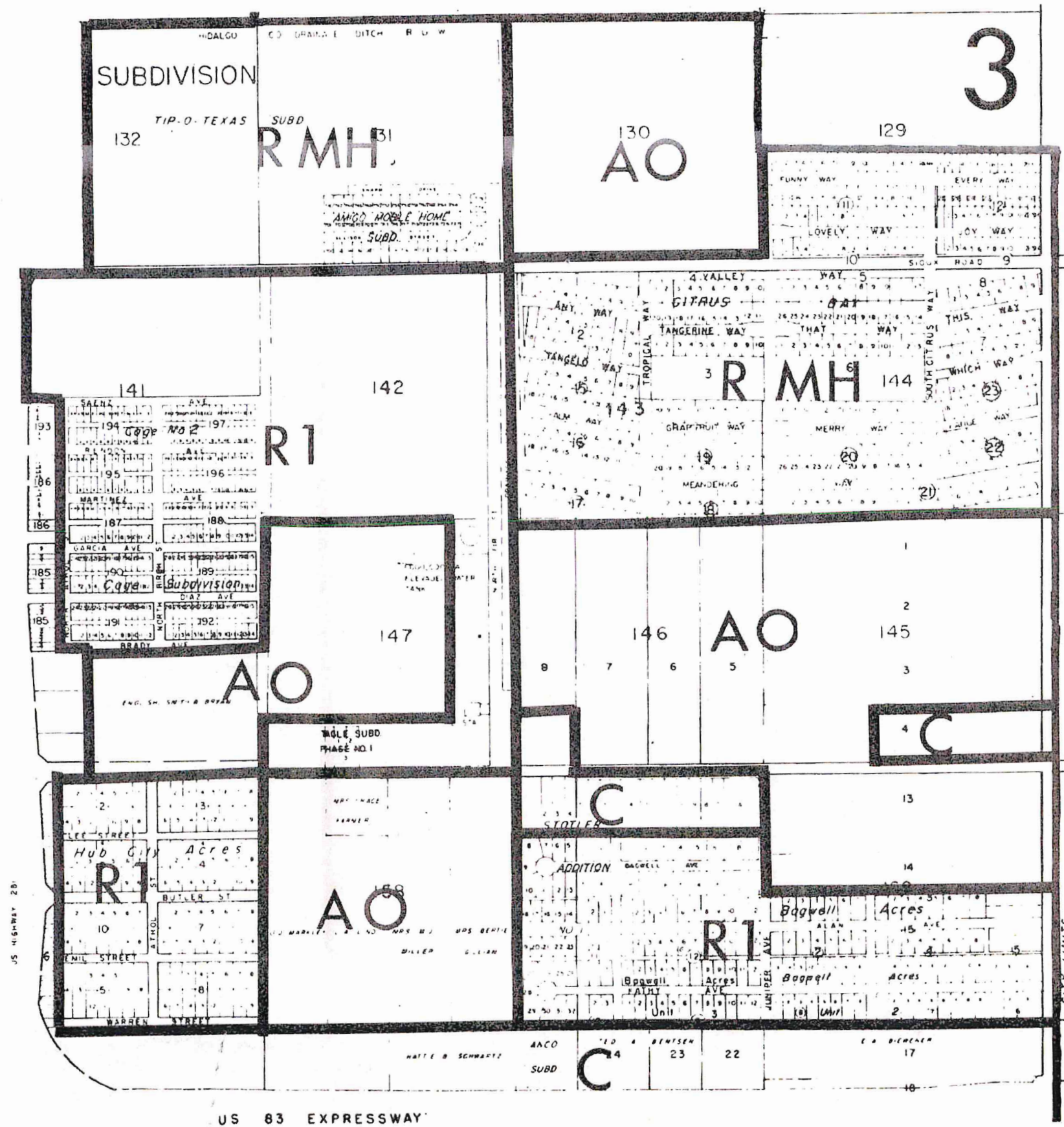


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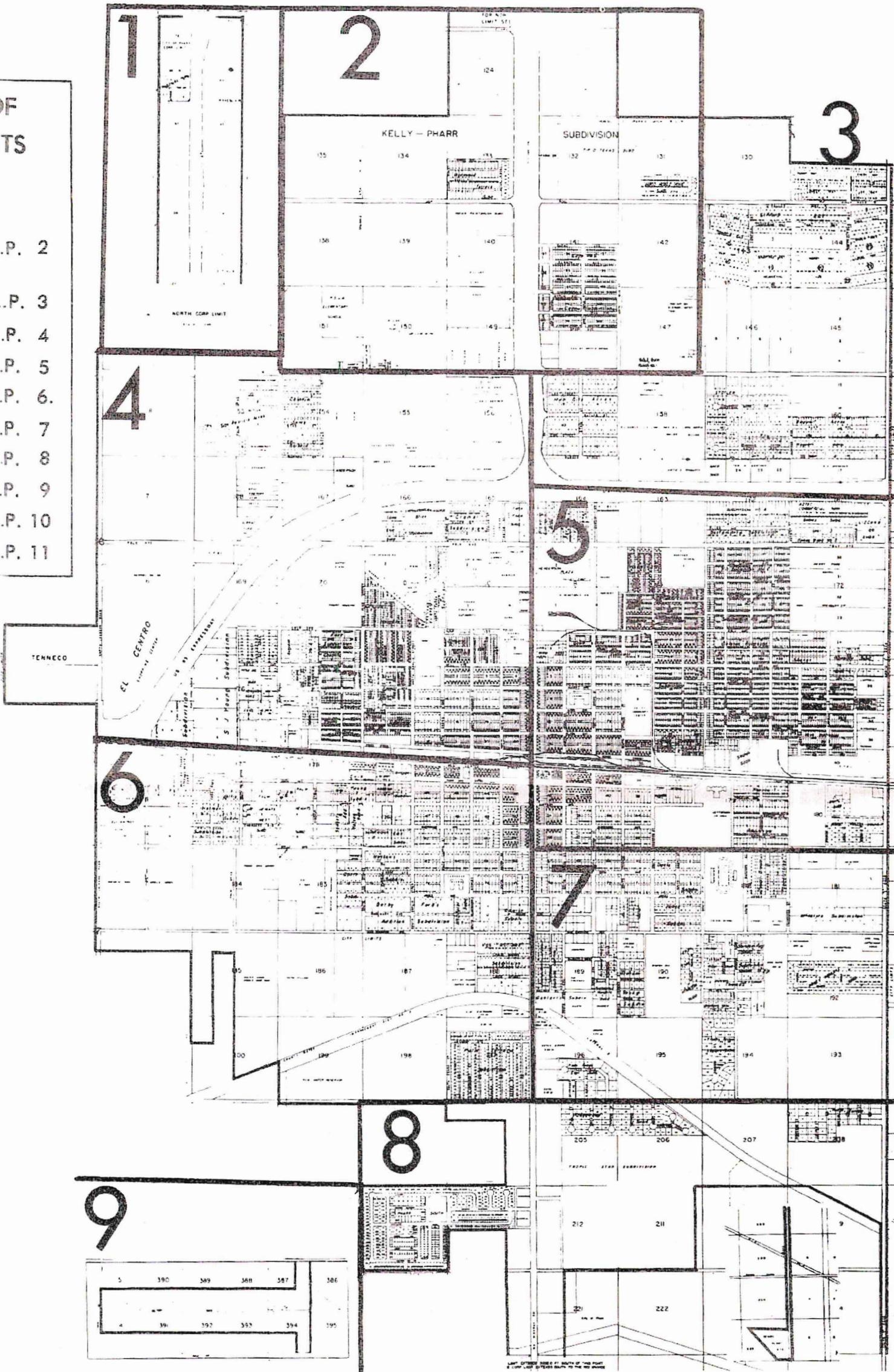
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Zoning Districts

A-0 Agriculture or Open Space
R-1 Single Family Residential
R-TH Townhouse Residential
R-2 Two Family Residential
R-3 Medium Density Residential
R-4 High Density Multi-Family
R-MH Mobile Home
OP Office/Professional

P. 15 NC Neighborhood Commercial
P. 12 CBD Central Business District
P. 12 C General Business
P. 12 HC Heavy Commercial
P. 12 LI Limited Industrial
P. 13 HI Heavy Industrial
P. 13 PUD Planned Unit Development

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STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CITRUS CITY LAKE DEVELOPMENT, INC., OWNER OF THE LAND HEREIN DESCRIBED, ACTING THROUGH THE CHAIRMAN OF THE BOARD OF DIRECTORS, W. T. ELLIS, HAVING CAUSED SAME TO BE SUBDIVIDED DO HEREBY ACCEPT, ADOPT AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC THE USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON, EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINE, AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE RESERVED TO THE CITY OF PHARR OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

W. T. Ellis
CITRUS CITY LAKE DEVELOPMENT, INC.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. T. ELLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF May, A.D., 1973.

Notary Public in and for
Hidalgo County, Texas
My Commission Expires 6-1-73

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS, ON THE 27 DAY OF June, A.D., 1973.

John Walters
JOHN WALTERS, CHAIRMAN

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, ON THE 27 DAY OF June, A.D., 1973.

ATTEST:
John Walters
CITY SECRETARY

John Walters
JOHN WALTERS, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2 ON THE 9th DAY OF August, A.D., 1973.

ATTEST: *John Walters*

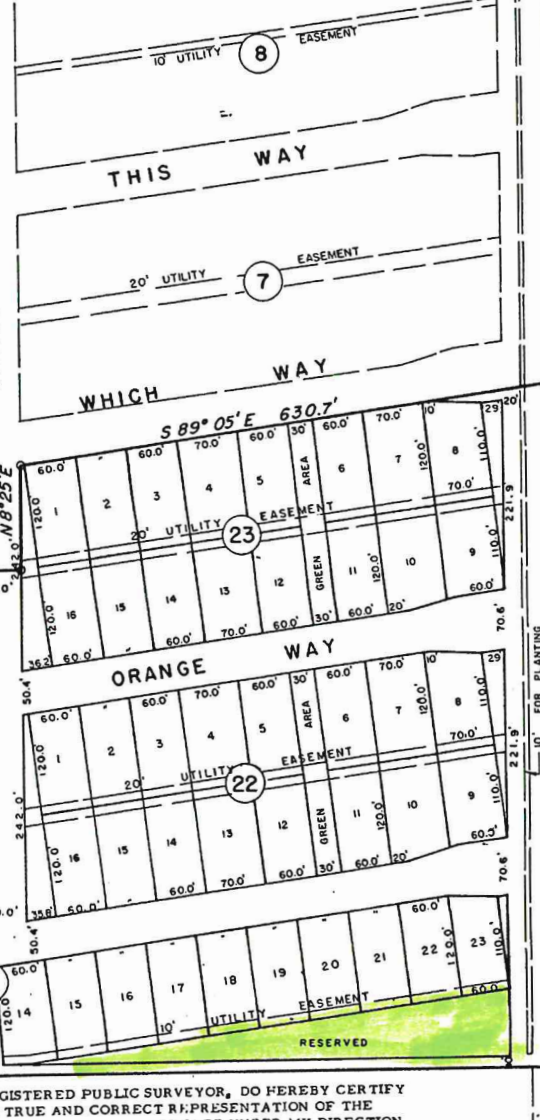
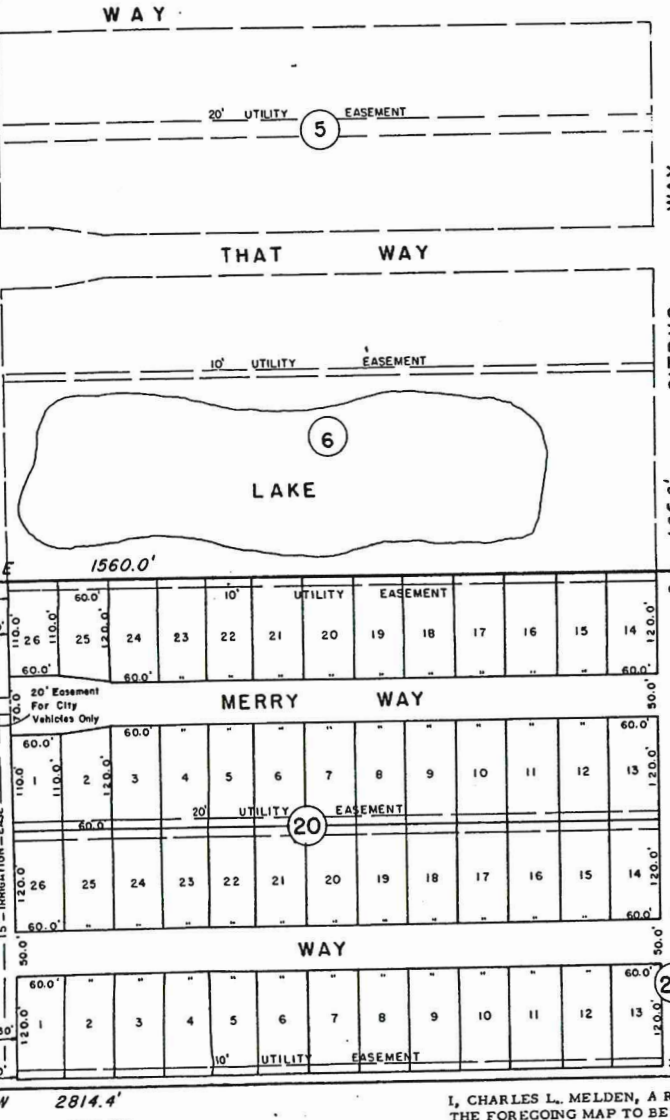
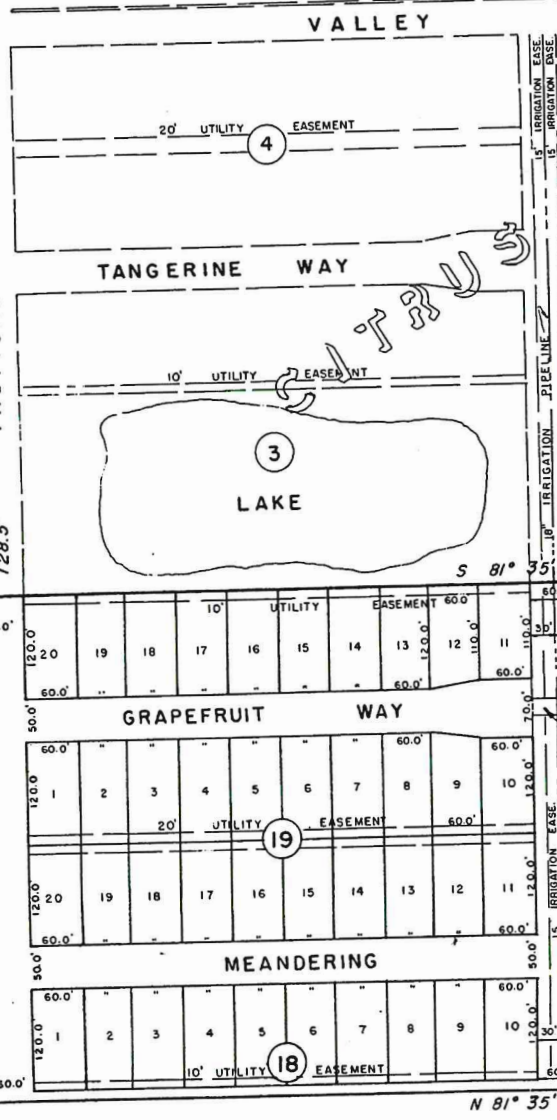
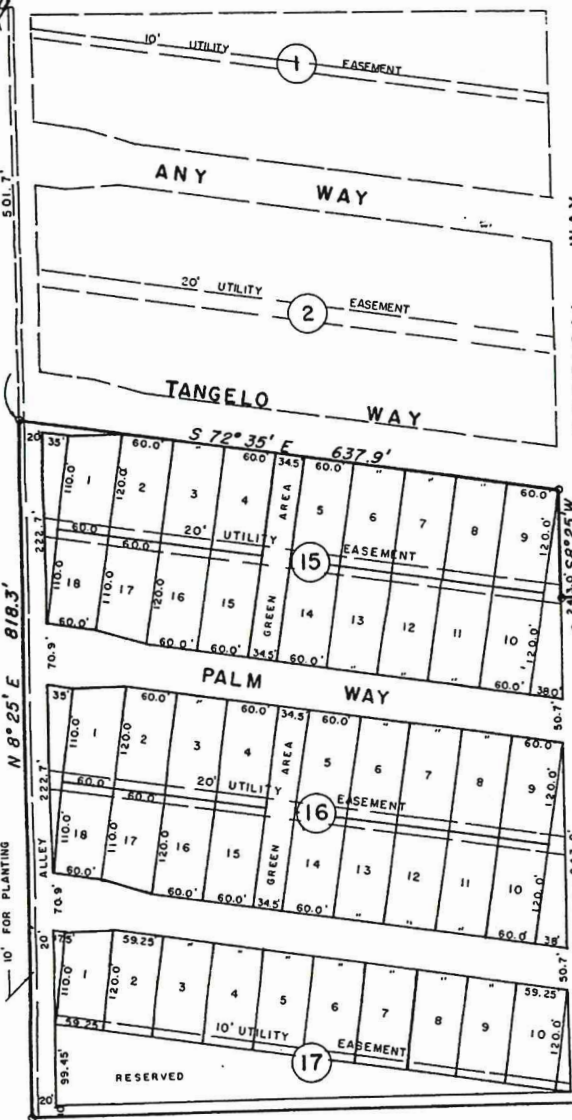
Vice-President

ROAD

S.W. COR.
LOT 129

SECRETARY

N.W. COR.
LOT 143



S.E. COR. LOT 129

N.E. COR. LOT 144

ROAD

ROAD

S.E. COR. LOT 144

S.W. COR.
LOT 143

BEING A RESUBDIVISION OF 9.62 ACRES OUT OF LOT 129; 20.46 ACRES OUT OF LOT 143; AND 22.64 ACRES OUT OF LOT 144, KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, HIDALGO COUNTY, TEXAS.

CITRUS BAY UNIT NO. 2
PHARR, TEXAS

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.
Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS MARCH 7, 1973

APPROVED FOR RECORDING
COMMISSIONERS' COURT
This 20th day of August, 1973
SANTOS SANTANA County Clerk
Hidalgo County, Texas
Santos Santana

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By *[Signature]*
Date 8-17-73



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.H.2.

DATE SUBMITTED: November 14, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership, 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 Heavy Industrial District (HI). The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 West Hi-Line Road. COZ#231028
This item supports EV - Economic Vitality.

Classification: Public Hearing

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

Issue: Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership, 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 Heavy Industrial District (HI) in order to develop and construct warehouses.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) at the meeting on November 13, 2023. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez

Created/Initiated - 11/14/2023
Approved - 11/15/2023

City Management Office

Final Approval - 11/15/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 20, 2023

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, INTERIM CITY MANAGER

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI). The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 West Hi-Line Road. COZ#231028
--

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:

Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership, 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 Heavy Industrial District (HI) in order to develop and construct warehouses.

The subject site is located on the southeast corner of South Veterans Boulevard and West Hi-Line Road and has a physical address of 1700 West Hi-Line Road. The property is legally described as being a 14.88 acre tract of land being a portion of Lot 5, Closner Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Veterans Boulevard, a 100 ft. minor arterial street which runs north and south with a posted speed limit of 30-45 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property also has frontage on West Hi-Line Road, a 50 ft. – 60 ft. local street which runs east and west with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District (A-O) upon annexation on September 18, 2023. The property to the west was rezoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I) on December 16, 2014. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 17, 2023. The city limits lie to the north and half of the east side of the property. The remaining half of the east was zoned Agricultural and/or Open Space District upon annexation on February 20, 2023. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for heavy commercial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Fourteen (14) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023. Staff received no response to the letters or the legal notice.

Development Services recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) at the meeting on November 13, 2023. There were six members present and voting.

CITY COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Andres Jorge Zuniga representing Zuko Family Limited Partnership, a Texas Limited Partnership

APPLICANT

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

CURRENT ZONE

1700 West Hi-Line Road

ADDRESS

Heavy Industrial District (HI)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) as the property meets area requirements, has adequate ingress and egress and will be compatible with surrounding properties. If approved, owner owner must comply with all City Ordinances and City Department requirements.

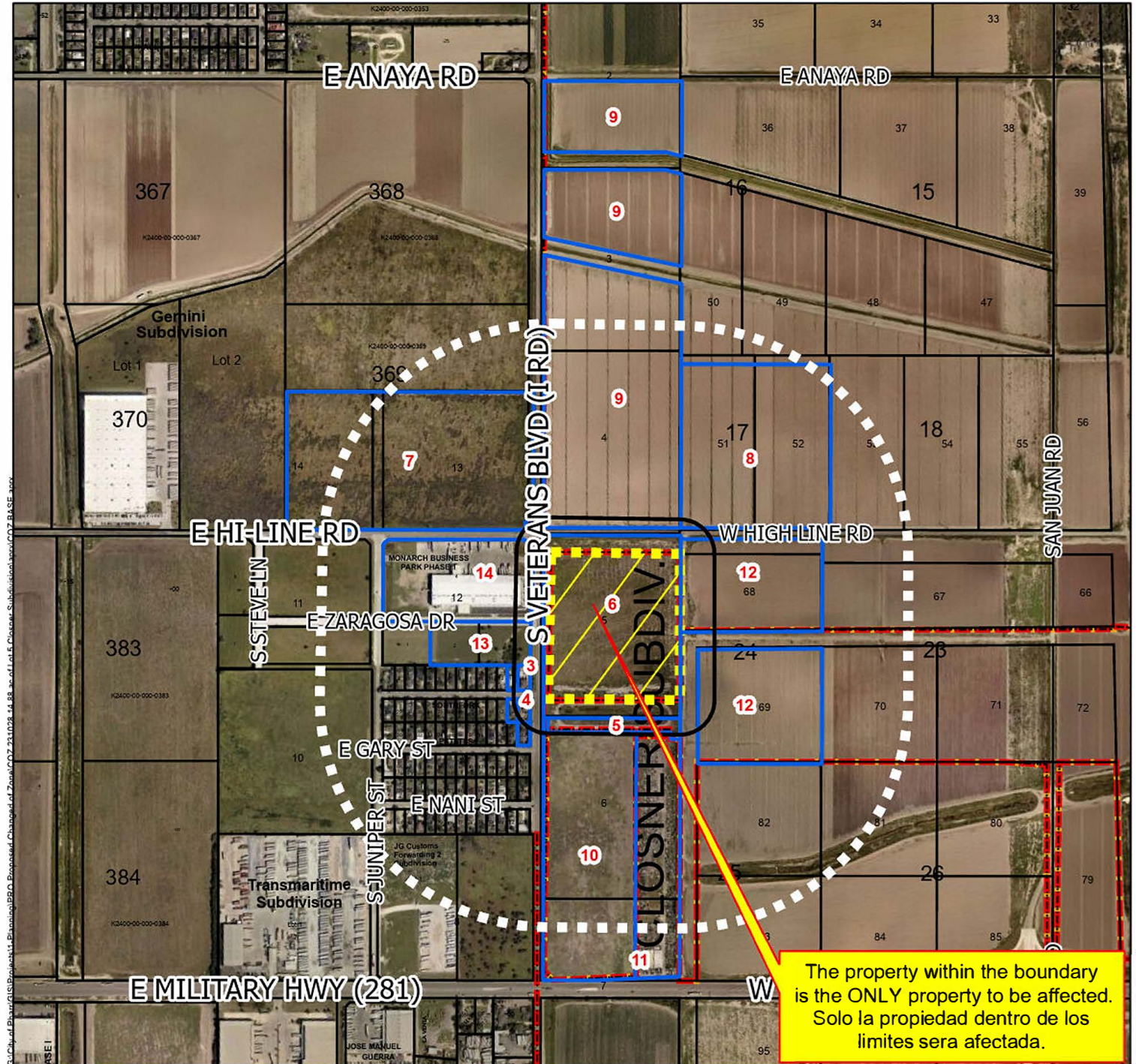
Laura Fonseca, Planner II

PREPARED BY

November 3, 2023

DATE

Proposed Change of Zone
14.88 ac out of Lot 5 Closner
Subdivision
Andres Jorge Zuniga
Aerial



Zoning

ZONE

- 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

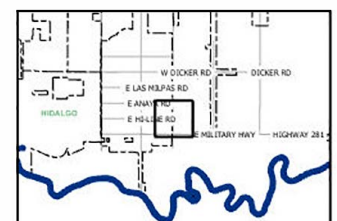
Future Land Use

FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Subject Property
- Notified Properties
- 200 ft Radius
- Quarter Mile Radius

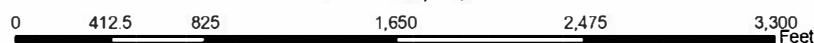
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



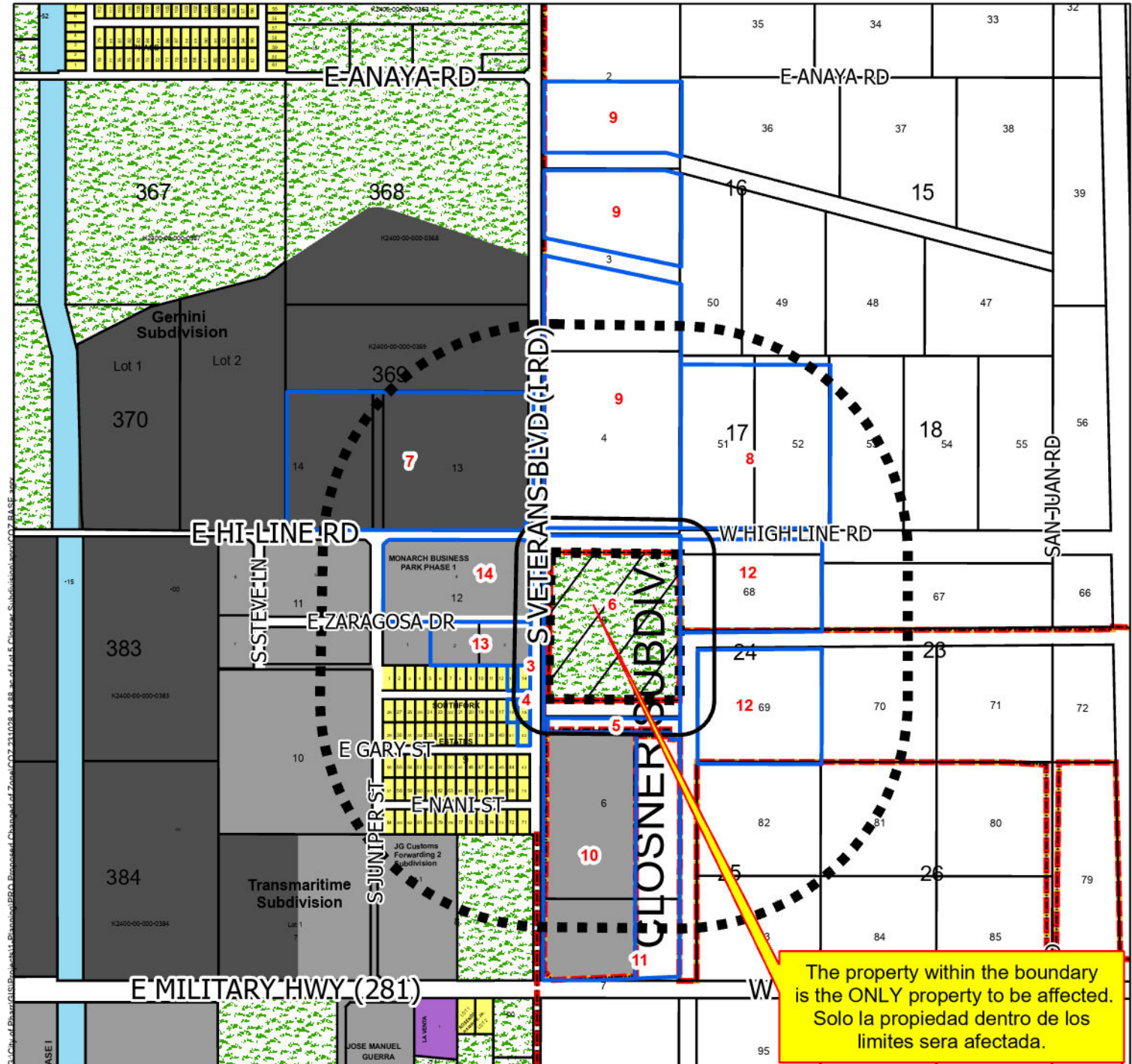
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/26/2023

Scale: 1:10,000



Zoning



Zoning

ZONE

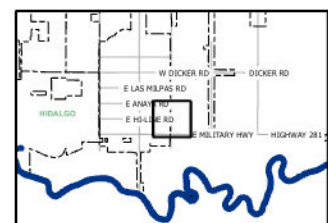
- Agricultural Open Space
- Single Family
- Single Family Small Lot
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- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

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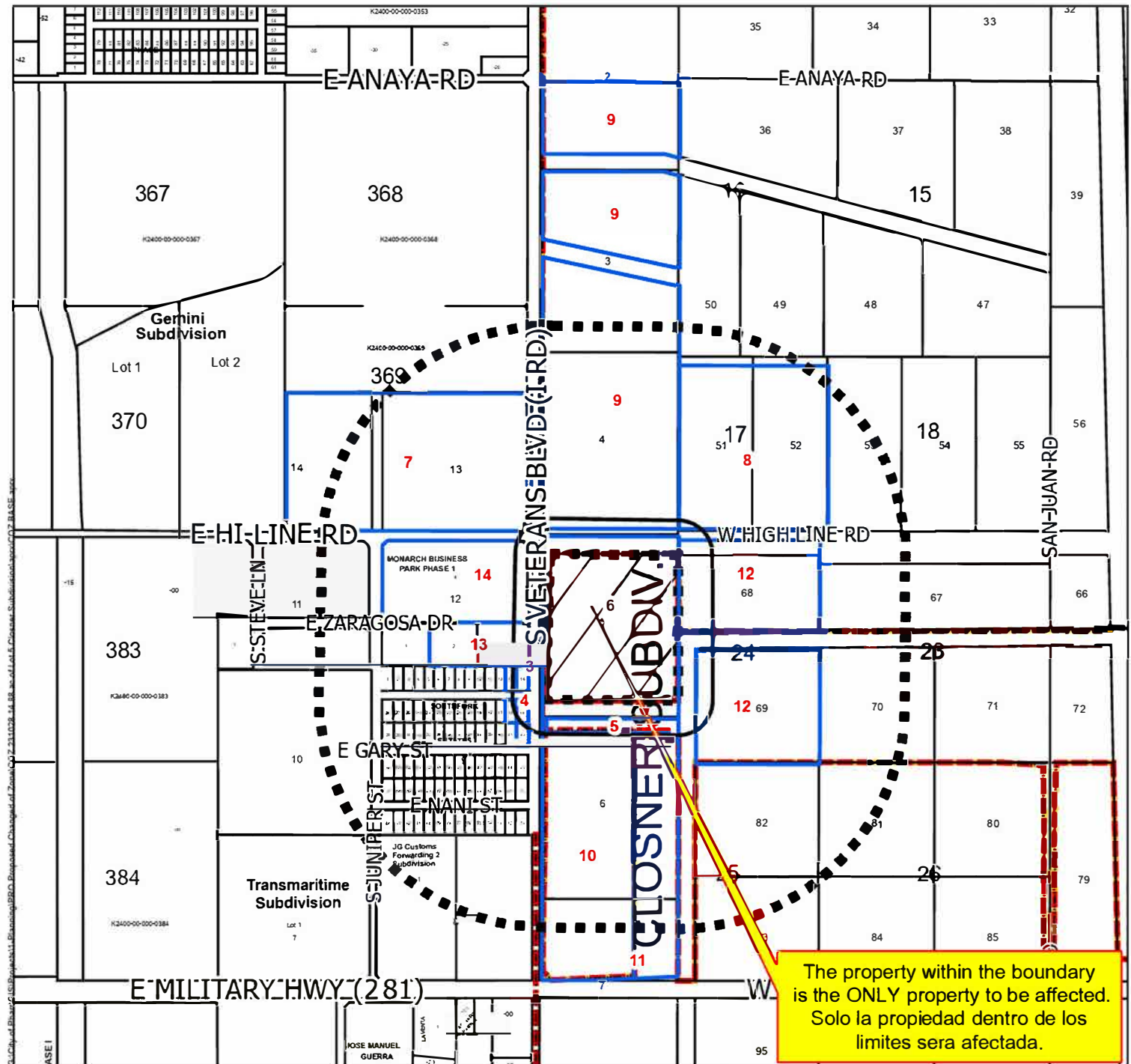
Future Land Use

- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
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- Parks
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- Notified Properties
- 200 ft Radius
- Quarter Mile Radius



Proposed Change of Zone
14.88 ac out of Lot 5 Clossner
Subdivision
Andres Jorge Zuniga
Radius



Zoning

ZONE

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

- Valley View ISD
- Planned Unit Development

Future Land Use

FUTURELAND

- Irrigation
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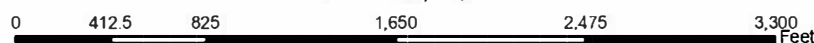
Manufactured Homes

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- Commercial
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- ROW
- Parks
- Subject Property
- Notified Properties
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- Quarter Mile Radius

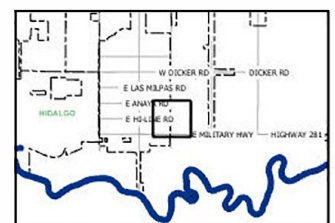
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Engineering Department
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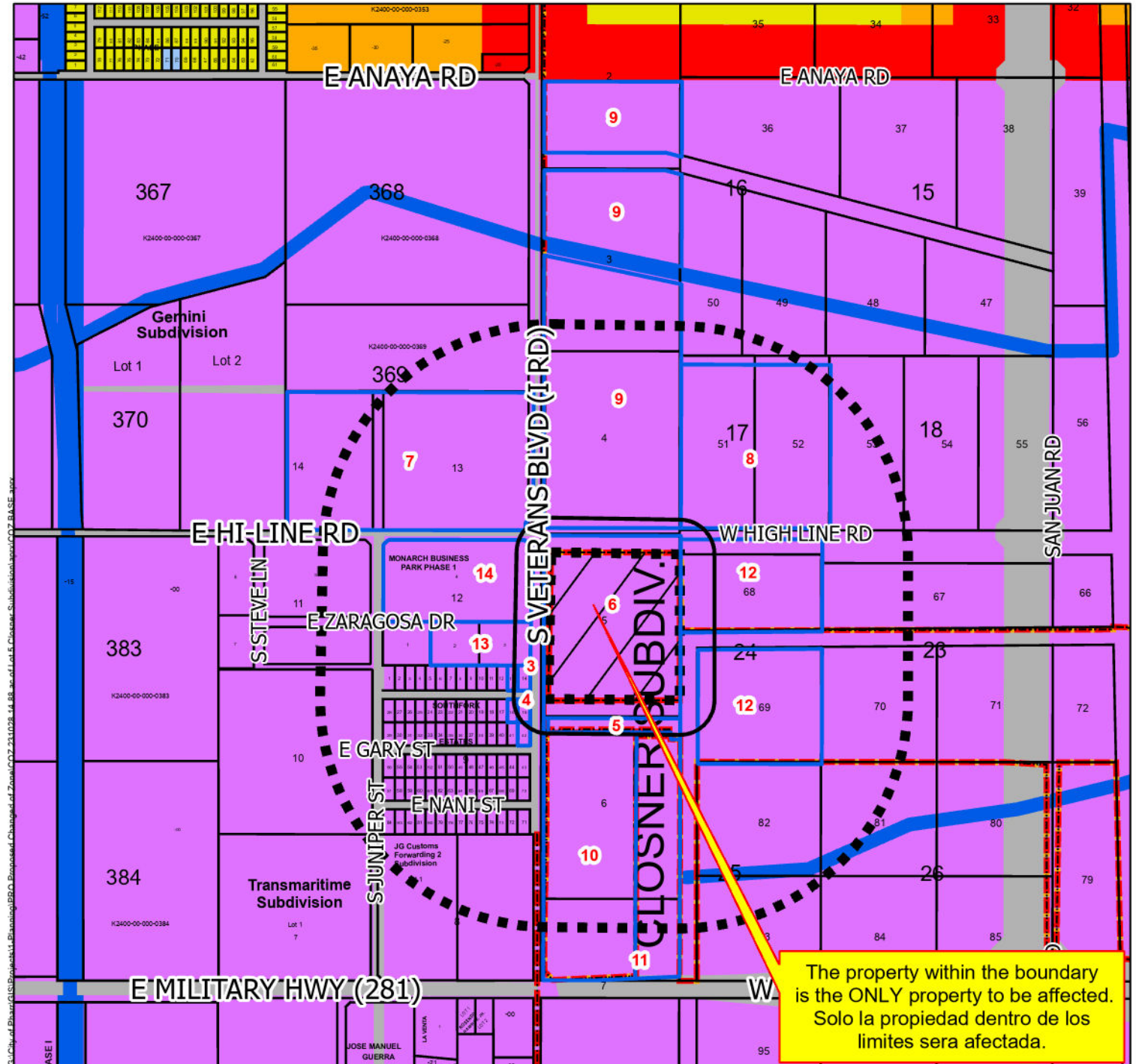
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Future Land Use



Zoning

ZONE

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- Single Family Small Lot
- Residential Multi-Family
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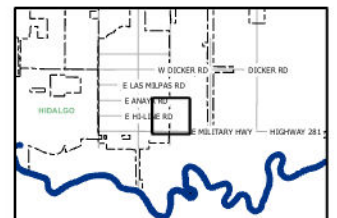
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- Notified Properties
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- Quarter Mile Radius

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Pharr
Development Services



Site Photo

1700 West Hi-Line Road





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.H.3.

DATE SUBMITTED: November 14, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a 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 One (1) P&T Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2710 North Cage Boulevard, Suite 1. CUP#231031 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of November 13, 2023, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Created/Initiated - 11/14/2023

Ricardo Rodriguez
City Management Office

Approved - 11/15/2023
Final Approval - 11/15/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 20, 2023

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#231031 (7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores)
--

GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a 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 Lot One (1) P&T Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 2710 North Cage Boulevard, Suite 1.

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

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

FIRE DEPARTMENT: Pending follow up inspection.

CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.
NOTIFICATION OF PUBLIC:	Nine (9) surrounding property owners were notified of the request by letter on October 27, 2023, and a legal notice was published in the Advance New Journal on October 25, 2023. Staff received no response to the letters or the legal notice.
DEVELOPMENT SERVICES RECOMMENDATIONS:	Development Services recommended <u>approval</u> of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premises consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.
PLANNING & ZONING COMMISSION:	At the Planning and Zoning Commission meeting of November 13, 2023, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements. There were six members present and voting.

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of

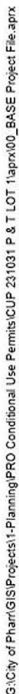
such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.

4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.

7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

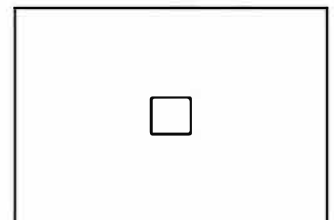


- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



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

Date: 10/24/2023





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STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331578 - SCHEDULE A:

Tract 1:
Lot One (1), P & T SUBDIVISION, as addition to the City of Pharr, Hidalgo County, Texas, as per map or plat thereof filed on March 20, 2014, recorded under Clerk's File No. 2149080, Official Records, and Map Records, Hidalgo County, Texas.

Tract 2:
Together with an easement for purposes of padlocking and vehicular ingress & egress, as set forth in the easement agreement dated April 26, 2014, executed by PLAZA and THORNTON PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP COMPOSED OF W. B. THORNTON, JR., C. W. THORNTON, M. BRENT THORNTON, JOHN B. THORNTON, JIM THORNTON BRIDGES and T.O. A. THORNTON and STRIPES LLC, recorded under Clerk's File No. 2514070, Official Records, Hidalgo County, Texas.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 17000331578 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- The following restrictive covenants of record identified below (the most either least specific recording date or date of this exception):
- Clerk's File No. 2149080, Official Records, and Map Records, Hidalgo County, Texas, (limiting any easement or restriction based on race, color, religion, sex, disability, handicap, limited status or national origin).
- (AFFECTS THE SUBJECT PROPERTY - BLANKET IN REMARK)
- The following matters and all terms of the documents creating or referring evidence of the matters (the most either least specific recording date or date of this exception):
- All leases, grants, assignments or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and easements in the Public Records whether listed in Schedule B or not. There may be leases, grants, assignments or reservations of mineral interests that are not listed. Volume 118, Page 454, Deed Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) are not checked subsequent to the date(s) of the above referenced instrument(s).
- (AFFECTS THE SUBJECT PROPERTY - BLANKET IN REMARK)
- Oil, Gas and Mineral Lease(s) dated February 25, 1948, recorded in Volume 78, Page 153, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the above referenced instrument(s).
- Easement and/or other rights, if any, as set forth in Deed dated April 20, 1912, recorded in Volume 26, Page 218, Deed Records, Hidalgo County, Texas.
- (AFFECTS THE SUBJECT PROPERTY - BLANKET IN REMARK)
- Easement and Right of Way dated January 21, 1940, recorded in Volume 475, Page 191, Deed Records, Hidalgo County, Texas.
- (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLUSTRABLE ITEMS)
- Utility Easement dated June 3, 1982, recorded in Volume 1175, Page 850, Deed Records, Hidalgo County, Texas, in the location shown on the survey dated August 22, 2017, but revised prepared by Lee Bond (1705793).
- (AFFECTS THE SUBJECT PROPERTY - PLUSTRABLE AND SHOWN HEREON)
- Right of Way Easement dated September 3, 1981, recorded in Volume 1750, Page 882, Deed Records, Hidalgo County, Texas.
- (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLUSTRABLE ITEMS)
- Utility Easement dated September 8, 2006, recorded under Clerk's File No. 1881978, Official Records, Hidalgo County, Texas, but revised prepared by Lee Bond (1705793).
- (AFFECTS THE SUBJECT PROPERTY - PLUSTRABLE AND SHOWN HEREON)
- Easement and Right of Way dated January 23, 2013, recorded under Clerk's File No. 2525919, Official Records, Hidalgo County, Texas, but revised prepared by Lee Bond (1705793).
- (AFFECTS THE SUBJECT PROPERTY - PLUSTRABLE AND SHOWN HEREON)
- Minimum four electric minimum setback lines per City of Pharr Zoning Ordinance, twenty feet (20'), exclusive, utility easement to the City of Pharr along the West side, fifteen feet (15'), exclusive, utility easement to the City of Pharr along the North side, and ten feet (10') additional right of way along the North side, as per map or plat thereof filed on March 20, 2014, and recorded under Clerk's File No. 2149080, Official Records, and Map Records, Hidalgo County, Texas.
- (AFFECTS THE SUBJECT PROPERTY - PLUSTRABLE AND SHOWN HEREON)

BASIS OF BEARING:

The basis for all bearings shown herein is the Eastern right of way line of North Cage Boulevard, known as being N02°28'18"E, per Clerk's File No. 2149080 of the Hidalgo County Records.

SURVEYOR'S OBSERVATIONS:

- Concrete Slabwork extends a maximum distance of 7.1 feet over the northwestern property line.

FLOOD ZONE:

By scaled map location and graphic shading only, the subject property appears to be entirely in Zone B (Areas between the limits of the 100 and 500 year flood or certain areas subject to 100 year flooding with average depths of less than 1 foot; or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 483217000C, Effective Date October 18, 1982.

MISCELLANEOUS NOTES:

- There is direct access to the subject property via East Sioux Road and North Cage Boulevard, both being public right-of-way.
- With regard to Table A Item 11, an E11 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Locating excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, E11 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
- The postal address on site is 2710 North Cage Boulevard, Pharr, Texas.
- At the time of this survey, there was no discernable surface evidence of earth moving work, building construction or building additions within the subject property.
- At the time of this survey, there was no discernable evidence of the subject property being used as a solid waste dump, dump or sanitary landfill.
- At the time of this survey, there was no discernable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no discernable evidence of any recent street or sidewalk construction or repair.
- The Property surveyed and shown herein is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 17000331578 with an effective date of June 1, 2017.
- Table A Item 11(c) Apurtenant easements as referenced in Schedule B of the Title Commitment are shown on the face of the survey (where applicable).
- The improvements shown herein were not identified from the Aerial Photogrammetry.
- All wells are plumb and do not extend over the boundary line.

PARKING:

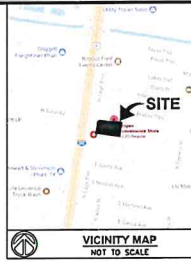
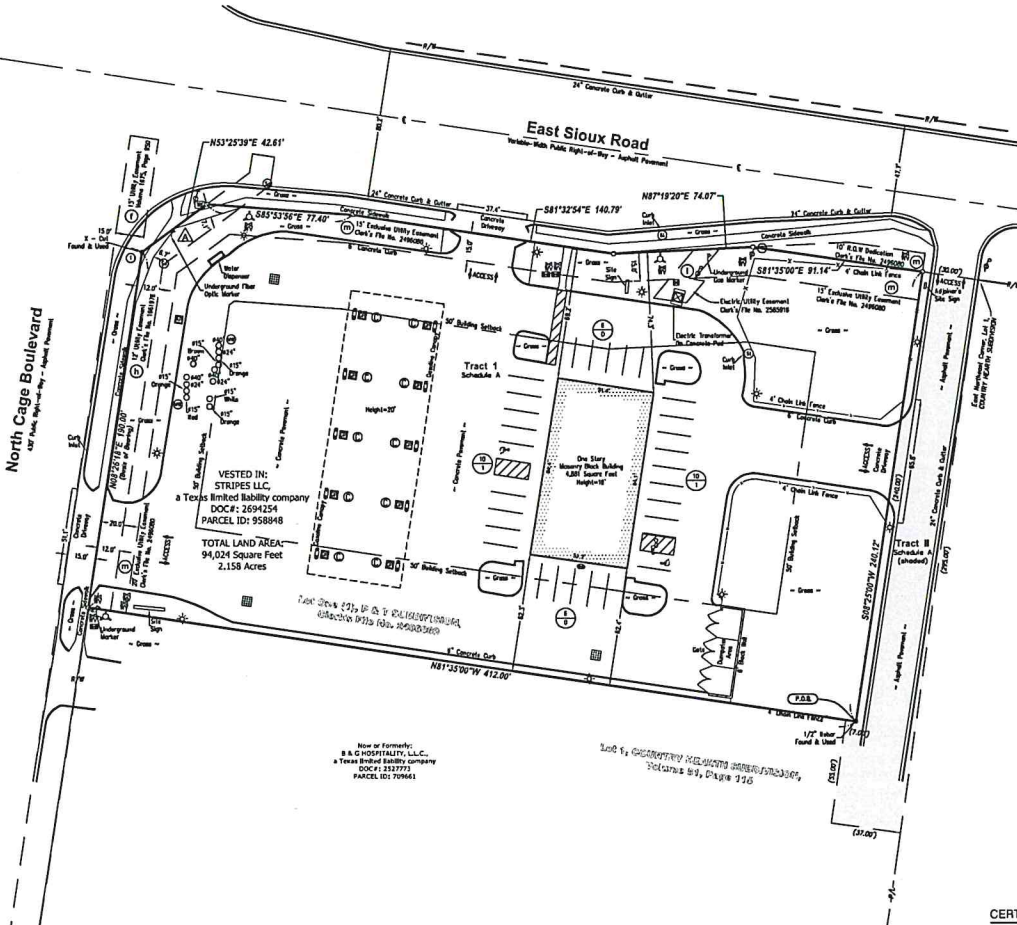
- 32 Parking Spaces
- Handicapped Spaces
- Total Parking Spaces

TOTAL LAND AREA:
94,024 Square Feet
2.158 Acres

ZONING:

Zoning Classification: C2, General Commercial
Minimum Building Schedule:
Front: 20 feet / 30 feet (max)
Side: 50 feet (max)
Rear: 30 feet (max)
Maximum Building Height: 36 feet
Parking: 1 space per 300 SF of floor area ratio

SOURCE: This zoning information is taken from a zoning report compiled by Millman National Land Services under MLE 15064, dated September 3, 2017, revised November 22, 2017.
This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction.



SYMBOL LEGEND

R/W	Right-of-Way
P.A.	Adjoining Property Line
E	Easement
M	Measurement Found on Map
S	5/8" Iron Pin w/Color Gel
SL	Stamped "MILLMAN 335320127"
1	No. of Regular Parking Spaces
2	No. of Handicap Parking Spaces
3	Storm Manhole
4	Catch Basin
5	Sanitary Manhole
6	Fire Hydrant
7	Water Valve
8	Gas Valve
9	Gas Meter
10	Gas Trap
11	Traffic Vault
12	Gas Pump
13	Air Pump
14	Canopy Support Post
15	Electric Meter
16	Electric Transformer
17	Telephone Pole
18	Telephone Manhole
19	Handicapped Walk
20	Underground Utility Marker
21	Handicap Space
22	Wall (as Noted)
23	Utility Pole
24	Traffic Pole
25	Light Pole
26	Fence Line (Noted)
27	Concrete Area
28	No Parking Area
29	Building Area

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Stripes LLC, its successors and assigns; and Stewart Title Guaranty Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based was made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20 and 24(a) of Table A thereof. The field work was completed on August 15, 2017.

Date of Plat or Map: August 22, 2017.

By: Lee A. Bond
Lee A. Bond, RPLS
Texas Registered Professional Land Surveyor No. 5743
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

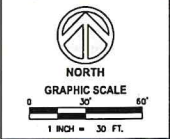
BY:	DATE:	COMMENTS:
WAP	10/12/2017	CLIENT COMMENTS
WAP	12/17/2017	CLIENT COMMENTS
WAP	12/13/2017	ADD TRACT 2
SHS	01/25/2018	CERTIFICATION

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

7-ELEVEN, INC.
3200 Hackberry Road
Irving, Texas 75063

7-Eleven #40619
Sunoco #975
2710 North Cage Boulevard
City of Pharr
County of Hidalgo
State of Texas



Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 40781
PC: CLA
PM: EPS
Drafter: DLL



Pharr
Development Services



Site Photo
2710 N CAGE BOULEVARD





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.H.4.

DATE SUBMITTED: November 14, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Villa Del Mar Restaurant, has filed with the Planning and Zoning Commission a request for a 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 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 1. CUP#231029 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Villa Del Mar Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of November 13, 2023, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

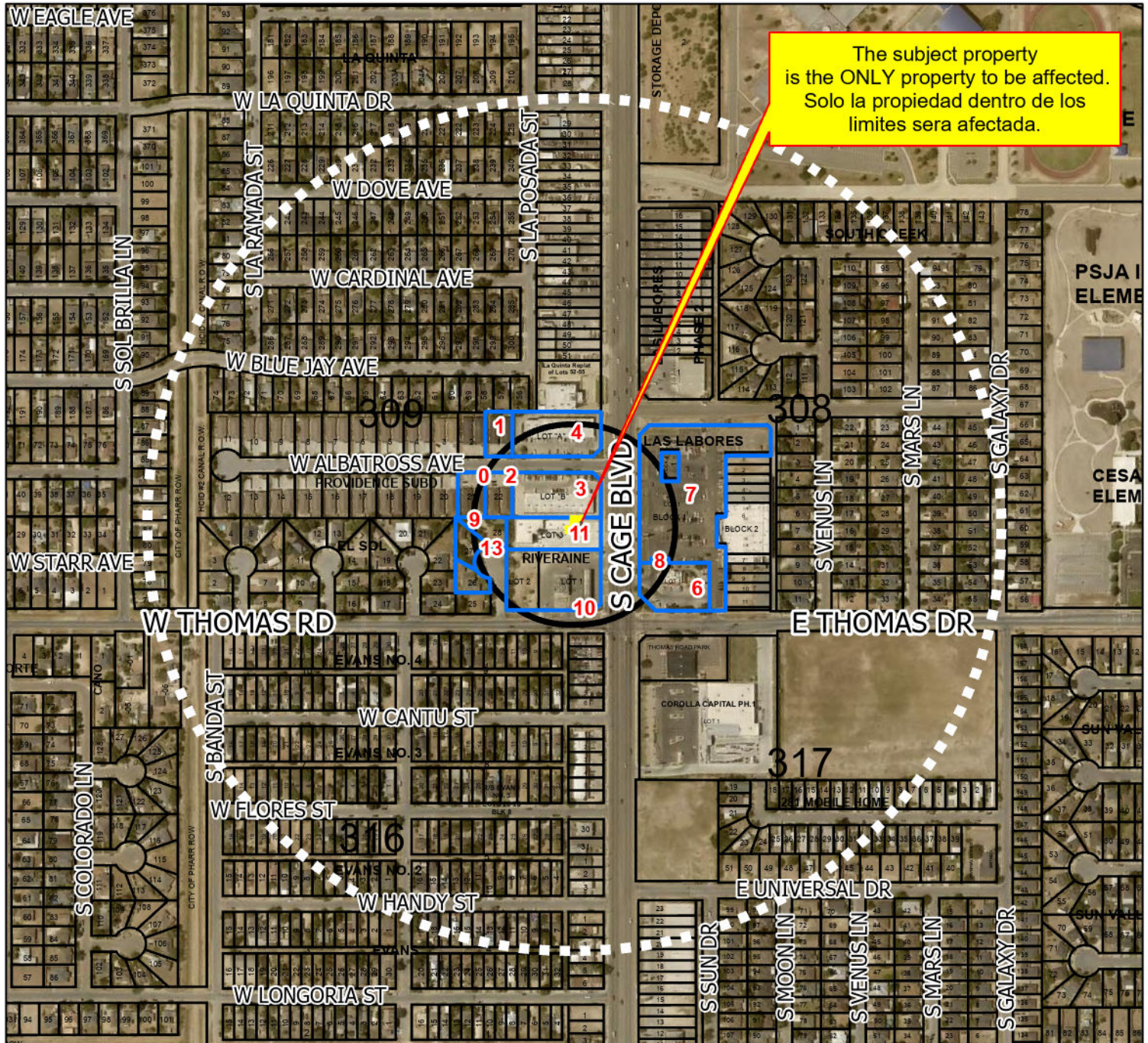
Kimberly Mendoza
Ricardo Rodriguez

Created/Initiated - 11/14/2023
Approved - 11/14/2023

City Management Office

Final Approval - 11/14/2023

Proposed Conditional Use Permit
0.108 acres, more or less, out of Lot 3,
Rivieraine Subdivision
Villa del Mar



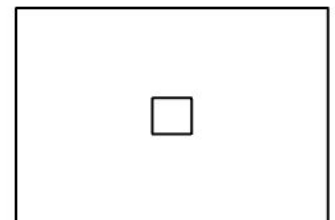
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- 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

- Notified Properties
- 300 ft. Notification Buffer
- Subject Property
- Quarter Mile Radius

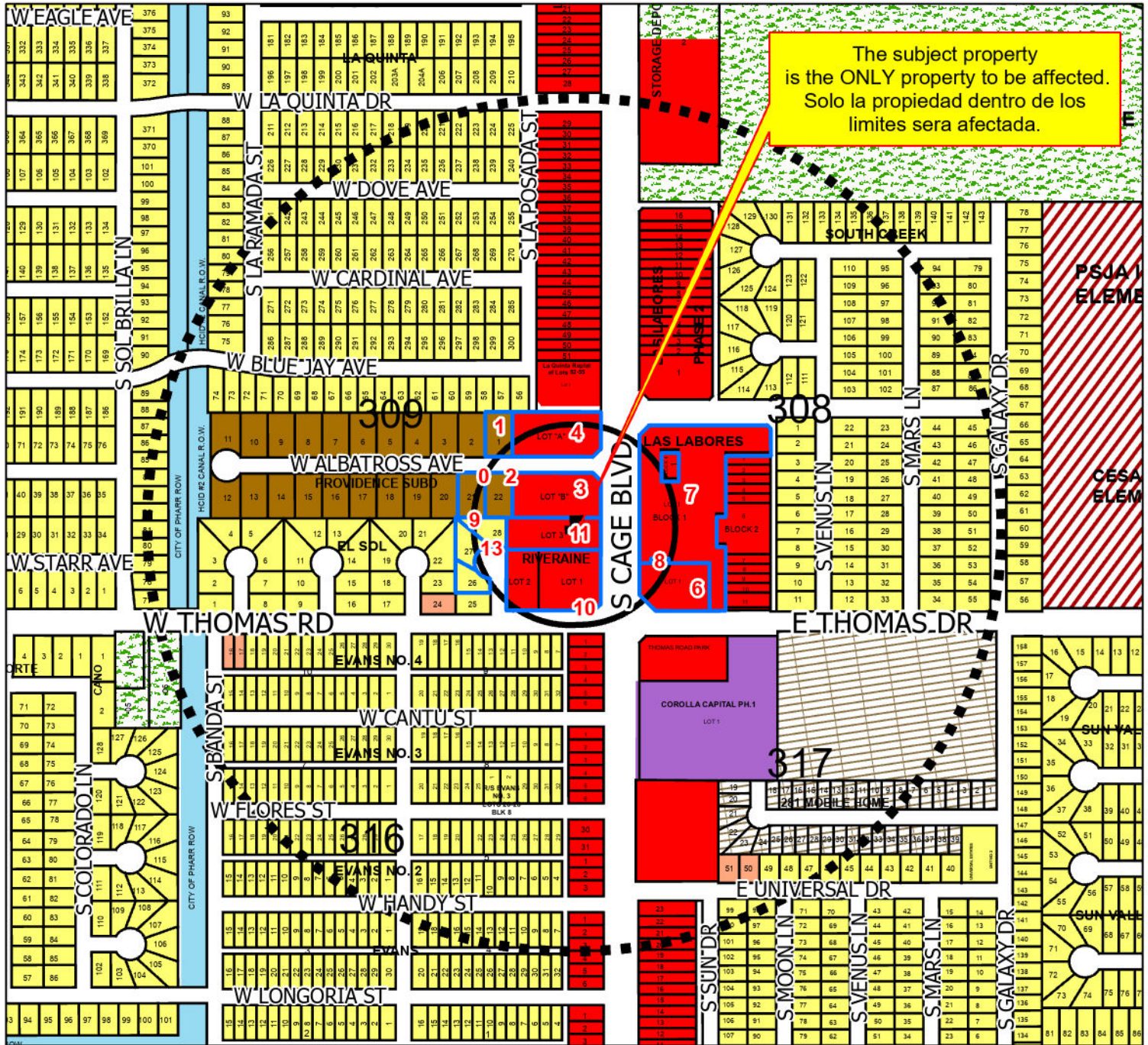
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Proposed Conditional Use Permit
0.108 acres, more or less, out of Lot 3,
Rivieraine Subdivision
Villa del Mar



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP RIVERAINE LOT 3.aprx\00_BASE Project File.aprx



- 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
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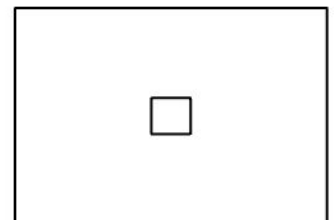
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/26/2023

Scale: 1:5,500

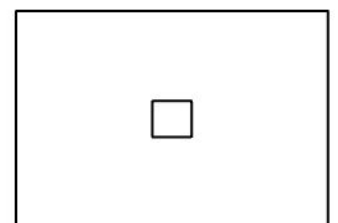
0 230 460 920 1,380 1,840 Feet

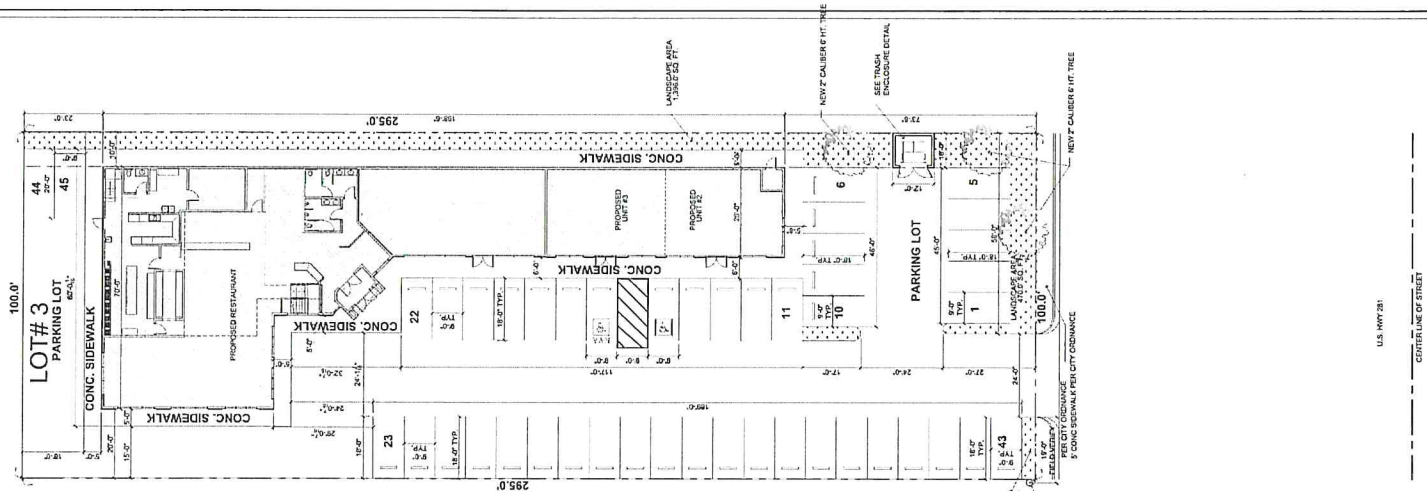




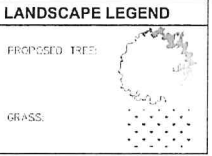
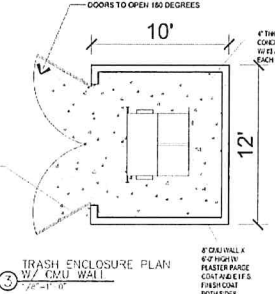
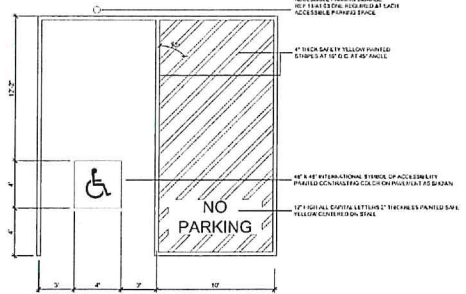
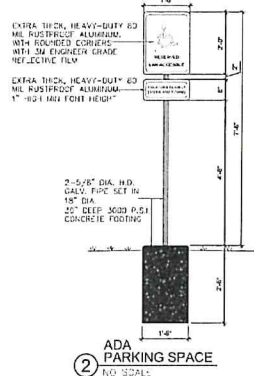
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Date: 10/26/2023





3128 DINING SQ.FT./100-32 REQUIRED PARKING
RENTAL SPACES=9 REQUIRED



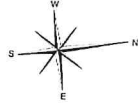
PROVIDED LANDSCAPE AREA: 178,752 SQ. FT.
PROPERTY AREA: 29,500 SQ. FT.

SITE PLAN

SCALE: 1/16"=1'-0"

LEGAL DESCRIPTION

LOT	SUBDIVISION	3
CITY	PHAROS, TX	



1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARICADE, FENCING, CONSTRUCTION TRAILER, CLEARING PROCEDURE, GRADING AND DRAINAGE, COMPLIANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBMISSION PRIORITY OWNERS ASSOCIATION GUIDELINES.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL PROVIDE ALL LANDSCAPING, SOG, AND IRRIGATION SYSTEM.

CODE ANALYSIS

ADA. NOTE: THIS BUILDING AND ITS AMENITIES ARE SUBJECT TO ADA. REVIEW & ADA. RESTRICTIONS

BUILDING AREA	2018 INTERNATIONAL BUILDING CODE
RESTAURANT / RETAIL	
CONSTRUCTION TYPE (SC)	TYPE IIB
OCCUPANCY (MIXED)	GROUP A-20 SPRINKLED GROUP B (BUSINESS)
KITCHEN	828' SQ. FT.
BAR	160' SQ. FT.
RESTROOMS	276' SQ. FT.
STORAGE	308' SQ. FT.
DINING	3128' SQ. FT.
KITCHEN / BAR STR. & RESTROOMS	1590 SFI 200+ 8 OCCUPANTS
DINING	3128 SFI 15+ 209 OCCUPANTS
TOTAL RESTAURANT OCCUPANT LOAD	217 OCCUPANTS
RETAIL SUITE #2	903' SQ. FT.
RETAIL SUITE #3	903' SQ. FT.
RETAIL SUITE #4	1307' SQ. FT.
RETAIL	3113 SQ. FT./100+ 32 OCCUPANCY
TOTAL BUILDING OCCUPANT LOAD	249 OCCUPANTS

PROVIDED LANDSCAPE SPECIFICATIONS:
ALL PLANT MATERIAL SHALL BE SPECIALLY
SELECTED AND MAINTAINED TO REMAIN
LUSH AND VIGOROUS THROUGHOUT THE
ENTIRE TERM OF THE PROJECT. ALL
PLANT MATERIAL SHALL BE MAINTAINED
AND REPLACED AS NECESSARY.
THEY SHALL BE MAINTAINED AND
REPLACED AS NECESSARY.
THEY SHALL BE MAINTAINED AND
REPLACED AS NECESSARY.
THEY SHALL BE MAINTAINED AND
REPLACED AS NECESSARY.

DATE: 9/8/2022
DRAWN BY:
DISTINCTIVE
PLAN: 37-21

VILLA DEL MAR PLAZA

312 S. EXPRESSWAY & SUITE 100
DALLAS, TEXAS 75201
8000 WEST 100 SUITE 1000
DALLAS, TEXAS 75225
WWW.DISTINCTIVEDSIGN.COM

DISTINCTIVE
DRAWING & DESIGN LLC.

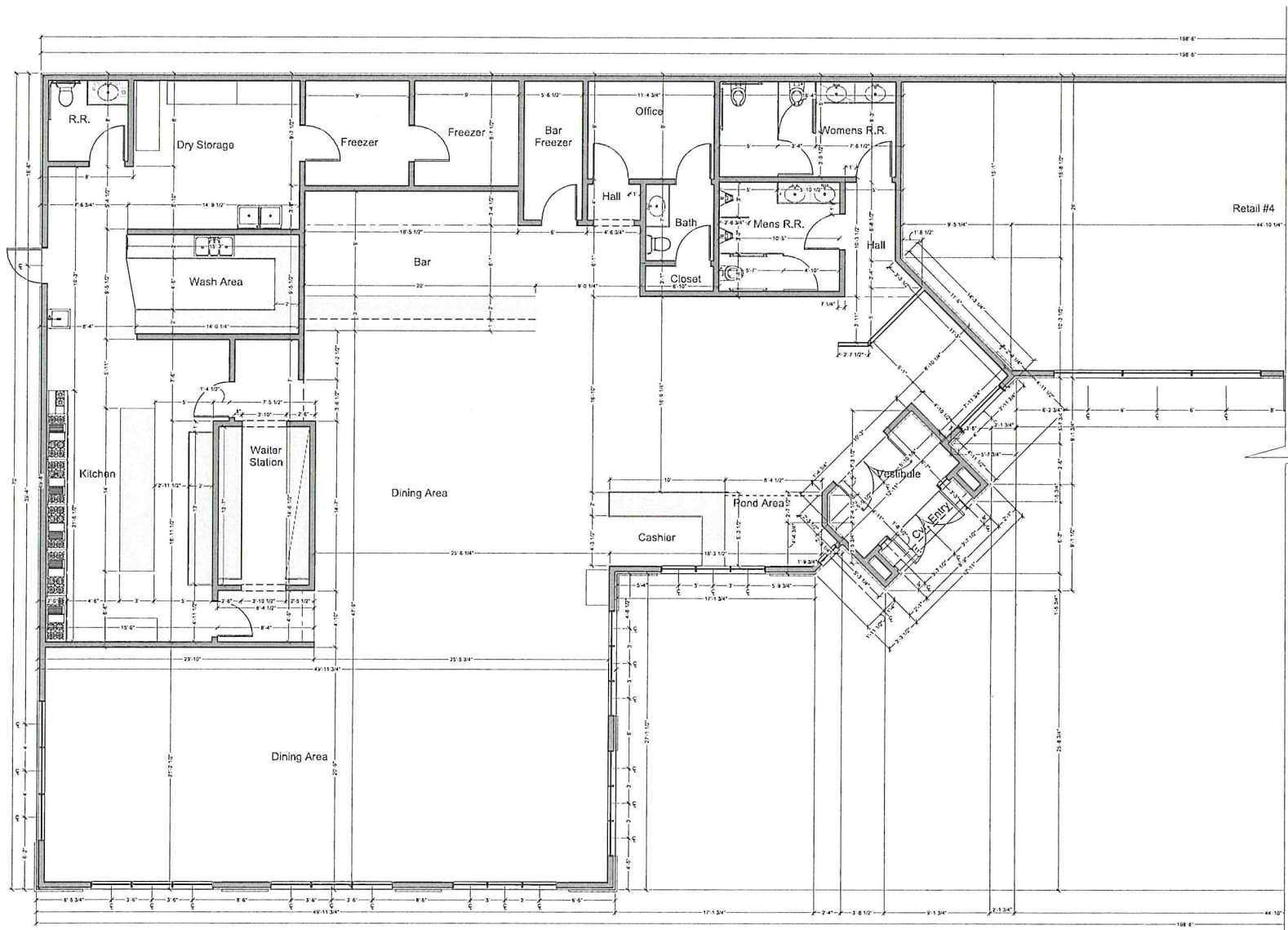
MEMBER
AIA
BD
AMERICAN INSTITUTE
OF ARCHITECTS

THE
DISTINCTIVE
DRAWING & DESIGN LLC.

SHEET NUMBER

A 1.01.1

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1 DIMENSIONED 1ST LEVEL FLOOR PLAN SEC.1
SCALE: 1/4\"/>

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DATE: 06/2022
DRAWN BY:
DISTINCTIVE
PLAN # 371-21

VILLA DEL MAR PLAZA

210 S. EXPRESSWAY SUITE 100
DALLAS, TEXAS 75201
972.441.1111
WWW.DISTINCTIVEDD.COM

D DISTINCTIVE
DRAFTING & DESIGN LLC.

MEMBER
AIA
BID
AMERICAN INSTITUTE
OF BUILDING DESIGN

IFBB
BUILDING DESIGN

SHEET NUMBER

A 1.02.2

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ESPECIALIDADES DE LA CASA

COMBINADO VDM \$17.99
Filete de Pescado y Camarones Medianos a la Crema de Chipotle.

CAMARONES TOCINETA ESPECIALES VDM \$18.99
Rellenos de Queso Mozzarella, Envueltos en Tocino a la Plancha, Bañados en Crema de Chipotle.

GUISADO VDM \$14.99
Filete de Pescado, Camarón, Pulpo y Jalba en Salsa Veracruzana.

ROLLO RELLENO VDM \$18.99
Filete de Pescado Relleno de Camarón y Queso Crema, Empanizado y Bañado en Crema de Chipotle y Trozos de Tocino.

ORDENES INCLUYEN: ARROZ, VEGETALES, ENSALADA VERDE Y PAPAS FRITAS

TORRE VDM \$19.99
Ceviche de Pescado, Camarón, Pulpo, Jalba y Aguacate, Bañada en Salsa de la Casa.

MOLCAJETE VDM \$26.99
Fajita de Res, Camarones a la Plancha, Queso Panela Asado, Cebollita Cambray, Jalapeños Treados, Bañados en Salsa Ranchera.

PESCADO ENTERO PRECIO VARIA SEGUN PESO

HUACHINANGO \$1.50 OZ
TILAPIA \$14.99
RELLENO \$3.00 EXTRA

EMPANIZADO
FRITO
PLANCHA

AL AJILLO - A LA VERACRUZANA
AL CHIPOTLE - A LA TABASQUEÑA (NO EN TILAPIA)
AL MOJO DE AJO - RELLENO DE CAMARÓN (NO EN TILAPIA)
A LA DIABLA - RELLENO DE MARISCOS (NO EN TILAPIA)
A LA MANTEQUILLA - ZARANDEADO (NO EN TILAPIA)

ORDENES INCLUYEN: Arroz, vegetales, ensalada verde y papas fritas

BOTANAS RES O POLLO

PARA 1 \$17.99
PARA 2 (*MIXTA*) \$29.99

ORDENES INCLUYEN: Panchos, Fajita de Res o Pollo, Quesadillas, Arroz, Frijoles, Tomate, Cebolla, Jalapeño y Aguacate



MEXICANA

BISTEC RANCHERO \$16.99

FAJITA TOREADA DE RES O POLLO \$17.99

HAMBURGUESA ESPECIAL \$11.99
Queso Cheddar, Jamón, Tocino, Aguacate, Papas Fritas, Frijoles y Jalapeños

MILANESA DE RES O POLLO \$15.99

TAMPIQUEÑA \$18.99
Fajita a la Plancha, 2 Quesadillas Bañadas en Salsa Ranchera, Chile Morrón, Cebolla y Jalapeño Treado

TOSTADAS A LA MEXICANA DE FAJITA DE RES, POLLO O CAMARÓN .. \$14.99

TACOS

TACOS A LA PLANCHA \$14.99
4 Tacos de Fajita en Harina, Frijoles y Queso, Mozzarella

TACOS DE CAMARÓN C/5 \$13.99

TACOS REYNOSA \$12.99
5 Tacos de Fajita en Maíz, o 4 en Harina, Cebolla y Cilantro

TACOS REYNOSA CON QUESO \$13.99

TACOS DE CHICHARRÓN DE PESCADO C/4 \$12.99

TACO GOBERNADOR CAMARÓN C/4 \$14.99

TACOS VIVA MEXICO CAMARÓN O POLLO \$12.99
5 Tacos de Camarón o Pollo, Bañados en Salsa Verde, Crema, Queso Fresco y Salsa Roja

PARA SACIAR TU SED BEBIDAS

AGUAS FRESCAS \$2.99
AGUAS FRESCAS 1 REFIL GRATIS

- HORCHATA
- JAMAICA
- MELÓN
- TE HEALDO
- TE SIN AZÚCA

LIMONADA \$3.50
1 REFIL GRATIS

BOTELLA DE AGUA \$2.50

REFRESCO DE FUENTE \$2.99

- COCA COLA
- DIET COKE
- DR. PEPPER
- SPRITE
- ZERO

REFRESCO MEXICANO \$3.50

- AGUA MINERAL - MANZANA
- COCA COLA - SPRITE
- DIET COKE - TORONJA
- DURAZNO

CERVEZA

DOMESTICA \$3.99

- BUDLIGHT
- BUDWISER
- MICHELOB ULTRA
- MILLER LITE

IMPORTADA \$4.50

- BOHEMIA - NEGRA MODELO - VICTORIA
- CORONA - PACIFICO - XX LAGER
- INDIO - TECATE LIGHT
- MODELO ESPECIAL - TECATE ROJA

CUBETAS (6)

DÓMESTICA \$19.99

IMPORTADA \$22.99

BEBIDAS PREPARADAS

AGUA MINERAL PREPARADA \$4.99

CHELADA DÓMESTICA O IMPORTADA \$5.99

LIMONADA CON AGUA MINERAL \$4.99

CLAMATOS

CLAMATO \$4.99

CLAMATO CON AGUA MINERAL \$5.99

CLAMATO VDM \$9.99

CLAMATO CON OSTIONES \$10.99

MICHELADAS DÓMESTICA O IMPORTADA

MICHELADA \$8.99

MICHELADA VDM \$12.99

MICHELADA CON OSTIONES \$12.99

MICHELADA VDM X-TREAM \$19.99

COCTELES \$7.99

COLADAS

- PIÑA
- FRESA COLADA

MOJITO

- MOJITO FRESA
- MOJITO PEPINO

MARGARITAS

- FRESA - HORCHATA
- MANGO - PEPINO
- JAMAICA

COMPLEMENTOS

ARROZ \$3.50

CEBOLLA EMPANIZADAS \$5.99

FRIJOLAS \$2.99

TOTOPOS \$1.99

GUACAMOLE NATURAL O MEXICANA \$8.99

PAPAS FRITAS \$5.99

SALSA EXTRA \$0.99

15% de propina adicional se agregará a su cuenta en grupos de 6 personas o más

POSTRES \$5.99

- BROWNIES
- CHOCOFAN
- FLAN NAPOLITANO

- PASTEL DE 3 LECHES
- PAY DE QUESO
- POSTRE DE TEMPORADA



VILLA DEL MAR
RESTAURANT

SINCE 1987

REYNOSA ★ MISSION ★ PHARR ★ PALMVIEW ★ ALTON ★ MCALLEN ★ EDINBURG ★ WESLACO
1 800 315 VILLA (8455) WWW.VILLADELMAR.US @VILLADELMARREST

TOSTADAS

	3 PIEZA	1 PIEZA
CEVICHE DE PESCADO	\$10.99	\$4.99
CEVICHE DE CAMARÓN O ENSALADA DE CAMARÓN	\$11.99	\$5.25

LOS MEJORES CHICHARRONES

ORIGINAL - BÚFALO - PIMIENTA LIMÓN

TILAPIA	\$1.99
BASA	\$2.25
CATÁN	\$2.50

ADVERTENCIA: En algunos pescados o mariscos existen espinas o pequeños huesos

CALDOS Y SOPAS

	MEDIANO	GRANDE
CALDO DE CAMARÓN	\$9.99	\$14.99
CALDO PESCADO	\$8.99	\$13.99
CALDO DE PESCADO Y CAMARÓN	\$10.99	\$15.99
SOPA DE MARISCOS	\$12.99	\$16.99

TLALPEÑO: MEDIANO \$1.99 EXTRA / GRANDE \$2.99 EXTRA
Aguacate, Arroz, Chipotle y Queso Mozzarella

EXQUISITO PULPO

\$15.99

- A LA DIABLA
- A LA MANTEQUILLA
- AL AJILLO
- AL MOJO DE AJO
- ARROZ CON PULPO
- RANCHERO

ORDENES INCLUYEN:

Arroz, vegetales, ensalada verde y papas fritas

CAMARONES MEDIANOS \$15.99

- AL CHIPOTLE
- AL CILANTRO
- A LA CREMA DE CHIPOTLE
- A LA DIABLA
- A LA MEXICANA
- A LA VERACRUZANA
- CON ARROZ
- CON FAJITA A LA PLANCHA
- EN CREMA DE 3 QUESOS
- GRATINADOS CON TOCINO
- POBLANOS
- RANCHEROS
- ROCKEFELLER



GRANDES \$16.99

- AL AJILLO
- AL COCO
- AL MOJO DE AJO
- AL MADRAZO
- A LA PLANCHA
- EMPANIZADOS
- TOREADOS

RELLENOS \$17.99

- COSTA AZUL
- DE QUESO ENVUELTOS EN JAMÓN
- TOCINETA

ORDENES INCLUYEN: Arroz, vegetales, ensalada verde y papas fritas

FILETE DE PESCADO \$15.99

- A LA CREMA DE CHIPOTLE
- A LA CREMA DE TRES QUESOS
- A LA DIABLA
- A LA MANTEQUILLA
- A LA MEXICANA
- A LA PLANCHA
- A LA VERACRUZANA
- AL CHIPOTLE
- AL CILANTRO
- AL AJILLO
- AL MOJO DE AJO
- AL VAPOR CON VEGETALES
- EMPANIZADO
- POBLANO
- RANCHERO
- ROCKEFELLER

FILETE RELLENO \$17.99

- A LA TABASQUEÑA
- RELLENO DE CAMARÓN
- RELLENO DE MARISCOS
- ROLLOS RELLENOS DE CAMARÓN
- ROLLOS RELLENOS DE MARISCOS

PLATILLO COMBINADO \$17.99

ORDEN DE FILETE, MEDIA ORDEN DE CAMARONES EMPANIZADOS

ORDENES INCLUYEN: Arroz, vegetales, ensalada verde y papas fritas

LOS MEJORES COMBOS

TLALPEÑO: \$1.99 EXTRA

COMBO 1	\$9.99	COMBO 5	\$15.99
3 Chicharrones y Papas Fritas		Sopa de Mariscos,	
COMBO 2	\$10.99	3 Chicharrones y Arroz	
3 Chicharrones, Arroz, Ensalada Verde y Papas Fritas		COMBO 6	\$15.99
COMBO 3	\$13.99	Caldo de Camarón y Pescado, 3 Chicharrones y Arroz	
Caldo de Pescado, 3 Chicharrones y Arroz		COMBO 7	\$15.99
COMBO 4	\$14.99	Coccol Chico y 3 chicharrones	
Caldo de Camarón, 3 Chicharrones y Arroz		COMBO 8	\$13.99
		3 Chicharrones, 3 Camarones, Arroz, Ensalada Verde y Papas Fritas	

Todos los combos incluyen refresco de fuente o agua fresca

NUESTRAS CHAROLAS

CHAROLA #1	\$33.99
15 Chicharrones de Pescado	
CHAROLA #2	\$38.99
20 Chicharrones de Pescado	
CHAROLA #3	\$43.99
25 Chicharrones de Pescado y Guacamole	

TODAS LAS ORDENES INCLUYEN: Frijoles, arroz, cebollas empanizadas, papas fritas, tortillas, Limones, salsa y 2 consomés

FUENTES FAMILIARES EMPANIZADA - PLANCHA

MARISCADA	\$37.99
6 Camarones Empanizados, 1 Aguacate Relleno de Atún o Camarón, 4 Filetes Empanizados, Arroz, Ensalada Verde, Cebollas Empanizadas, Papas Fritas y 2 Consomés.	
PARILLADA	\$42.99
Fajita de Res Toreada, Fajita de Pollo Toreada, Camarones Medianos Toreados, Frijoles, Arroz, Guacamole, 2 Chiles Toreados y 4 Quesadillas de Maiz.	
MARISCADA "1987"	\$42.99
3 Chicharrones, 3 Camarones Empanizados, 3 Jaibas Rellenas, 3 Tostadas de Ceviche, 2 Coccolitos Chicos, Arroz con Pulpo, Ensalada Verde, Cebollas Empanizadas, Papas Fritas y 3 Consomés.	
MAR Y TIERRA	\$42.99
Botana para 1, 6 Camarones Empanizados, 2 Filetes de Pescado, 2 Quesadillas, Frijoles, Arroz, Cebollas Empanizadas, Papas Fritas y 2 Consomés.	
CHAROLA BOTANERA	\$30.99
6 Camarones Empanizados, 8 Chicharrones, Frijoles, Arroz, Cebollas Empanizadas, Papas Fritas y 2 Consomés.	
FIESTA DE CAMARONES	\$44.99
3 Camarones Costa Azul, 3 Tocineta, 3 Al Madrazo, 3 Empanizados, 1 Aguacate Relleno de Camarón, Arroz, Cebollas Empanizadas, Papas Fritas y 2 Consomés.	
FIESTA MEXICANA	\$39.99
5 Tacos Reynosa, 4 Tacos a la Plancha, 4 Tostadas a la Mexicana de Res, 2 Chiles Toreados y 1/2 Guacamole (No incluye Pan y Tortillas).	

TODAS LAS ORDENES INCLUYEN: Pan o tortillas



Pharr
Development Services



Site Photo

6502 South Cage Blvd. Ste 1





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.H.5.

DATE SUBMITTED: November 14, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, has filed with the Planning and Zoning Commission a request for a 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 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 6905 South Jackson Road. CUP#231030 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of November 13, 2023, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Created/Initiated - 11/14/2023

Ricardo Rodriguez
City Management Office

Approved - 11/14/2023
Final Approval - 11/14/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 20, 2023

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#231030 (Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill)
--

GENERAL INFORMATION:

APPLICANT: Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, has filed with the Planning and Zoning Commission a request for a 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 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 6905 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the north, and south. The property to the east is zoned Single-Family Residential District (R-1). The city limits lie to the west. The area is generally designated for commercial 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:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.
NOTIFICATION OF PUBLIC:	Forty-one (41) surrounding property owners were notified of the request by letter on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023. Staff received no response to the letters or the legal notice.
DEVELOPMENT SERVICES RECOMMENDATIONS:	Development Services recommended <u>approval</u> of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.
PLANNING & ZONING COMMISSION:	At the Planning and Zoning Commission meeting of November 13, 2023, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements. There were six members present and voting.

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

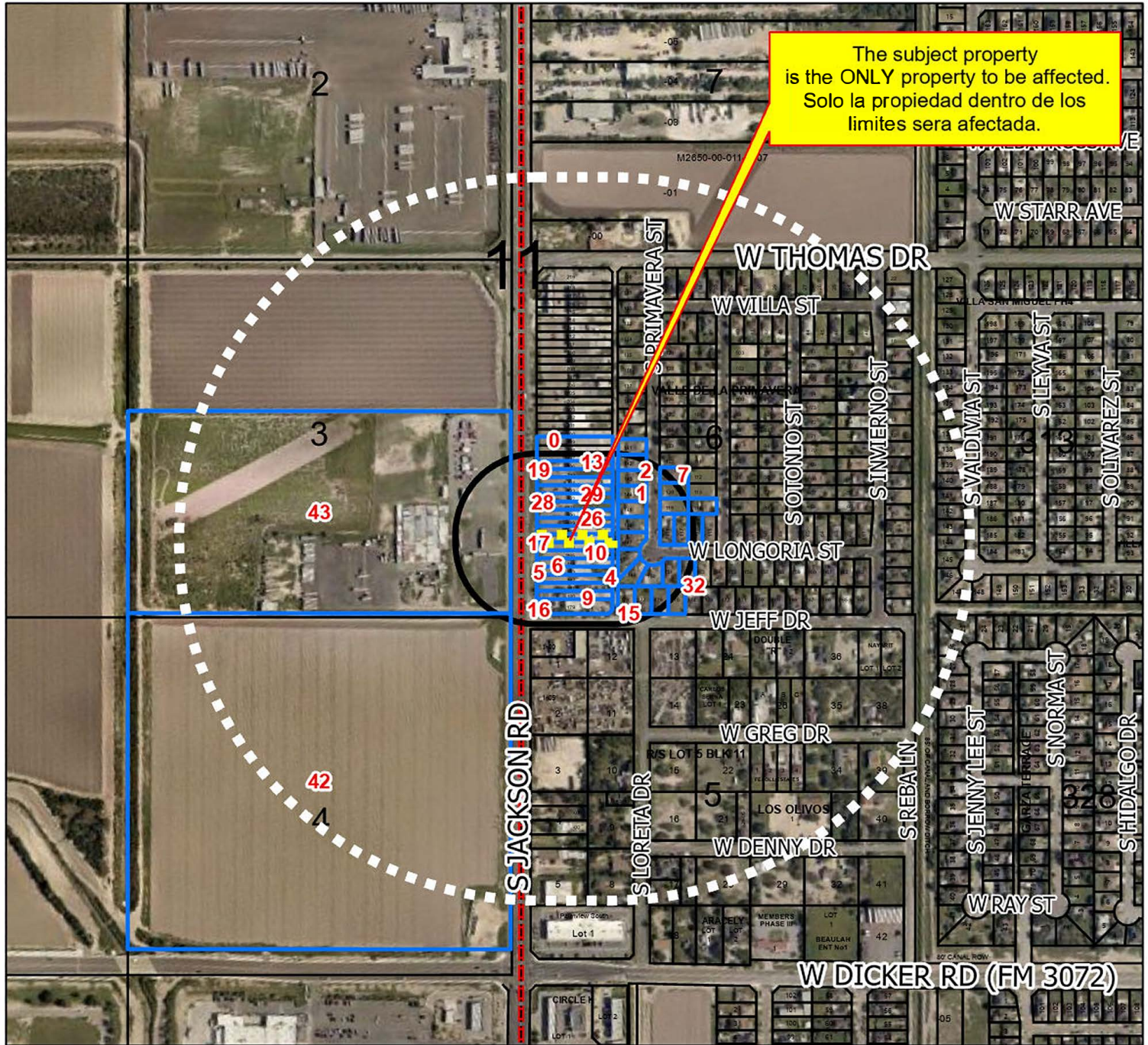
1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of

such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.

4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.

7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 231030 VALLE DE LA PRIMAVERA LOT 187\aprx000_BASE Project File.aprx



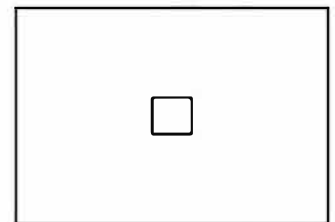
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- 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

- Notified Properties
- 300 ft. Notification Buffer
- Subject Property
- Quarter Mile Radius

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



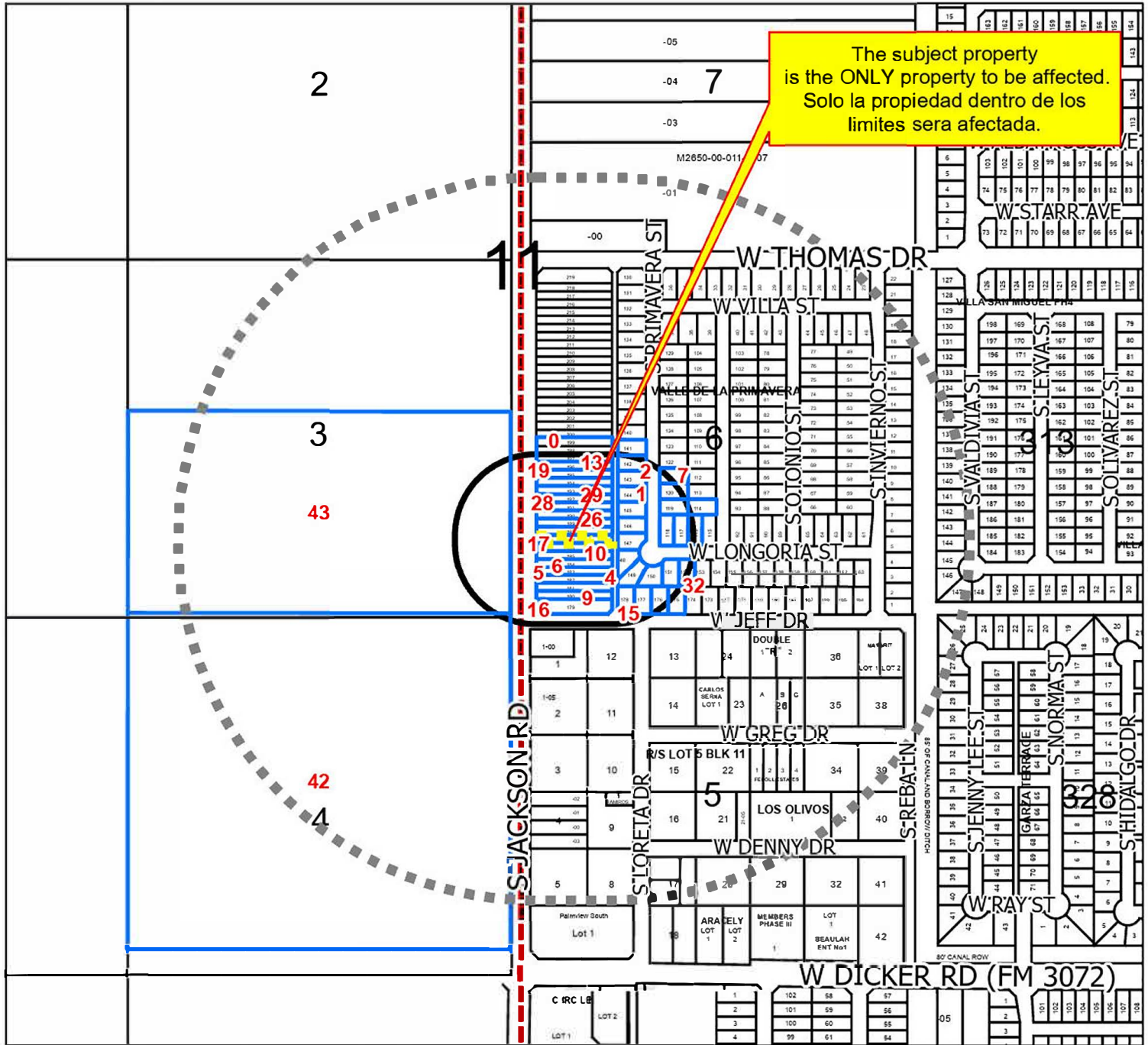


- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

Conditional Use Permit
Valle De La Primavera Lot 187
Gallinas Locas Bar and Grill
Radius



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 231030 VALLE DE LA PRIMAVERA LOT 187\aprx00_BASE Project File.aprx

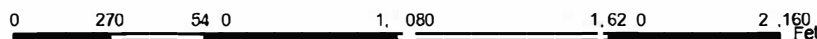


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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Subject Property |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

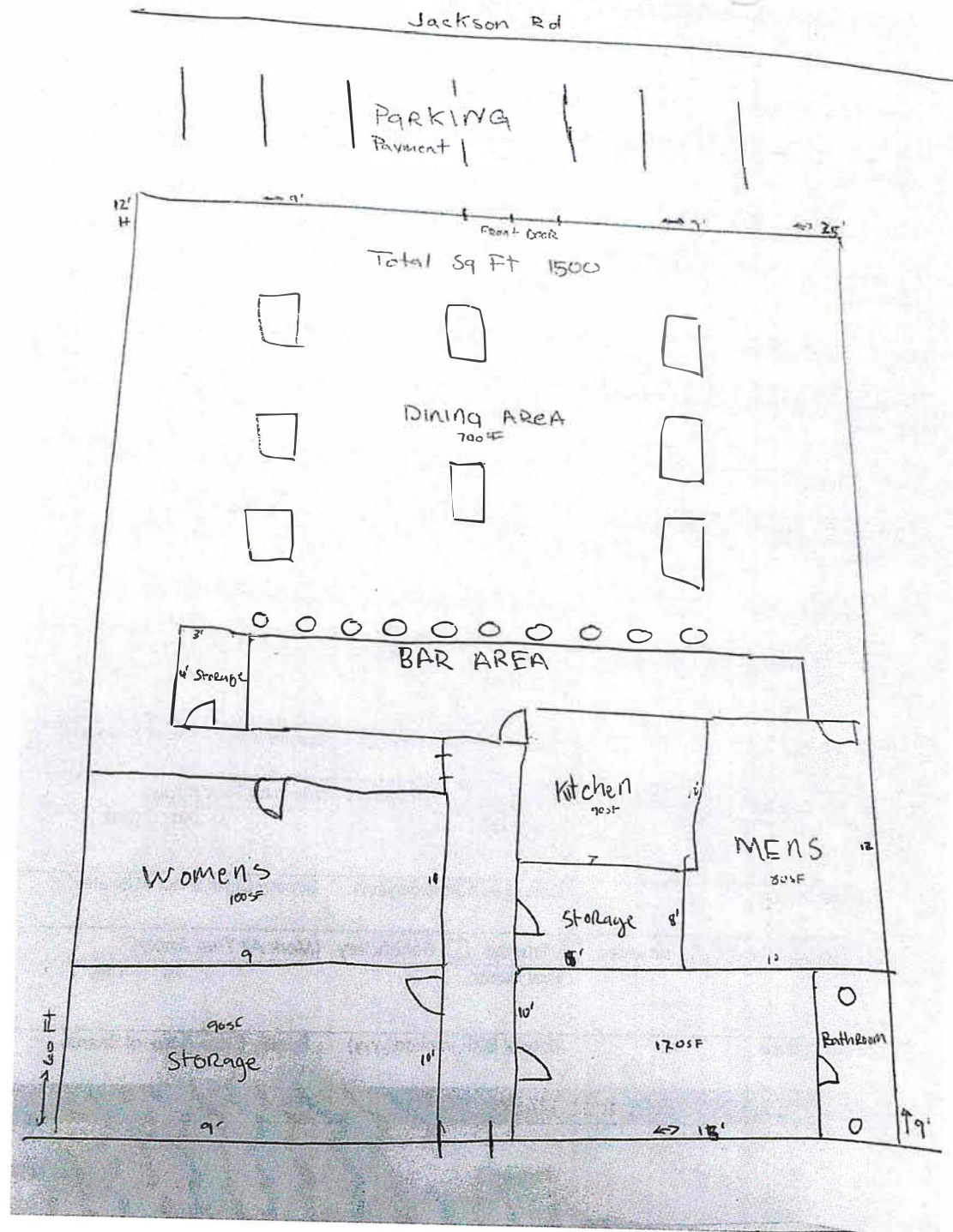
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City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1:6,500



Date: 10/24/2023



GALLINAS LOCA'S
BAR & GRILL
MENU

COMBO 1

3 CHICKEN STRIPS WITH A SIDE \$13.99

COMBO 2

8 WINGS AND A SIDE \$13.99

COMBO 3

CHICKEN SANDWICH AND A SIDE \$11.99

COMBO 4

HOUSE SALAD \$8.99

WITH CHICKEN \$13.99

FOUNTAIN DRINK \$2.99



Pharr
Development Services



Site Photo

6905 South Jackson Road





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.H.6.

DATE SUBMITTED: November 14, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Michael Wright, CFO., DBA Parry's Pizza, has filed with the Planning and Zoning Commission a request for a 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 1B of the 2nd Replat of Vacated Car-mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property is physically located at 550 North Jackson Road. CUP#231032 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Michael Wright, CFO., DBA Parry's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of November 13, 2023, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez

Created/Initiated - 11/14/2023
Approved - 11/14/2023

City Management Office

Final Approval - 11/14/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 20, 2023

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#231032 (Michael Wright, CFO., DBA Parry's Pizza)
--

GENERAL INFORMATION:

APPLICANT: Michael Wright, CFO., DBA Parry's Pizza, has filed with the Planning and Zoning Commission a request for a 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 1B of the 2nd Replat of Vacated Car-mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 550 North Jackson Road.

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

COMMENTS:

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

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Five (5) surrounding property owners were notified of the request by letter on November 3, 2023, and a legal notice was published in the Monitor Newspaper on November 4, 2023. Staff received no response to the letters or the legal notice.

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

PLANNING & ZONING COMMISSION: At the Planning and Zoning Commission meeting of November 13, 2023, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements. There were six members present and voting.

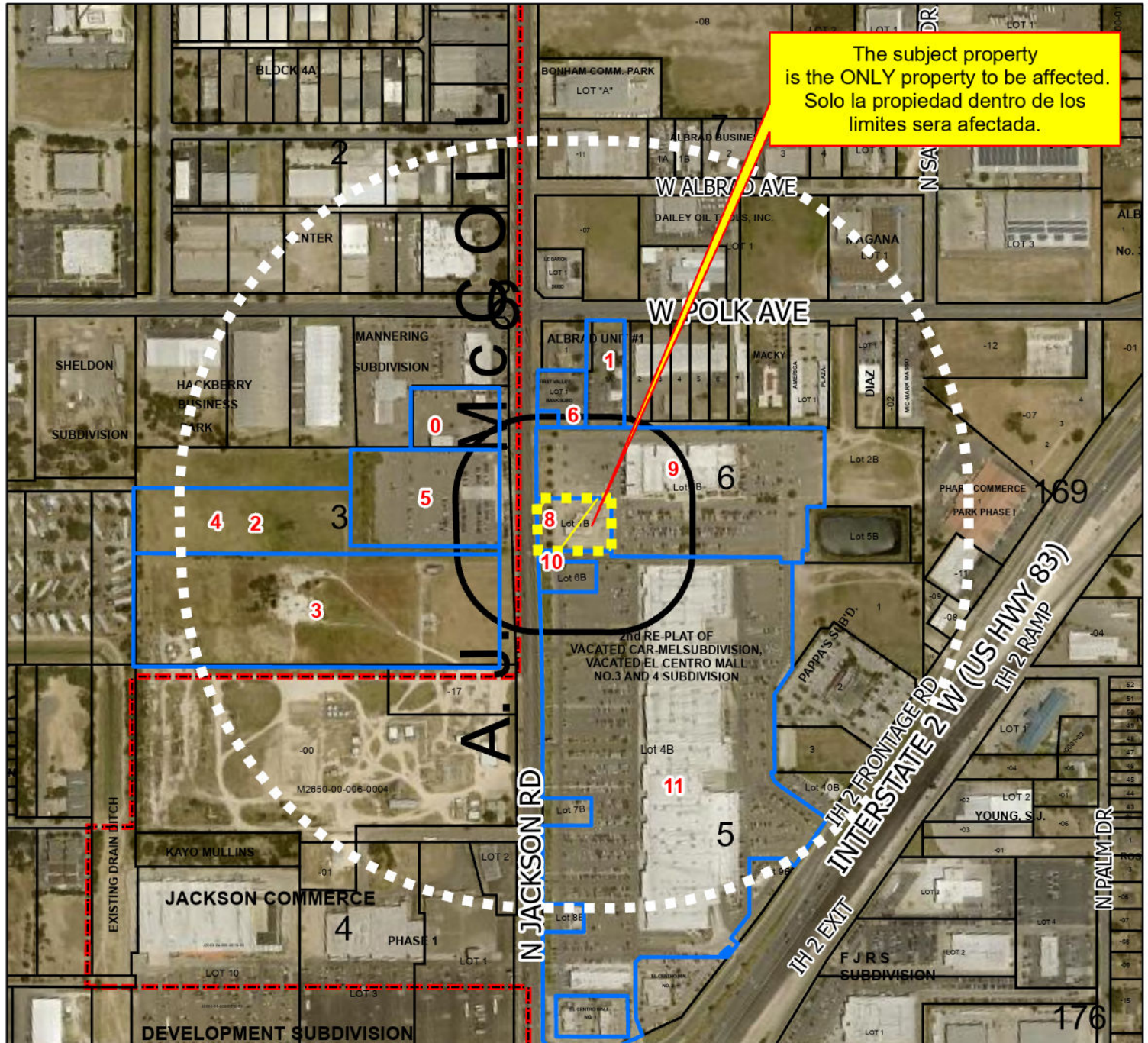
Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of

such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.

4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.

7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.



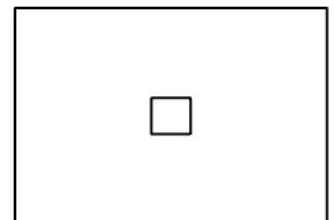
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- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

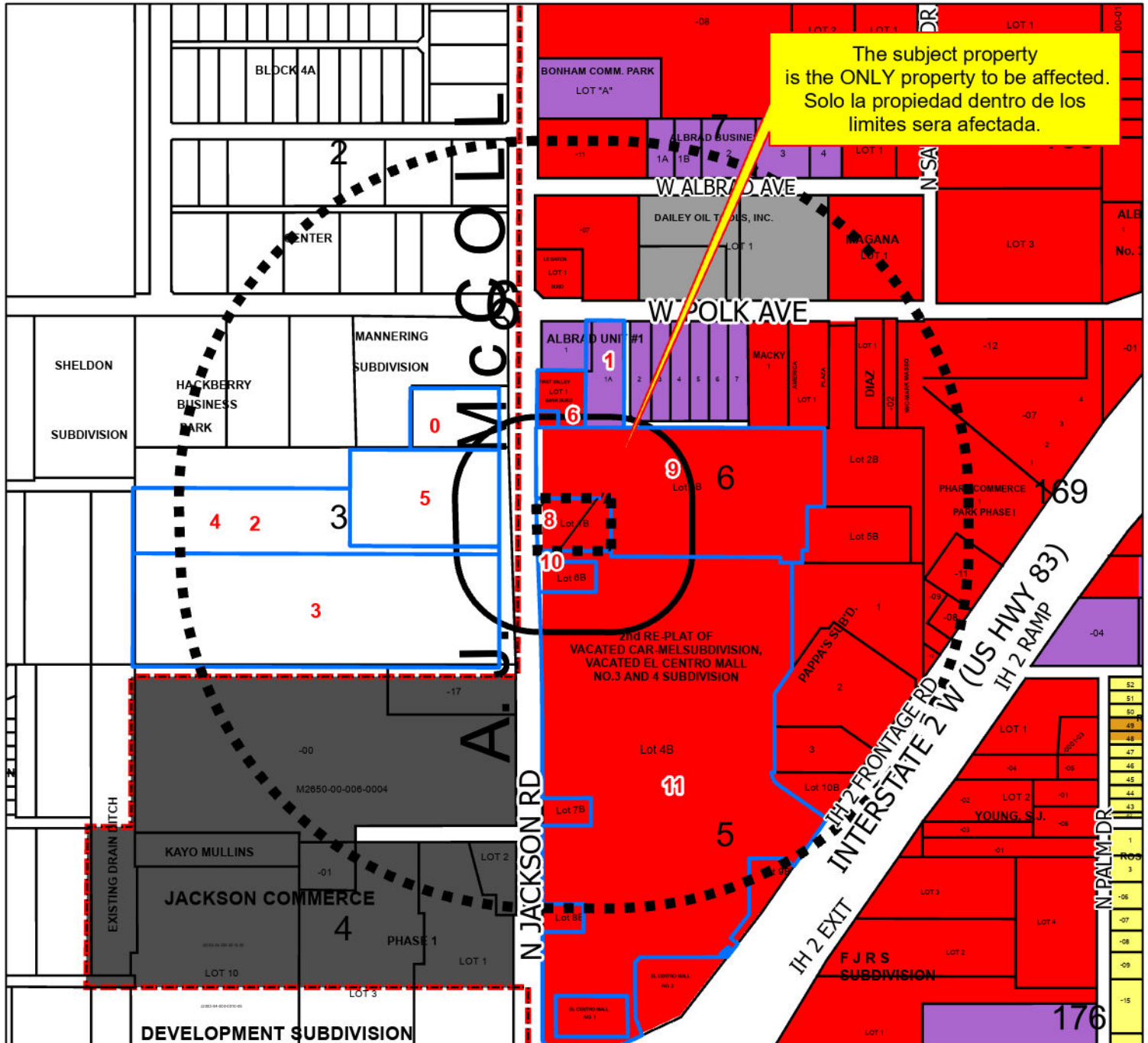
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial

- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

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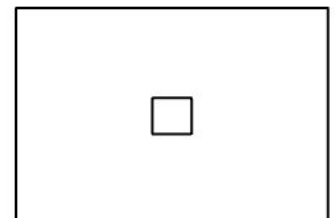




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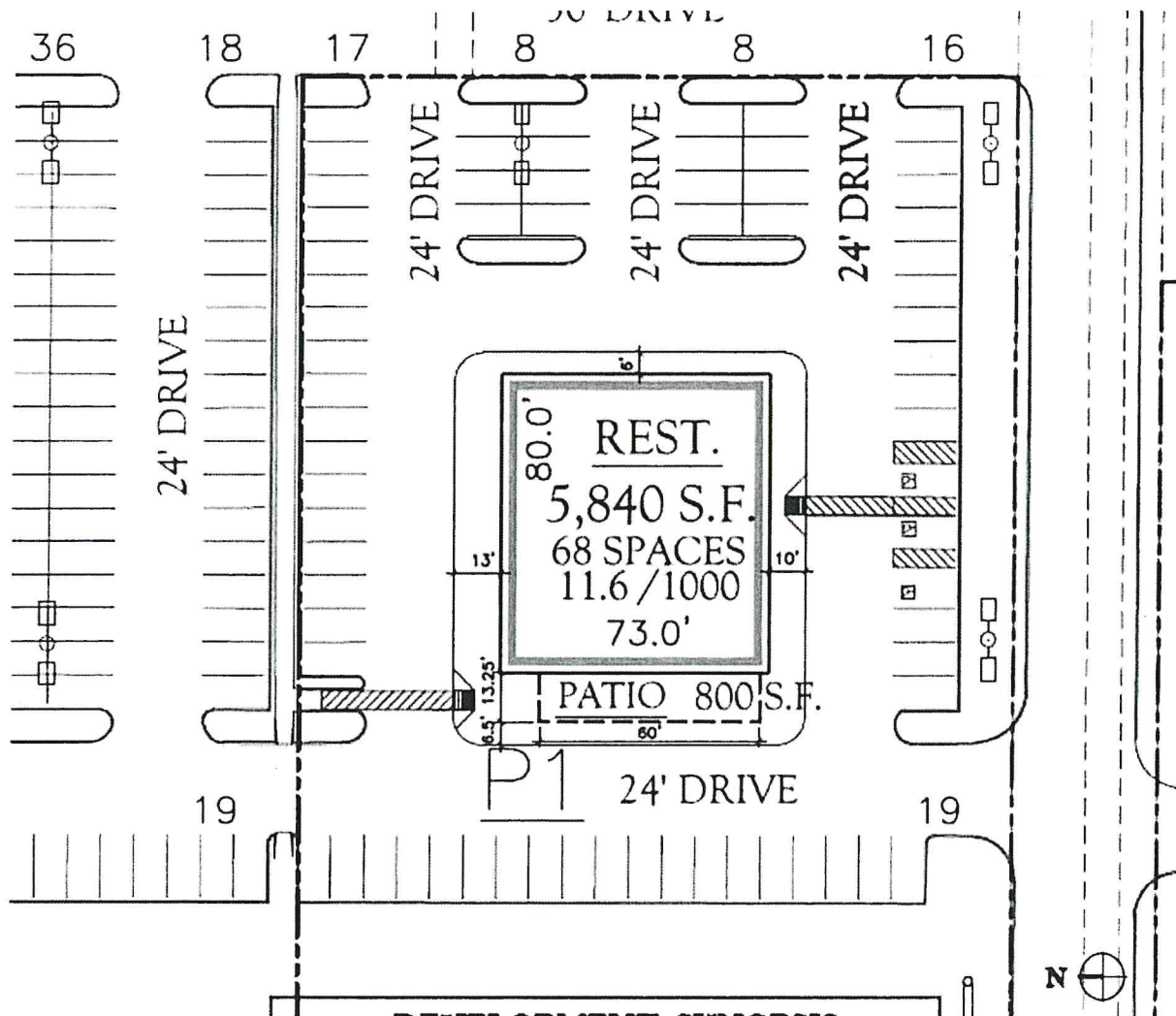
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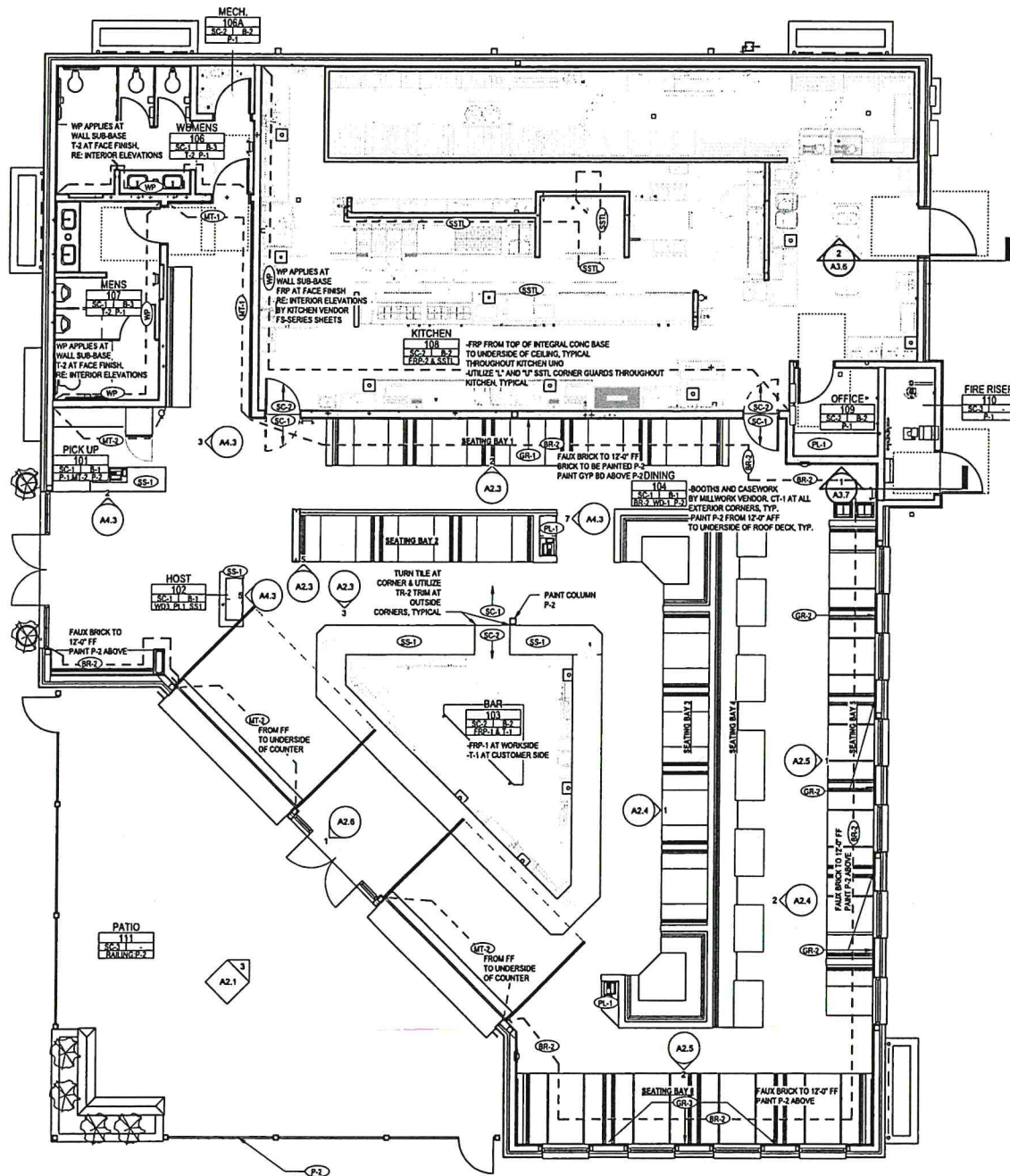


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**DEVELOPMENT SYNOPSIS
REQUIREMENTS PER CITY OF PHARR, TEXAS**

TOTAL LAND AREA	(±1.2283 AC.)	± 53,504SF
TOTAL BUILDING AREA (GLA ONLY)		5,840 S.F.
DENSITY		10.9 %
RESTAURANTS	5,840 S.F. (1/100 S.F.)	59 SPACES
TOTAL PARKING REQUIRED		59 SPACES
PARKING RATIO REQUIRED		10.1 /1000
*TOTAL PARKING PROVIDED		68 SPACES
PARKING RATIO PROVIDED		11.6 /1000



1 FINISH FLOOR PLAN
3/16" = 1'-0"



PARRY'S PIZZERIA ELEVATION



Entry North West View



CLIENT INFORMATION:
Parry's Pizzeria
PHARR, TX

REPRESENTATIVE:
Tim Zamberlin

DESIGNER:
Pushkar

DATE:
07/31/23

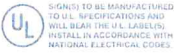
REVISION:

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REVIEWED BY:

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SCALE:

DESIGN NUMBER:
22-188-V3-FP-BW

JOB NUMBER:
42779-05

FINAL PRINT

A-LA-CARTE CATERING

CATERING APPS

KNICKERBOCKER CHEESY BREAD
13.99 Serves 4-6

BONELESS WINGS
10.99 20 Wings • Serves 4-6

BUFFALO WINGS (BONE-IN)
25.99 20 Wings • Serves 4-6

WING SAUCES

Homemade Dry Rub, Zesty Mild, Medium, Hot, Extra Hot, BBQ, Hot BBQ, Garlic, Hot Garlic, Teriyaki or Hot Teriyaki

CATERING TRAYS

CATERING TRAYS SERVE 6-8

SANDWICH TRAY 35.99
Italian or Philly Cheesesteak

STROMBOLI TRAY 36.99
Zesty Pepperoni, Veggie, Syracuse or Chicken Club

CATERING PASTA PLATTERS

CATERING PASTA PLATTERS SERVE 6-8

MANHATTAN MAC & CHEESE 43.99
With Bacon
With Fresh-Roasted Chicken 53.99

TITLE TOWN PASTA BOWL 43.99
With Meatballs

FETTUCCHINE ALFREDO 46.99
With Fresh-Roasted Chicken 56.99

SPICY ALFREDO 40.99
With Fresh-Roasted Chicken 50.99

BIG CITY BOLOGNESE 49.99

A-LA-CARTE-PIZZAS

18" SIGNATURE PIZZAS START AT

Each pizza serves 6-8 people when paired with additional catering options (see reverse side for selection)

CATERING SALADS

HOUSE
Serves 6-8 • With Chicken

CAESAR
Serves 6-8 • With Chicken

DRESS IT UP!

Homemade White Ketchup (aka Ranch), Blue Cheese, Honey Mustard, Italian or Caesar

CATERING COMBOS, DESSERTS & DRINKS

CATERING COMBOS...FROM \$5 PER PERSON!

STROMBOLI COMBO

Combination of Zesty Pepperoni, Veggie, Syracuse and Chicken Club Stromboli - Serves 12-16



PIZZA PARTY COMBO

Pick four 18" signature pizzas, 20 boneless wings and a House and Caesar Salad - Upgrade to Buffalo wings for - Serves 14-18

THE ITALIAN COMBO

Two pastas (Title Town with Meatballs & Spicy or Regular Fettuccine Alfredo with Chicken), Knickerbocker Cheesy Bread, House and Caesar Salad and 12 cannoli - Serves 18-24

THE BIG APPLE COMBO

Lil' Avery's Cheese Pizza, Zesty Lady Liberty Pizza, The Five Boroughs Pizza, SoHo Veggie Pizza, 40 boneless wings, a House and Caesar Salad and 12 cannoli - Upgrade to Buffalo wings for - Serves 18-24

CATERING DESSERTS

CANNOLI PLATTER

24.99 Twelve 48.99

FIFTH AVENUE CHEESECAKE

A whole creamy NY-style cheesecake served with your choice of sauce



TAKEOUT DESSERTS

THE SCOOP

Vanilla ice cream served with your choice of sauce

HIGH LINE FRIED DOUGH

Choose granulated or powdered sugar and dipping sauce

CROWN HEIGHTS COOKIE

A hot chocolate chunk cookie topped with vanilla ice cream and whipped cream

LEMON BUTTER CAKE

A delicious, creamy cake served with ice cream and a candied lemon zest topping

FIFTH AVENUE CHEESECAKE

Slice of creamy NY-style cheesecake served with your choice of sauce

CANAL ST. CANNOLI

Two completely craveable authentic cannoli served with your choice of sauce

TAKE A DIP!

Add chocolate, caramel, white chocolate or raspberry sauce to any dessert

NON-ALCOHOLIC DRINKS

FOUNTAIN DRINKS

Coke, Diet Coke, Coke Zero, Dr Pepper, Sprite, Fanta Orange, Barq's Root Beer or Minute Maid Lemonade



LEMONADE BLAST!

Delicious and refreshing lemonade infused with your choice of real strawberries, mangoes or raspberries

2-LITER SODAS

Coke, Diet Coke, Dr Pepper or Sprite



EAT PIZZA, GET REWARDED!

The Parry's mobile app is your go-to for online ordering, loyalty membership and exclusive offers. Parry's rewards members enjoy 18 rewards for every \$100 spent! Scan the QR code to get started.

PARRY'S
PIZZERIA & TAPHOUSE

Craveably Crafted Food & Beer

**DELIVERY,
TAKE-OUT &
CATERING**

ParrysPizza.com

Parry's Pharr • (956) 476-6165
550 North Jackson Road, Pharr, TX 78577

BIG VALUE SPECIALS

THE MONDAY SPECIAL 12.99 (Serves 2-3 • Upgrade to 3 per person)
A large 18" cheese pizza (toppings \$2.99 each)

THE WEDNESDAY SPECIAL 21.99 (Serves 4-6 • Upgrade to 6 per person)
A large 18" one-topping pizza and 10 boneless wings - upgrade to Buffalo wings for \$4

THE ICONIC SPECIAL 26.99 (Serves 4-6 • Upgrade to 6 per person)
A large 18" one-topping pizza and 10 boneless wings - upgrade to Buffalo wings for \$4

THE FAMILY SPECIAL 27.99 (Serves 6-8 • Upgrade to 8 per person)
A large 18" one-topping pizza and a medium 14" cheese pizza (14" toppings \$1.99 each)

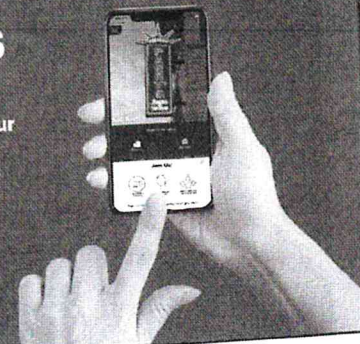
THE GAMETIME SPECIAL 26.99 (Serves 4-6 • Upgrade to 6 per person)
A large 18" one-topping pizza, Polo Grounds Parm Bites or High Line Fried Dough, and 10 boneless wings - upgrade to Buffalo wings for \$4

**DOWNLOAD
THE PARRY'S
PIZZA APP!**

Order with ease and track your rewards, all in one place.



Or search for Parry's Pizza!



ParrysPizza.com/Catering

SHAREABLES & SALADS

SHAREABLES

PARMESAN OR FIRE FRIES

Straight-out fries coated in your choice of Parry's parmesan mix or homemade dry rub, served with homemade white ketchup

KNICKERBOCKER CHEESY BREAD

Our famous pizza dough (made fresh daily), topped with hand-grated mozzarella, cheddar cheese, garlic and fresh basil, served with homemade marinara

POLO GROUNDS PARM BITES

Our famous pizza dough (made fresh daily) tossed in Parry's parmesan mix, served with homemade marinara

PEPITONE'S PRIZED PICKLES

Crispy, breaded pickles, served with homemade white ketchup

PRETZEL & BEER CHEESE

A large Bavarian-style pretzel served with Parry's homemade beer cheese

UPTOWN MOZZARELLA

Four large breaded mozzarella half-moons fried until golden brown and served with homemade marinara sauce

ARTICHOKE JALAPEÑO DIP

Freshly made creamy, slightly spicy dip with artichokes and fresh jalapeños, topped with tomatoes, fresh diced jalapeños and cilantro - served with wonton chips and carrots

SOUTH STREET MEATBALL BAKE

Two large homemade meatballs, covered in Parry's homemade pomodoro sauce, topped with ricotta cheese, fresh basil and Parry's parmesan mix

CHICKEN TENDERS & FRIES

Four fresh, never frozen, hand-battered chicken tenders served with fries and your choice of sauce

QUEENS CAPRESE

A perfect combination of tomatoes, fresh mozzarella, basil, olive oil, minced garlic and onions, topped with balsamic glaze

ITALIAN NACHOS

Light and airy wonton chips, smothered in Alfredo sauce, melted hand-grated mozzarella, pepperoni, Italian sausage, banana peppers, black olives, diced tomatoes and red pepper relish - served with homemade marinara

CHICKEN WINGS

BONELESS WINGS

6 pcs \$7.99 • 10 pcs \$11.49 • 20 pcs \$20.99

Fresh, never frozen, hand-battered chicken, tossed with your choice of sauce or Parry's homemade dry rub

BUFFALO WINGS

6 pcs \$8.99 • 10 pcs \$15.99 • 20 pcs \$29.99

Big, meaty chicken wings, never frozen, seasoned with our special mix of spices and tossed with your choice of sauce or Parry's homemade dry rub

SALADS

Homemade Dry Rub, Zesty Mild, Medium, Hot, Extra Hot, BBQ, Hot BBQ, Garlic, Hot Garlic, Teriyaki or Hot Teriyaki

SALADS

ADD-ONS

Fresh-roasted or hand-battered chicken

Small \$1.99 • Large \$2.99

Parmesan-crusted or Cajun shrimp

Small \$2.99 • Large \$4.99

HOUSE

Garden fresh mixed greens, banana peppers, black olives and grape tomatoes, topped with Parry's parmesan mix and hand-grated mozzarella (Italian dressing recommended)

CAESAR

Romaine lettuce, parmesan cheese and croutons, tossed in Caesar dressing

MAKE IT A MEAL

Add REGULAR, PARM OR FIRE FRIES or a SIDE SALAD for

PIZZA & CALZONES

SIGNATURE PIZZAS

LIL' AVERY'S CHEESE

The taste and smell of a New York pie, topped with Parry's parmesan mix - Add any toppings to create a true NY masterpiece

ZESTY LADY LIBERTY

Loaded with pepperoni and Parry's parmesan mix

UNCLE SAM

Pepperoni, pickled jalapeños and cream cheese

SOHO VEGGIE

Mushrooms, green peppers, black olives, red onions, tomatoes and minced garlic

NOT YO' MOMMA'S MARGHERITA

Red sauce base, roasted garlic cloves, sliced tomatoes, fresh mozzarella, fresh basil and Parry's parmesan mix

THE PEARL

White pie Blend of oils, ricotta, Italian sausage, tomatoes, minced garlic, fresh basil and Parry's parmesan mix

GLUTEN-FREE CRUST*

Substitute any 14" signature pizza's crust with a gluten-free crust for

SUMMER OF 2010

Pepperoni, spicy sausage, pickled jalapeños and banana peppers

BROOKLYN BBQ BIRD

BBQ sauce base, fresh-roasted chicken and red onions - Make it a SNOW BIRD by adding pineapple for

BUFFALO CHICKEN

Hot sauce base, fresh-roasted chicken, hand-grated mozzarella, blue cheese crumbles and a swirl of homemade white ketchup

NEW MEXICAN YANKEE

Spicy green chili base, fresh-roasted chicken, tomatoes, hand-grated mozzarella and cheddar cheese, olantro and a swirl of homemade white ketchup

I LOVE MEAT

Pepperoni, sausage, bacon and ham

THE FIVE BOROUGHS

Pepperoni, sausage, bacon, mushrooms, green peppers, black olives and red onions

SIGNATURE CALZONES

THREE CHEESE

Ricotta, hand-grated mozzarella and Parry's parmesan mix, served with homemade marinara

ZESTY PEPPERONI

Pepperoni, hand-grated mozzarella and Parry's parmesan mix, served with homemade marinara

VEGGIE

Green peppers, red onions, black olives, tomatoes, mushrooms, garlic and hand-grated mozzarella, served with homemade marinara

BUFFALO CHICKEN

Fresh-roasted chicken, Buffalo sauce and hand-grated mozzarella, served with homemade white ketchup

BBQ CHICKEN

Fresh-roasted chicken, BBQ sauce, onions and hand-grated mozzarella, served with homemade white ketchup

MEAT

Sausage, pepperoni, bacon and hand-grated mozzarella, served with homemade marinara

ENTREES

PASTA

Add a SIDE SALAD for

MANHATTAN MAC & CHEESE

A large portion of cavatappi pasta mixed with creamy, melted cheddar cheese, topped with Parry's parmesan mix - Add bacon for or parmesan-crusted or Cajun shrimp for

TITLE TOWN PASTA BOWL

A hearty bowl of fettuccine, topped with homemade pomodoro sauce, garnished with shredded parmesan and parsley - Add homemade meatballs for or fresh-roasted chicken for

FETTUCCINE ALFREDO

Fettuccine pasta served with Parry's savory homemade Alfredo sauce and diced tomatoes, garnished with shredded parmesan and parsley - Add fresh-roasted chicken for or parmesan-crusted shrimp for

SANDWICHES

THE FRIED CHICKEN SANDWICH

Fresh, never frozen, hand-battered chicken, lettuce, tomato, pickles and mayonnaise, served on a brioche bun - Get it by adding Buffalo sauce. Add melted American cheese, hand-grated mozzarella or blue cheese for

NASHVILLE HOT CHICKEN SANDWICH

Fresh, never frozen, hand-battered chicken, spicy coleslaw and pickles, served on a brioche bun

BRONX BALLER

Large homemade meatballs and marinara, topped with melted hand-grated mozzarella and Parry's parmesan mix

THE BURGER

THE BURGER

1/4 pound patty with lettuce, tomatoes, pickles, melted American cheese and Parry's parmesan mix - Make it spicy with fresh or pickled jalapeños

Add avocado or green chili

Add bacon

Burgers are cooked medium well (at least 155°)

AMP IT UP!

Sandwiches, Wraps and The Burger are served with FRIES. Upgrade to PARM OR FIRE FRIES for or add a SIDE SALAD for Wraps are made with a spinach tortilla.

SPICY ALFREDO

Fettuccine pasta served with Parry's spicy homemade Alfredo sauce and diced tomatoes, garnished with shredded parmesan and parsley - Add fresh-roasted chicken for or Cajun shrimp for

BIG CITY BOLOGNESE

A hearty bowl of fettuccine, topped with our savory, made-from-scratch Bolognese sauce, garnished with shredded parmesan and parsley

CRAVEABLE CHICKEN PARM

Hand-breaded chicken, topped with melted hand-grated mozzarella, served alongside a heaping bed of fettuccine with delicious creamy pomodoro sauce, garnished with shredded parmesan and parsley

ITALIAN

Capicola, salami, ham, lettuce, tomatoes, melted hand-grated mozzarella, Italian dressing and oregano, served with pickled giardiniera on the side

BEEF DIP

Fresh, thinly sliced steak with pickled giardiniera and au jus dipping sauce on the side - Ask for it, served authentically in au jus sauce!

Add hand-grated melted mozzarella - Get it by adding by adding Buffalo sauce to your chicken. Add blue cheese crumbles for

PHILLY CHEESESTEAK

Fresh, thinly sliced steak served Philly-style with our pepper and onion mix, Parry's beer cheese and red pepper relish on the side

WRAPS

CHICKEN CAESAR

Fresh-roasted chicken, romaine lettuce and parmesan cheese, mixed with Caesar dressing - Substitute parmesan-crusted or Cajun shrimp for

BACK TO CALI

Fresh, never frozen, hand-battered chicken, romaine lettuce, grape tomatoes, avocado, cheddar cheese and homemade white ketchup - Get it by adding Buffalo sauce to your chicken. Add blue cheese crumbles for

*Pizzas made with gluten-free crust are not prepared in a designated oven. Some contact with ingredients containing gluten is probable.

PARRY'S LUNCH

MONDAY-FRIDAY • 11AM-3PM

\$9.99 LUNCH COMBO

CHOOSE YOUR ENTREE

PIZZA

9" PERSONAL PIZZA - Toppings \$1.49 each

HANDHELD STROMBOLI

ZESTY PEPPERONI

Pepperoni • mozzarella • Parry's parmesan mix • minced garlic • oregano • salt • pepper

VEGGIE

Mozzarella • green peppers • black olives • diced tomatoes • onions • mushrooms • minced garlic • oregano • salt • pepper

SYRACUSE

Pepperoni • spicy sausage • mozzarella • banana peppers • diced tomatoes • onions • minced garlic • oregano • salt • pepper

CHICKEN CLUB

Fresh-roasted chicken • bacon • mozzarella • tomatoes • homemade white ketchup • minced garlic • oregano • salt • pepper

1/2 SANDWICH

BRONX BALLER

Large homemade meatballs • homemade marinara • melted mozzarella • Parry's parmesan mix

ITALIAN

Capicola • salami • ham • lettuce • tomatoes • melted mozzarella • Italian dressing • oregano • pickled giardiniera on the side

BEEF DIP

Thinly sliced steak • pickled giardiniera and au jus on the side • or, get it wet, served authentically in au jus sauce

• Add melted mozzarella \$1.49

• Get it Parry's style, served wet, with spicy giardiniera and mozzarella cheese mixed and melted in \$1.49

PHILLY CHEESESTEAK

Thinly sliced steak • pepper & onion mix • Parry's homemade beer cheese • red pepper relish on the side

1/2 PASTA

MANHATTAN MAC & CHEESE

Cavatappi • creamy cheddar cheese • Parry's parmesan mix

• Add bacon \$1.99

• Add fresh-roasted chicken \$1.99

• Add parmesan-crust or Cajun shrimp \$3.99

TITLE TOWN PASTA BOWL

Fettuccine • homemade pomodoro • shredded parmesan • parsley

• Add fresh-roasted chicken \$1.99

• Add large homemade meatballs \$2.49 each

FETTUCCINE ALFREDO

Fettuccine • Parry's savory homemade Alfredo sauce • diced tomatoes • shredded parmesan • parsley

• Add fresh-roasted chicken \$1.99

• Add parmesan-crust or Cajun shrimp \$3.99

SPICY ALFREDO

Fettuccine • Parry's spicy homemade Alfredo sauce • diced tomatoes • shredded parmesan • parsley

• Add fresh-roasted chicken \$1.99

• Add Cajun shrimp \$3.99

BIG CITY BOLOGNESE

Fettuccine • homemade Bolognese • shredded parmesan • parsley

LUNCH SALAD

LUNCH CAPRESE

Grape and heirloom tomatoes • fresh mozzarella • basil • olive oil • minced garlic • onions • balsamic glaze

• Add fresh-roasted chicken \$1.99

• Add parmesan-crust or Cajun shrimp \$3.99

LEXINGTON AVE CHICKEN

Fresh-roasted or hand-battered chicken • mixed greens • hard boiled egg • avocado • tomatoes • hand-grated mozzarella • bacon

• Substitute parmesan-crust or Cajun shrimp \$1.99

ITALIAN CHOPPED

Mixed greens • fresh mozzarella • grape and heirloom tomatoes • salami • pepperoni • marinated artichokes • croutons • Italian dressing • Parry's parmesan mix

+

CHOOSE YOUR SIDE

SIDE SALAD

HOUSE

Mixed greens • banana peppers • black olives • grape tomatoes • Parry's parmesan mix • hand-grated mozzarella • Italian dressing recommended

CAESAR

Romaine lettuce • parmesan cheese • croutons • Caesar dressing

CHICKEN WINGS

3 BUFFALO WINGS

Big, meaty, never frozen wings • special mix of spices • tossed with your choice of sauce or Parry's homemade dry rub

4 BONELESS WINGS

Fresh, never frozen, hand-battered chicken • tossed with your choice of sauce or Parry's homemade dry rub

FRIES

REGULAR

Straight-cut fries • salt & pepper

PARMESAN OR FIRE

Straight-cut fries • your choice of Parry's parmesan mix or homemade dry rub • served with homemade white ketchup

WING SAUCES

Homemade Dry Rub, Zesty Mild, Medium, Hot, Extra Hot, BBQ, Hot BBQ, Garlic, Hot Garlic, Teriyaki or Hot Teriyaki

DIPPING SAUCES

Homemade White Ketchup (aka Ranch) or Blue Cheese

SALAD DRESSINGS

Homemade White Ketchup, Blue Cheese, Honey Mustard, Italian or Caesar

ADD A DRINK!

NON-ALCOHOLIC

FOUNTAIN DRINK \$2.99

Coke, Diet Coke, Coke Zero, Sprite, Dr Pepper, Barq's Root Beer, Minute Maid Lemonade or Fanta Orange

LEMONADE BLAST! \$3.99

Refreshing lemonade • your choice of real strawberries, mangoes or raspberries

CRAFT BEER

PARRY'S PINT \$4, SECOND \$3

PARRY'S SIGNATURE BEER \$5

WINE

STARTING AT \$6

CRAFT COCKTAILS

STARTING AT \$8

\$10.99 LUNCH COMBO

CHOOSE YOUR FULL SANDWICH OR WRAP + SIDE

THE LUNCH BURGER

1/4 pound patty • lettuce • tomatoes • pickles • melted American cheese • Parry's burger sauce

(cooked medium well, at least 165°)

• Make it spicy with fresh or pickled jalapeños \$1.49

• Add avocado or green chili \$1.99

• Add bacon \$1.49

• Add a second patty \$1.50

THE FRIED CHICKEN SANDWICH

Hand-battered chicken • lettuce • tomato • pickles • mayo

• Get it Buffalo-style with Buffalo sauce

• Add American, mozzarella or blue cheese \$1.99

NASHVILLE HOT CHICKEN SANDWICH

Hand-battered HOT chicken • spicy coleslaw • pickles

CHICKEN CAESAR WRAP

Fresh-roasted chicken • romaine lettuce • parmesan cheese • Caesar dressing

• Substitute parmesan-crust or Cajun shrimp \$1.99

BACK TO CALI WRAP

Hand-battered chicken • romaine lettuce • grape tomatoes • avocado • cheddar cheese • homemade white ketchup

• Get it Buffalo-style with Buffalo sauce

• Add blue cheese crumbles \$1.49



SHAREABLES



FIRE OR PARMESAN FRIES \$4.99
Straight-cut fries coated in your choice of Parry's homemade dry rub or Parry's parmesan mix, served with homemade white ketchup

POLO GROUNDS PARM BITES \$6.79
Our famous pizza dough (made fresh daily) tossed in Parry's parmesan mix, served with homemade marinara

KNICKERBOCKER CHEESY BREAD

Our famous pizza dough (made fresh daily), topped with hand-grated mozzarella, cheddar cheese, garlic and fresh basil, served with homemade marinara

PEPITONE'S PRIZED PICKLES \$3.29
Crispy, breaded pickles, served with homemade white ketchup



PRETZEL & BEER CHEESE \$8.29
A large Bavarian-style pretzel served with Parry's homemade beer cheese

UPTOWN MOZZARELLA \$8.49
Four large breaded mozzarella half-moons fried until golden brown and served with homemade marinara sauce

SOUTH STREET MEATBALL BAKE \$9.49
Two large homemade meatballs, covered in Parry's homemade pomodoro sauce, topped with ricotta cheese, fresh basil and Parry's parmesan mix

ARTICHOKE JALAPEÑO DIP \$4.99
Freshly made creamy, slightly spicy dip with artichokes and fresh jalapeños, topped with tomatoes, fresh diced jalapeños and cilantro - served with wonton chips and carrots

CHICKEN TENDERS & FRIES \$9.99
Four fresh, never frozen, hand-battered chicken tenders served with fries and your choice of sauce

QUEENS CAPRESE \$10.49
A perfect combination of grape and heirloom tomatoes, fresh mozzarella, basil, olive oil, minced garlic and onions, topped with balsamic glaze

ITALIAN NACHOS \$12.99
Light and airy wonton chips, smothered in Alfredo sauce, melted hand-grated mozzarella, pepperoni, Italian sausage, banana peppers, black olives, diced tomatoes and red pepper relish - served with homemade marinara

HOMEMADE WHITE KETCHUP
Like Ranch dressing, but wayyy better!



CHICKEN WINGS

BONELESS WINGS 6 pcs \$7.79 • 10 pcs \$11.49 • 20 pcs \$20.99
Fresh, never frozen, hand-battered chicken, tossed with your choice of sauce or Parry's homemade dry rub

BUFFALO WINGS 6 pcs \$9.99 • 10 pcs \$15.99 • 20 pcs \$29.99
Big, meaty chicken wings, never frozen, seasoned with our special mix of spices and tossed with your choice of sauce or Parry's homemade dry rub

SAUCES
Homemade Dry Rub, Zesty Mild, Medium, Hot, Extra Hot, BBQ, Hot BBQ, Garlic, Hot Garlic, Teriyaki or Hot Teriyaki

MAKE IT A MEAL
Add REGULAR, PARM OR FIRE FRIES or a SIDE SALAD for



NO FROZEN WINGS HERE!

BUILD YOUR OWN...

MEDIUM 14" PIZZA \$13.99
Toppings \$1.99 each

GLUTEN-FREE* 14" \$16.99
Toppings \$1.99 each

LARGE 18" PIZZA \$17.99
Toppings \$2.99 each

CALZONE \$9.99
Toppings \$1.49 each

TOPPINGS

MEATS

Pepperoni, sausage, spicy sausage, Italian sausage, fresh-roasted chicken, ham, bacon, meatballs, thinly sliced steak

VEGGIES

Black olives, green olives, mushrooms, red onions, green peppers, pineapple, diced tomatoes, sliced tomatoes, whole roasted garlic, banana peppers, pickled jalapeños, fresh diced jalapeños, artichokes

CHEESES

Extra cheese (hand-grated mozzarella), fresh mozzarella, ricotta, cheddar, blue cheese crumbles, cream cheese

FREE ADD-ONS

Parry's parmesan mix, minced garlic, fresh basil, oregano

SIGNATURE PIZZAS

LIL' AVERY'S CHEESE 14" \$13.99 • 18" \$17.99
The taste and smell of a New York pie, topped with Parry's parmesan mix. Add any toppings to create a true NY masterpiece

ZESTY LADY LIBERTY 14" \$16.99 • 18" \$20.99
Loaded with pepperoni and Parry's parmesan mix



UNCLE SAM

14" \$19.49 • 18" \$23.49
Pepperoni, pickled jalapeños and cream cheese

SOHO VEGGIE

14" \$19.99 • 18" \$23.99
Mushrooms, green peppers, black olives, red onions, tomatoes and minced garlic

NOT YO' MOMMA'S MARGHERITA

14" \$13.99 • 18" \$17.99
Red sauce base, roasted garlic cloves, sliced tomatoes, fresh mozzarella, fresh basil and Parry's parmesan mix

THE PEARL

14" \$20.49 • 18" \$24.49
White pie: Blend of oils, ricotta, Italian sausage, tomatoes, minced garlic, fresh basil and Parry's parmesan mix



SUMMER OF 2010

14" \$20.49 • 18" \$24.49
Pepperoni, spicy sausage, pickled jalapeños and banana peppers



GLUTEN-FREE CRUST*
Substitute any 14" signature pizza crust with a gluten-free crust for

BROOKLYN BBQ BIRD

14" \$20.99 • 18" \$24.99
BBQ sauce base, fresh-roasted chicken and red onions

Make it a **SNOW BIRD** by adding pineapple for



BUFFALO CHICKEN

14" \$20.99 • 18" \$24.99
Hot sauce base, fresh-roasted chicken, hand-grated mozzarella, blue cheese crumbles and a swirl of homemade white ketchup

NEW MEXICAN YANKEE

14" \$21.49 • 18" \$25.49
Spicy green chili base, fresh-roasted chicken, tomatoes, hand-grated mozzarella and cheddar cheese, cilantro and a swirl of homemade white ketchup

I LOVE MEAT

14" \$21.99 • 18" \$25.99
Pepperoni, sausage, bacon and ham

THE FIVE BOROUGHS

14" \$21.99 • 18" \$25.99
Pepperoni, sausage, bacon, mushrooms, green peppers, black olives and red onions

SIGNATURE CALZONES



THREE CHEESE \$13.49
Ricotta, hand-grated mozzarella and Parry's parmesan mix, served with homemade marinara

ZESTY PEPPERONI \$12.49
Pepperoni, hand-grated mozzarella and Parry's parmesan mix, served with homemade marinara

VEGGIE \$12.99
Green peppers, red onions, black olives, tomatoes, mushrooms, garlic and hand-grated mozzarella, served with homemade marinara

BUFFALO CHICKEN \$13.49
Fresh-roasted chicken, Buffalo sauce and hand-grated mozzarella, served with homemade white ketchup

BBQ CHICKEN \$13.49
Fresh-roasted chicken, BBQ sauce, onions and hand-grated mozzarella, served with homemade white ketchup

MEAT \$13.49
Sausage, pepperoni, bacon and hand-grated mozzarella, served with homemade marinara



EAT PIZZA, GET REWARDED!

The Parry's mobile app is your go-to for online ordering, loyalty membership and exclusive offers. Parry's rewards members enjoy **\$100 in rewards** for every \$100 spent! Scan the QR code to get started. Loyalty members, be sure to share your phone number with your server to get credit for this visit!

SALADS

ADD PROTEIN

Fresh-roasted or hand-battered chicken
Small \$1.99 • Large \$2.99
Parmesan-crusted or Cajun shrimp
Small \$3.99 • Large \$4.99

DRESS IT UP!

Homemade white ketchup (aka Ranch),
blue cheese, honey mustard, Italian or
Caesar

HOUSE

Garden fresh mixed greens, banana peppers, black
olives and grape tomatoes, topped with Parry's
parmesan mix and hand-grated mozzarella
(Italian dressing recommended)

CAESAR

Romaine lettuce, parmesan cheese and croutons, tossed in Caesar dressing

ITALIAN CHOPPED

Garden fresh mixed greens, fresh mozzarella, grape and
heirloom tomatoes, salami, pepperoni, marinated artichokes
and croutons, tossed in our homemade Italian dressing with
Parry's parmesan mix on top

LEXINGTON AVE CHICKEN

Your choice of fresh-roasted or hand-battered chicken, garden
fresh mixed greens, hard-boiled egg, fresh avocado, grape
tomatoes, hand-grated mozzarella and bacon, served with your
choice of dressing

Get it **Buffalo style** by adding Buffalo sauce
Add blue cheese crumbles
Substitute parmesan-crusted or Cajun shrimp

PASTA

MANHATTAN MAC & CHEESE

A large portion of cavatappi pasta mixed with creamy,
melted cheddar cheese, topped with Parry's parmesan
mix - Add bacon for \$1.99. Add fresh-roasted chicken
for \$2.99 or parmesan-crusted or Cajun shrimp for \$3.99

TITLE TOWN PASTA BOWL

A hearty bowl of fettuccine pasta, topped with **homemade** pomodoro sauce, garnished with
shredded parmesan and parsley - Add **homemade** meatballs for \$2.49 **OR** **fresh-roasted**
chicken for \$2.99

FETTUCCINE ALFREDO

Fettuccine pasta served with Parry's savory **homemade**
Alfredo sauce and diced tomatoes, garnished with shredded
parmesan and parsley - Add **fresh-roasted** chicken for \$2.99
or parmesan-crusted shrimp for \$3.99

SPICY ALFREDO

Fettuccine pasta served with Parry's **spicy** **homemade**
Alfredo sauce and diced tomatoes, garnished with shredded
parmesan and parsley - Add **fresh-roasted** chicken for \$2.99
or Cajun shrimp for \$3.99

BIG CITY BOLOGNESE

A hearty bowl of fettuccine pasta, topped with our **savory**,
made-from-scratch bolognese sauce, garnished with
shredded parmesan and parsley

CRAVEABLE CHICKEN PARM

Hand-breaded parmesan chicken, topped with melted
hand-grated mozzarella, served alongside a heaping bed
of fettuccine with delicious creamy pomodoro sauce,
garnished with shredded parmesan and parsley

GRAB A SIDE

Add a **SIDE SALAD** for \$1.99.

SANDWICHES

THE FRIED CHICKEN SANDWICH

Fresh, never frozen, hand-battered chicken, lettuce, tomato, pickles and mayonnaise, served on
a brioche bun - Get it **Buffalo style** by adding Buffalo sauce. Add melted American cheese,
hand-grated mozzarella or blue cheese for \$1.99



NASHVILLE HOT CHICKEN SANDWICH

Fresh, never frozen, hand-battered chicken,
spicy coleslaw and pickles, served on a brioche bun

BRONX BALLER

Large homemade meatballs and marinara, topped
with melted hand-grated mozzarella and Parry's
parmesan mix

ITALIAN

Capicola, salami, ham, lettuce, tomatoes, melted hand-grated
mozzarella, Italian dressing and oregano, served with pickled
giardiniera on the side

BEEF DIP

Fresh, thinly sliced steak with pickled giardiniera and au jus
dipping sauce on the side

Ask for it **au jus**, served authentically in au jus sauce!
Add hand-grated melted mozzarella
Get it **Parry's style**, served wet, with spicy giardiniera
and mozzarella cheese mixed and melted in

PHILLY CHEESESTEAK

Fresh, thinly sliced steak served Philly-style with our
pepper and onion mix, Parry's **homemade** beer
cheese and red pepper relish on the side



AMP IT UP!

Sandwiches and The Burger are
served with **FRIES**. Upgrade to **PARM**
OR FIRE FRIES for \$1.99 or add a **SIDE**
SALAD for \$1.99

THE BURGER

THE BURGER

Single \$10.49 • Double \$11.99

1/4 pound patty with lettuce, tomatoes, pickles, melted
American cheese and Parry's burger sauce

Make it **spicy** with fresh or pickled jalapeños
Add avocado or green chili
Add bacon

Burgers are cooked medium well (at least 155°)



WRAPS

CHICKEN CAESAR

Fresh-roasted chicken, romaine lettuce and parmesan
cheese, mixed with Caesar dressing - Substitute
parmesan-crusted or Cajun shrimp for \$1.99

BACK TO CALI

Fresh, never frozen, hand-battered chicken, romaine lettuce, grape tomatoes, avocado, cheddar
cheese and **homemade** white ketchup - Get it **Buffalo style** by adding Buffalo sauce to your
chicken. Add blue cheese crumbles for \$1.99

THERE'S MORE...

Wraps are made with spinach
tortillas and served with **FRIES**.
Upgrade to **PARM OR FIRE FRIES** for
\$1.99 or add a **SIDE SALAD** for \$1.99

CRAVEABLE DESSERTS

THE SCOOP

Vanilla ice cream served with your choice of sauce

HIGH LINE FRIED DOUGH

Choose granulated or powdered sugar and a dipping sauce

CROWN HEIGHTS COOKIE

A hot chocolate chunk cookie topped with vanilla ice cream and whipped cream

LEMON BUTTER CAKE

Parry's Secret: A delicious, creamy cake served with ice
cream and a candied lemon zest topping

FIFTH AVENUE CHEESECAKE

Creamy NY-style cheesecake served with your choice of sauce

CANAL ST. CANNOLI

Two completely craveable authentic cannoli served with your choice of sauce

TAKE A DIP!

Add chocolate, caramel, white
chocolate or raspberry sauce
to any dessert



GREAT WAYS TO SAVE! BIG WEEKLY SPECIALS

THE MONDAY SPECIAL \$12.99 (Serves 3-4 • Approx. \$3 per person)
A large 18" cheese pizza (toppings \$2.99 each)

THE WEDNESDAY SPECIAL \$21.99 (Serves 4-6 • Approx. \$4.50 per person)
A large 18" one-topping pizza and 10 boneless wings - upgrade to Buffalo wings for \$4

ALL DAY, EVERY DAY VALUES

THE ICONIC SPECIAL \$25.99 (Serves 4-6 • Approx. \$5.00 per person)
A large 18" one-topping pizza and 10 boneless wings - upgrade to Buffalo wings for \$4

THE FAMILY SPECIAL \$27.99 (Serves 6-8 • Approx. \$4 per person)
A large 18" one-topping pizza and a medium 14" cheese pizza (14" toppings \$1.99 each)

THE GAMETIME SPECIAL \$29.99 (Serves 4-6 • Approx. \$6 per person)
A large 18" one-topping pizza, Polo Grounds Parm Bites or High Line Fried Dough,
and 10 boneless wings - upgrade to Buffalo wings for \$4

NON-ALCOHOLIC DRINKS

FOUNTAIN DRINKS

Coke, Diet Coke, Coke Zero, Dr Pepper, Sprite, Fanta
Orange, Bai's Root Beer or Minute Maid Lemonade

FRESHLY BREWED TEA

Delicious and refreshing lemonade infused with your choice
of real strawberries, mangoes or raspberries



LIL' KARMEN'S KID'S GRUB



All Kid's Meals \$6⁴⁹

All meals are served with a fountain drink and scoop of ice cream.
Apple juice, 1% milk or chocolate milk, and Kid's Lemonade Blasts are available for an additional \$.99

PIZZA

9" personal pizza with cheese or pepperoni

CHICKEN FINGERS

Breaded tenders served with your choice of fries or applesauce

BUTTERED NOODLES

Fettuccine in a butter sauce

PASTA & SAUCE

Fettuccine served with marinara. Add a large meatball for \$2.49

THE LIL' BURGER

1/4 pound patty and bun served with your choice of fries or apple sauce. Add cheese for \$.99

KRAFT® MAC & CHEESE

Kid's size portion of Kraft® Mac & Cheese served with your choice of fries or apple sauce

\$.99

Upgrade to a Kid's LEMONADE BLAST!

Delicious lemonade infused with real strawberries, mangoes or raspberries.



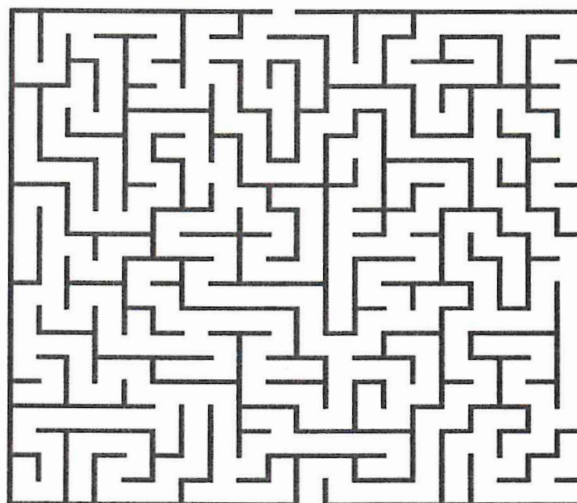


hey pal,
i'm lil' karmen and i'm from
new york city! can you count
how many times my picture
appears on this menu? good
luck, and eat yer' pizza, it's
good for you!

KARMEN



Get Karmen to his favorite food



YUM!

PIZZA Word Scramble

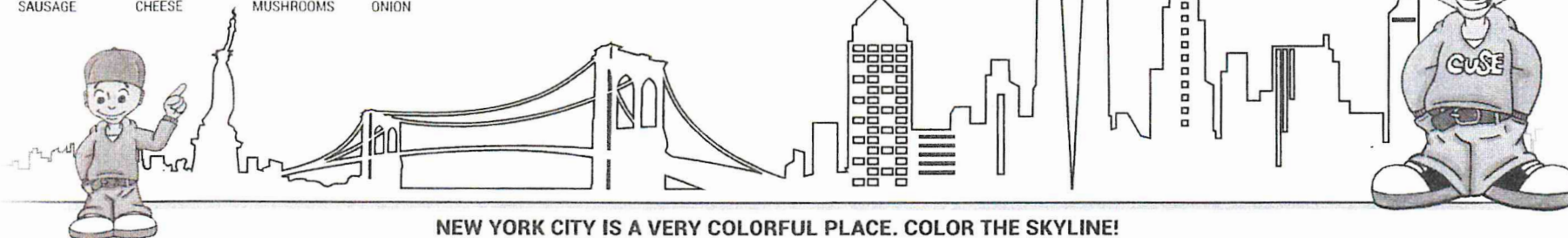
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ceasu _____ ecisl _____
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PIZZA PIE WORD SEARCH

I E G T S E H K U B D S A Q R J P
N L U S Y U F I P L M A H R J A X
O P A U H M M E I O J S E V I L O
R P K R I C P S O U Y P I H T A S
E A I C E P A R M C P V R R Y P E
P E A E E B H S H E M N E C R E L
P N X R H S X V P T V P Q E N Y
E I S K U D A L I C I O H P T O T
P P U M C S L B A L A S M S U I S
L G P K B E S E E H C K P A B C K
L P D N B Q E D S G R R E U T N R
A S L I C E G N O I N O R C E O O
B F P A W B A A N E M W E E R C Y
T L O I D P S E R C D E T U P A W
A O B V C B U H U L P H H F D B E
E U O G G Y A T I C I T M R E K N
M R E D R O S D G A N C H O V Y M

WORD LIST

PEPPERONI	SAUCE	SLICE	BELL PEPPER
MEATBALL	BACON	ORDER	SPICY
PINEAPPLE	JALAPENO	ANCHOVY	GARLIC
FLOUR	NEW YORK STYLE	PEPPERS	HAM
CRUST	OLIVES	BASIL	THE WORKS
SAUSAGE	CHEESE	MUSHROOMS	ONION

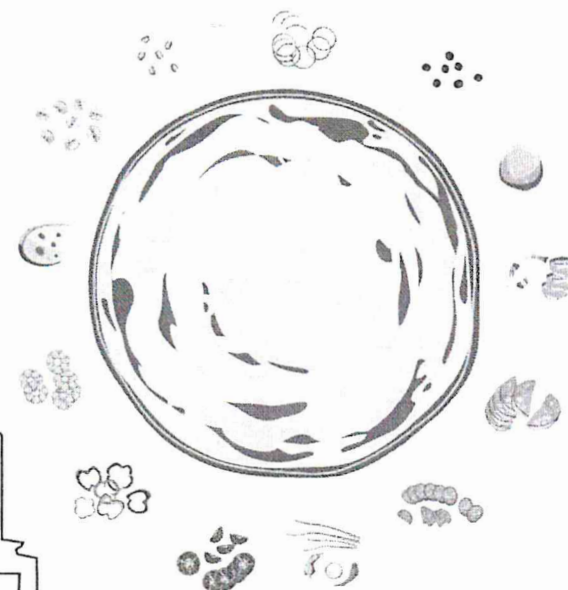


NEW YORK CITY IS A VERY COLORFUL PLACE. COLOR THE SKYLINE!

Did you know each person in America
eats about 46 pizza slices a year?
How many pieces will you eat today?

BUILD YOUR FAVORITE PIZZA

Draw in the toppings for the BEST PIZZA EVER!



HAND-CRAFTED COCKTAILS

MASSIVE MARGARITAS

HOUSE MARGARITA

A craveable classic made with Camarena Tequila, served on the rocks or frozen \$8
Make your marg strawberry or spicy for \$1

TOP IT OFF!

Flavor up your margarita with a Western Son Watermelon, Prickly Pear, Blueberry, Lemon or Grapefruit topper for \$2

Spicy House Margarita



Signature Margarita



SIGNATURE MARGARITA

Sip on Milagro Reposado Tequila, Cointreau, lime juice & agave nectar, served in a massive 18oz glass \$9.50

EASY DRINKING

SYRACUSE SUNSET

Enjoy Western Son Grapefruit Vodka with orange, lemon & cranberry juices \$8

STRAWBERRY LEMON FIZZ

A fun mix of Western Son Lemon Vodka, Prosecco, Monin Strawberry blend, lemon juice & strawberries \$8.50

ALL DAY FROSÉ

A refreshing frozen mixture of Rosé with Western Son Watermelon Vodka, Monin Strawberry & lemon sour \$9



Strawberry Lemon Fizz



New York Sour

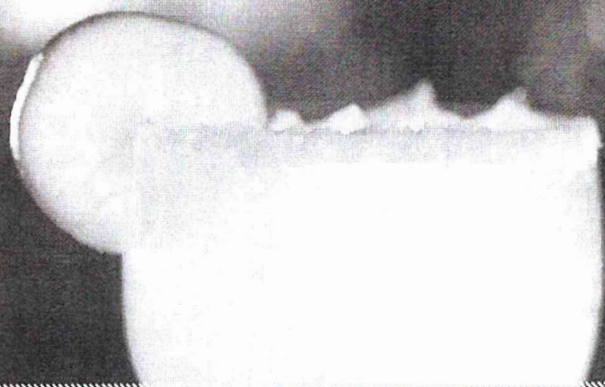
EAST COAST VIBES

NEW YORK SOUR

A perfect creation of Bulleit Bourbon, lemon juice & red wine \$9

OLD FASHIONED

Return to the pre-prohibition recipe with Bulleit Bourbon, simple syrup & Angostura bitters \$9



HAPPY HOUR DRINKS

MONDAY THROUGH FRIDAY 3-6PM

ALL DAY SUNDAY

PARRY'S SIGNATURE BEERS \$4

PARRY'S PINTS \$4

Second pour only \$3

WELLS & 6oz HOUSE WINE \$5

BLOODY MARY or SPICY BLOODY MARY \$5.50

Made with Tito's Handmade Vodka

HOUSE MARGARITA \$6

Make it spicy or strawberry for \$7

Flavor it up with a Western Son topper for \$8

ALL DAY FROSÉ \$7

WINE TIME

RED

Dark Horse

Pinot Noir • Cabernet Sauvignon

6oz: \$6 • 9oz: \$7.50 • Bottle: \$19

J Vineyards & Winery - Pinot Noir

6oz: \$9 • 9oz: \$13 • Bottle: \$36

Louis Martini - Cabernet Sauvignon

6oz: \$10 • 9oz: \$14 • Bottle: \$38

Orin Swift "8 Years in the Desert"

Red Blend

6oz: \$15 • 9oz: \$19 • Bottle: \$55

WHITE

Dark Horse

Pinot Grigio • Chardonnay

6oz: \$6 • 9oz: \$7.50 • Bottle: \$19

Sonoma-Cutrer Vineyards

Chardonnay

6oz: \$9 • 9oz: \$13 • Bottle: \$36

ROSE

Dark Horse - Rosé

6oz: \$6 • 9oz: \$7.50 • Bottle: \$19





Pharr
Development Services



Site Photo

550 N Jackson Road





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.H.7.

DATE SUBMITTED: November 14, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Red Robin Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 409 South Jackson Road. CUP#030747 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Red Robin Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends 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 the site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/14/2023
Approved - 11/15/2023
Final Approval - 11/15/2023



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

November 20, 2023

Conditional Use Permit **Renewal** for ABC – Red Robin Restaurant

Background:

Red Robin Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 20th renewal for Red Robin Restaurant.

The property's physical address is 409 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

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



MEMORANDUM

DATE: MONDAY, NOVEMBER 20, 2023

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#030747 (RED ROBIN RESTAURANT)
--

GENERAL INFORMATION:

APPLICANT: Red Robin Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as Lot 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 409 South Jackson Road.

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

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

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

**CODE
COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

**HEALTH
DIVISION:**

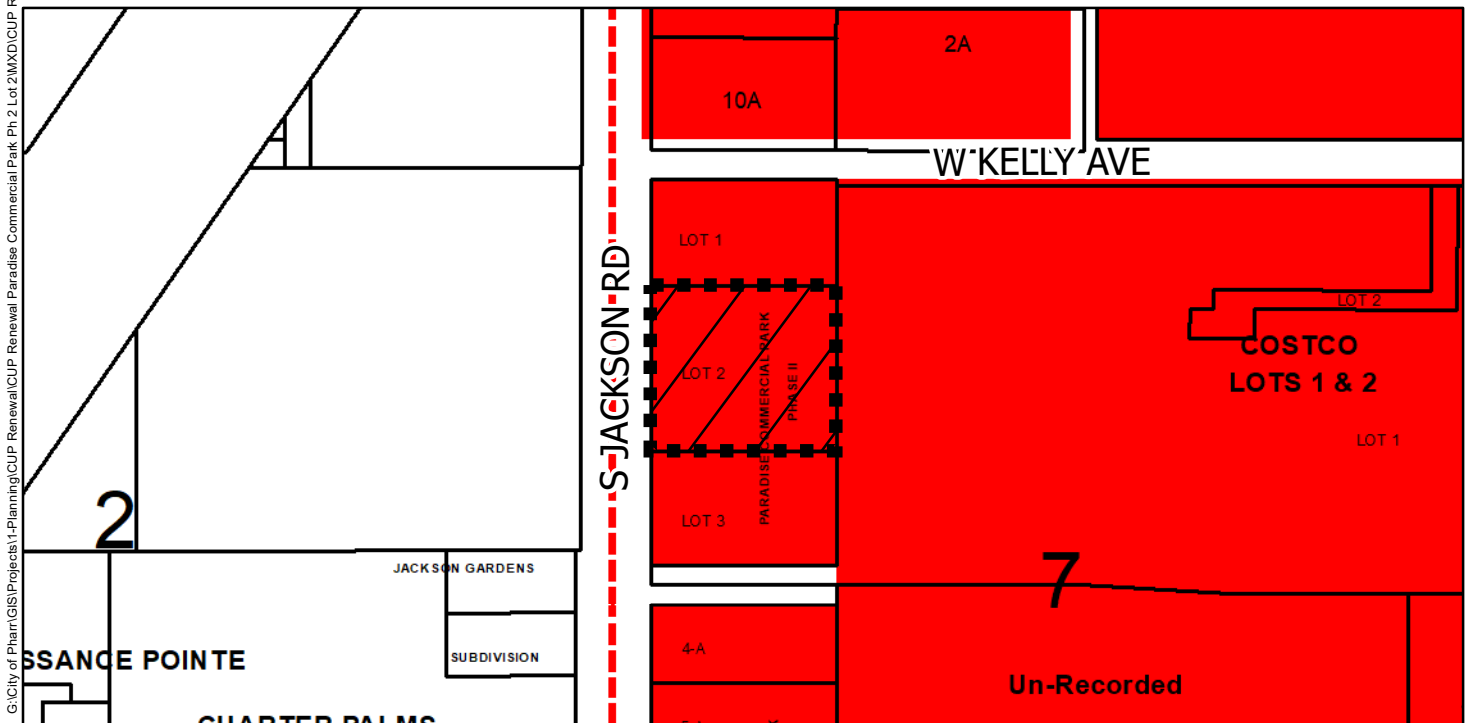
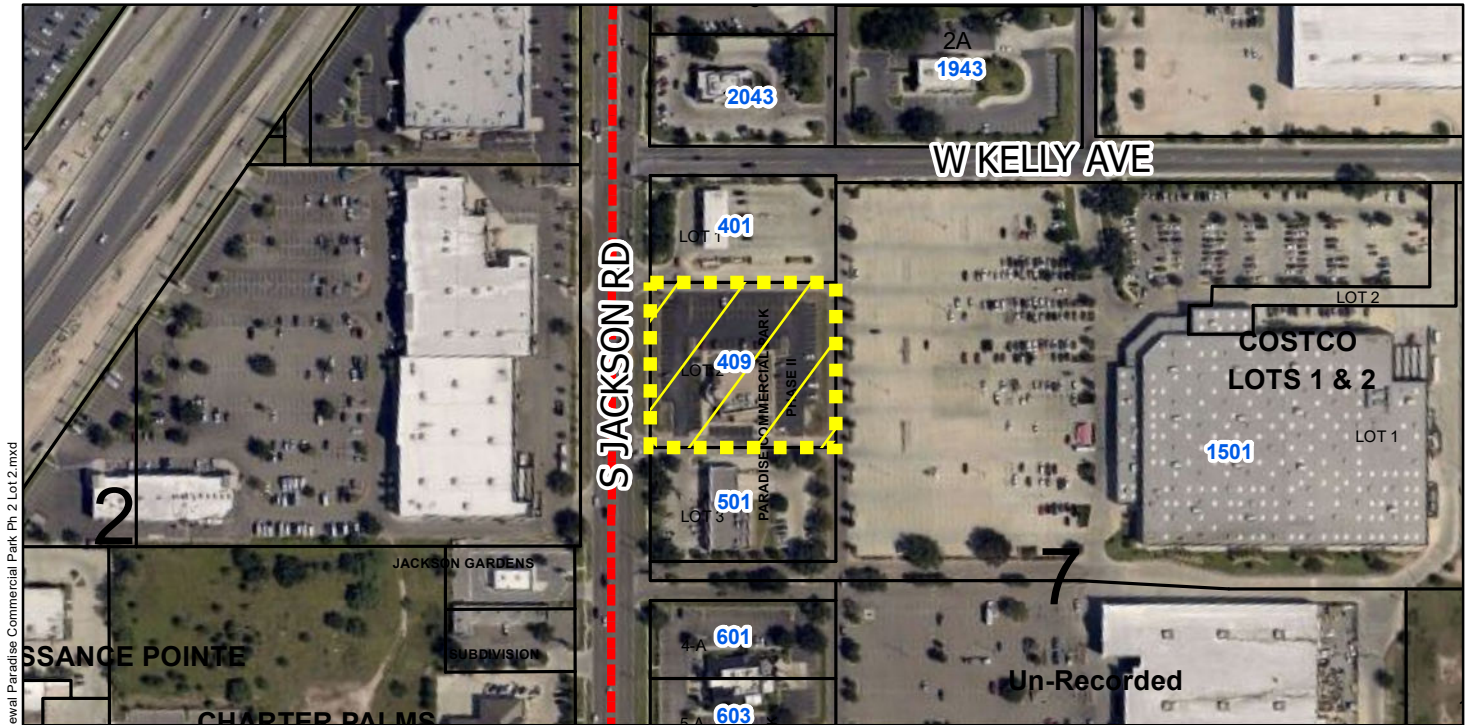
Recommends approval of
the Conditional Use Permit.

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



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





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.H.8.

DATE SUBMITTED: November 15, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Stefano's Pizza Express 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 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite N-3. CUP#190961 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Stefano's Pizza Express 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).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends 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 the 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:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/15/2023
Approved - 11/15/2023
Final Approval - 11/17/2023



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

November 20, 2023

Conditional Use Permit **Renewal** for ABC –

Stefano's Pizza Express

Background:

Stefano's Pizza Express is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 4th renewal for Stefano's Pizza Express.

The property is located at 500 North Jackson Road, Suite N-3. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

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



MEMORANDUM

DATE: MONDAY, NOVEMBER 20, 2023

TO: MAYOR AND CITY COMMISSION

THROUGH: JONATHAN FLORES, INTERIM CITY MANAGER

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#190961 (STEFANO'S PIZZA EXPRESS)
--

GENERAL INFORMATION:

APPLICANT: Stefano's Pizza Express 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 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas.

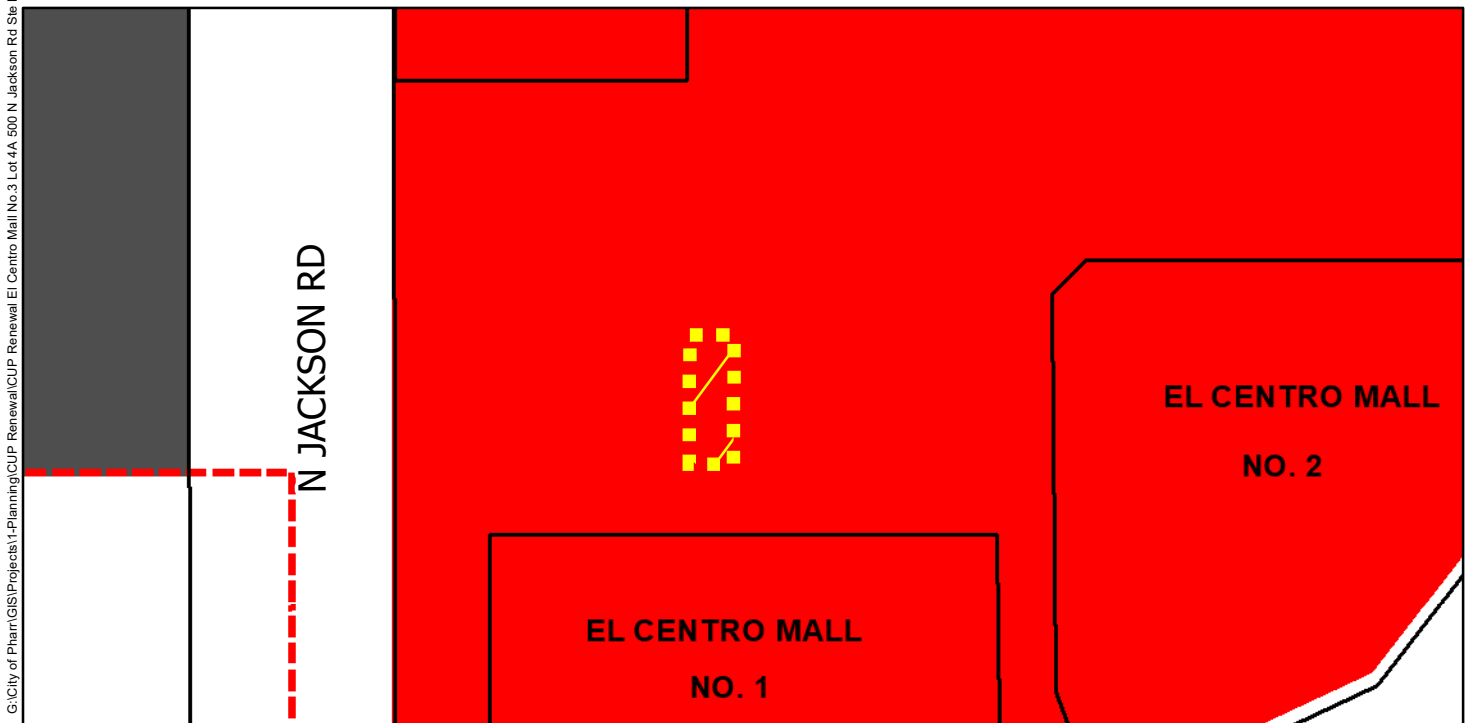
LOCATION: The property's physical address is 500 North Jackson Road, Suite N-3.

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:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	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 the 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 | |

Scale: 1 inch = 100 feet





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.I.

DATE SUBMITTED:

MEETING DATE: November 20, 2023

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.I.1.

DATE SUBMITTED: November 14, 2023

MEETING DATE: November 20, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting final plat approval of the proposed Bstone Park Subdivision. The property is legally described as being 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of North Sugar Road. SUB#211247 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting final plat approval of the proposed Bstone Park Subdivision.

Fiscal Consideration: N/A

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

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Bstone Park Subdivision at their meeting on November 13, 2023. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/14/2023
Approved - 11/15/2023
Final Approval - 11/15/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 20, 2023
TO: MAYOR AND CITY COMMISSION
FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES
THROUGH: JONATHAN B. FLORES, INTERIM CITY MANAGER

SUBJECT: BSTONE PARK SUBDIVISION FILE NO. SUB#211247

GENERAL INFORMATION:

APPLICANT: South Texas Infrastructure Group, representing, Rhea Mora, President for Brownstone Consultants, LLC., is requesting final plat approval of the proposed Bstone Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 1.52 acres out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of North Sugar Road.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Bstone Park 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 final plat of the proposed Bstone Park Subdivision at their meeting on November 13, 2023.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, RHEA MORA, PRESIDENT OF BROWNSTONE CONSULTANTS, LLC, THE UNDERSIGNED OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE BSTONE PARK SUBDIVISION, SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS DESIGNATED BY PLAT) ALL STREETS, ALLEYS, PARKS, WATER COURSES, GRASS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BROWNSTONE CONSULTANTS, LLC
RHEA MORA, PRESIDENT
2317 KENT LN.
MOULLEN, TX 75053

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RHEA MORA KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC

ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LIC. NO. 128195

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON JUNE 9, 2021, UNDER MY DIRECTION.

CARLOS VASQUEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 4505

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. DESH, P.E., C.F.M.

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE ____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT

SECRETARY

CITY OF PHARR

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT BSTONE PARK SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF PHARR, TEXAS

DATE

ATTEST:

CLERK, CITY OF PHARR, TEXAS

DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT BSTONE PARK SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION

DANNY WHITE

DATE

METES AND BOUNDS

BEING A TRACT OF LAND CONTAINING 1.52 ACRES OUT OF LOT 168, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED DATED AUGUST 2, 2021, TO BROWNSTONE CONSULTANTS, LLC AS DESCRIBED IN DOCUMENT NUMBER 320342, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.52 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON THE NORTHEAST CORNER OF SAID LOT 168, WITHIN N. SUGAR ROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 0°25'49" WEST, ALONG THE EAST LINE OF SAID LOT 168 AND WITHIN THE RIGHT OF WAY OF SAID N. SUGAR ROAD, A DISTANCE OF 100.01 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DECEDED TO RONETTA D. POTENHAUER, RECORDED IN DOCUMENT NUMBER 122120, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 81°34'11" WEST, ALONG THE NORTH LINE OF SAID POTENHAUER TRACT, AT A DISTANCE OF 30.00 FEET TO AN "X" MARK CUT ON CONCRETE FOUND ON THE WEST RIGHT OF WAY LINE OF SAID N. SUGAR ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET, TO 10" IRON WITH A PLASTIC CAP STAMPED "C1012" SET ON THE EAST LINE OF LOT 1, ALSO SAID SUBDIVISION NO. 4, MAP REFERENCE: VOLUME 29, PAGE 83, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 0°25'49" EAST, ALONG THE EAST LINE OF SAID LOT 1, AT A DISTANCE OF 75.01 FEET PASS THE NORTHEAST CORNER OF SAID LOT, CONTINUING A TOTAL DISTANCE OF 100.01 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 168, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 81°34'11" EAST, ALONG THE NORTH LINE OF SAID LOT 168, AT A DISTANCE OF 660.00 FEET PASS AN "X" MARK CUT ON CONCRETE FOUND ON THE WEST RIGHT OF WAY LINE OF SAID N. SUGAR ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.52 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

SURVEYED ON THE GROUND, THIS 9TH DAY OF JUNE, 2021.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	BROWNSTONE CONSULTANTS, LLC	3317 KENT LN.	MOULLEN, TEXAS 75053	(959) 271-5809	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	930 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(959) 424-3235	(959) 424-3132
SURVEYOR:	CARLOS VASQUEZ, R.P.L.S.	817 BEAUMONT AVE.	MOULLEN, TEXAS 75051	(959) 616-1051	(959) 616-1047

LEGEND:

SET # 5" IRON ROD WITH PLASTIC CAP STAMPED "TONES PROP. CON." UNLESS OTHERWISE NOTED

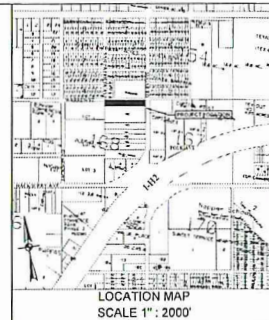
FOUND 5" IRON ROD WITH PLASTIC CAP STAMPED "TONES PROP. CON." UNLESS OTHERWISE NOTED

POINT OF BEGINNING

RIGHT OF WAY

P.O.B.

R.O.W.



GENERAL NOTES

1. FLOOD ZONE STATEMENT: ZONE "V". AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREAS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NO. 48034T 0003 C, REVISED OCTOBER 19, 1982.
2. MINIMUM FRESH FLOOR ELEVATION: 1'8" ABOVE TOP OF CURB.
3. PROPOSED BUILDING SET BACK LINES AS PER CITY OF PHARR ORDINANCE. FRONT SETBACK = 20 FEET (10) REAR SETBACK = 0 FEET (1) 10 FEET (2) SIDE SETBACK = 0 FEET (3) 5 FEET (5) 10 FEET (4)
3. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF PHARR REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 11,802 CFT OR 0.37 ACRES OF STORM WATER RUNOFF. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
5. WHEELCHAIR RAMPS AND LANDINGS PER ADA REQUIREMENT ARE TO BE CONSTRUCTED AT THE TIME THE SUBDIVISION IS CONSTRUCTED.
6. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
7. DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
8. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.) AND SWPPP.
8. BENCHMARK NO. 1 CHISELED "X" FOUND ON CONCRETE ELEVATION=109.71
- REFERENCE T BENCHMARK # 49 FROM THE CITY OF PHARR. ELEVATION = 111.45
10. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
11. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENT OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
12. EROSION/SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TDPS GUIDELINES.



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUERRA, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

BSTONE PARK SUBDIVISION

1.52 ACRES OUT OF LOT 168, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS



PREPARATION DATE: 6/11/2022
REVISION # ____

SOUTH TEXAS INFRASTRUCTURE GROUP
800 S. STEWART BLVD. 13
MISSION, TEXAS 75702
PH (959) 424-3235
FAX (959) 424-3132
TELE FAX # 1500



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

DATE SUBMITTED: November 13, 2023

MEETING DATE: November 20, 2023

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Resolution appointing/reappointing City Clerk and Assistant City Clerk. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: As per City Charter Article III Sec. 3, the Pharr Board of Commissioners shall appoint/reappoint a City Clerk and Assistant City Clerk every two (2) years.

Imelda Perez was reappointed Assistant City Clerk on May 4, 2020 and Hilda Pedraza was appointed City Clerk on November 22, 2021.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/13/2023
Approved - 11/14/2023
Final Approval - 11/17/2023

STATE OF TEXAS 0

COUNTY OF HIDALGO 0

CITY OF PHARR 0

RESOLUTION
NO: R-2023-_____

WHEREAS, the City Clerk is the chief clerical officer of the City of Pharr, Texas, and performs such duties as may be assigned by 1) the City Manager of the City of Pharr, Texas, 2) as required by the Charter of the City of Pharr, Texas, 3) as stated in Vernon's Annotated Civil Statutes, and 4) as generally delegated to City Clerk in Home Rule Municipalities (but nevertheless in accordance with the Charter and Ordinances of the City of Pharr, Texas); and

WHEREAS, Article III, Section 3 of the City Charter requires that the Board of Commissioners appoint a City Clerk and Assistant City Clerk who shall hold office for a term of two (2) years; and

WHEREAS, the City Clerk and Assistant City Clerk for the City of Pharr, Texas, shall receive a salary for their services as may be from time to time set forth in the Budget of the City of Pharr, Texas.

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

_____ shall be and is hereby appointed as City Clerk for the City of Pharr, Texas, and that _____ shall be and is hereby appointed Assistant City Clerk for the City of Pharr, Texas, for the term of two (2) years or until their successors are appointed and qualified, unless terminated sooner in accordance with the law.

APPROVED AND PASSED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS on this the 20th day of November, 2023.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.B.

DATE SUBMITTED: November 9, 2023

MEETING DATE: November 20, 2023

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: Consideration and action, if any, on Resolution executing an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for Voluntary Maintenance of a Section 130 Project. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: TxDOT has initiated a Section 130 Project with the Railroad to bring highway-grade crossing approaches into compliance with federal, state, and industry regulatory standards. The crossings are located on Business 83 at the following three intersections: (1) Flag Street, (2) Jackson Road, and (3) IH-02 Eastbound Frontage Road. There is no cost to the City of Pharr for construction. However, the City of Pharr will be required to maintain the signs and pavement markings installed or upgraded as part of this Section 130 Project. The AFA is this commitment from the City of Pharr to maintain the improvements.

Fiscal Consideration: There is no cost for construction. The only cost will be maintenance by Public Works.

Staff Recommendation: Staff recommends approval of the Resolution executing an AFA with TxDOT for a Section 130 Project.

Alternatives: No alternatives if the City of Pharr wants the highway-grade crossing approach improvements to be completed as part of the Section 130 Project.

Exclude Material from Public Packet? No

Reason: No exclusion.

ROUTING:

Maria Rangel

Ruben Alfaro

Luis Marin

Ricardo Rodriguez

Karla Saavedra

City Management Office

Created/Initiated - 11/9/2023

Approved - 11/16/2023

Approved - 11/17/2023

Approved - 11/17/2023

Approved - 11/17/2023

Final Approval - 11/17/2023

RESOLUTION NO. R-2023-__

**ADVANCE FUNDING AGREEMENT FOR VOLUNTARY
MAINTENANCE BY A LOCAL GOVERNMENT (OFF-SYSTEM)**

WHEREAS, the Texas Department of Transportation (TxDOT) has identified the list of highway-rail grade crossings in City of Pharr, by inspection; and

WHEREAS the inspection found that the approaches to the highway-grade crossing are in need of upgrades to be in compliance with Federal Highway Administration (FHWA) and Texas Manual on Uniform Traffic Control Devices (TMUTCD) standards; and

WHEREAS, TxDOT has initiated a project will seek funding for the project to bring the highway-grade crossing approaches into compliance with Federal and State standards; and

WHEREAS, at the completion of the project, City of Pharr, shall receive from TxDOT at no cost, the installed roadway signage and pavement markings that were installed on locally owned roadways and facilities as a part of the project, as locally owned facilities; and

WHEREAS, after accepting the roadway signage and pavement markings as locally owned facilities, City of Pharr agrees to maintain the installed roadway signage and pavement markings to the standards of City of Pharr and in compliance with the TMUTCD.

WHEREAS, City of Pharr, authorizes an Advance Funding Agreement for Voluntary Maintenance (Off-System) with Texas Department of Transportation for the City of Pharr to maintain the installed roadway signage and pavement markings in the standards of City of Pharr. The authorized representative of City of Pharr is authorized to execute all documents necessary to complete this transaction.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 20th day of November 2023, by the Board of Commissioners of the City of Pharr, Texas.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

CCSJ #			
AFA CSJs			
District #	21	AFA ID	City of Pharr
Code Chart 64 #			
Project Name		Sign & Striping Contract	

STATE OF TEXAS §

COUNTY OF TRAVIS §

**ADVANCE FUNDING AGREEMENT FOR VOLUNTARY
MAINTENANCE BY A LOCAL GOVERNMENT (OFF-SYSTEM)**

THIS AGREEMENT is made by and between the State of Texas (“State”), acting by and through the Texas Department of Transportation (“**TxDOT**”), and the City of Pharr, acting by and through its duly authorized officials (“**Local Government**”).

WITNESSETH

WHEREAS, 23 U.S.C. § 302 provides that a state desiring to avail itself of the provisions of Title 23 of the United States Code shall have a department of transportation with adequate powers to discharge to the duties required by Title 23.; and,

WHEREAS, 23 U.S.C. § 106 and the Stewardship and Oversight Agreement between the Federal Highway Administration (“**FHWA**”) and TxDOT provide that TxDOT must provide adequate oversight of any sub-recipients.; and,

WHEREAS, 23 U.S.C. § 130 (“**Section 130**”) provides for the federal funding of construction of projects for the elimination of hazards of railway-highway crossings; and,

WHEREAS, TxDOT has identified the highway-rail grade crossings in City of Pharr, that is located as shown in Attachment A; and

WHEREAS, TxDOT has initiated a Section 130 project with the Railroad to bring the highway-grade crossing approaches into compliance with federal, state, and industry regulatory standards; and

WHEREAS, Transportation Code, §201.209 allows TxDOT to enter into an agreement with the Local Government; and,

WHEREAS, providing adequate oversight, as it relates to a Section 130 project, requires TxDOT to gain a commitment from the Local Government that it will maintain signs and pavement markings installed or upgraded on a Local Government facility as part of a Section 130 project; and,

WHEREAS, the Local Government desires a Section 130 project within its jurisdiction consisting of upgrade and installation of traffic signage and pavement markings (“**Section 130 Project**”) and understands that the **Section 130 Project** will upgrade or install new signs and pavement markings, which are identified and provided in Attachment B, that the Local Government will be responsible for maintaining; and

CCSJ #			
AFA CSJs			
District #	21	AFA ID	City of Pharr
Code Chart 64 #			
Project Name		Sign & Striping Contract	

WHEREAS, the Governing Body of the Local Government has approved entering into this agreement by resolution, ordinance, or commissioners court order _____, which is attached to this agreement as Attachment C.

WHEREAS, TxDOT has determined that such participation is in the best interest of the citizens of the State;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

AGREEMENT

1. Period of the Agreement

This agreement becomes effective when signed by the last party whose signing makes the agreement fully executed. This agreement shall remain in effect unless terminated as provided below.

2. Scope of Work

Upon completion of the Section 130 Project, the Local Government will fund and maintain the signs and pavement markings listed in Attachment in accordance with applicable standards of City of Pharr and in compliance with the TMUTCD.

3. Termination of this Agreement

This agreement shall remain in effect unless:

- A.** The agreement is terminated in writing with the mutual consent of the parties;
- B.** The agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party; or

4. Amendments

Amendments to this agreement due to changes in the character of the work, terms of the agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

5. Remedies

This agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this agreement and shall be cumulative.

6. Compliance with Accessibility Standards

The Local Government shall ensure that maintenance is in compliance with standards issued or approved by the Texas Department of Licensing and Regulation ("**TDLR**") as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

CCSJ #			
AFA CSJs			
District #	21	AFA ID	City of Pharr
Code Chart 64 #			
Project Name		Sign & Striping Contract	

7. Notice

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to such party at the following addresses:

Local Government:	State:
_____	Director of Contract Services
_____	Texas Department of Transportation
_____	125 E. 11 th Street
_____	Austin, Texas 78701

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

8. Legal Construction

This document does not convey any real property interests. In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions and this agreement shall be construed as if it did not contain the invalid, illegal or unenforceable provision.

9. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

10. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

11. Sole Agreement

This agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the agreement's subject matter.

12. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under the contract or indirectly through a subcontract under the contract.

CCSJ #			
AFA CSJs			
District #	21	AFA ID	City of Pharr
Code Chart 64 #			
Project Name		Sign & Striping Contract	

Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

13. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated under that party's signature.

THE LOCAL GOVERNMENT

Signature

Typed or Printed Name

Title

Date

THE STATE OF TEXAS

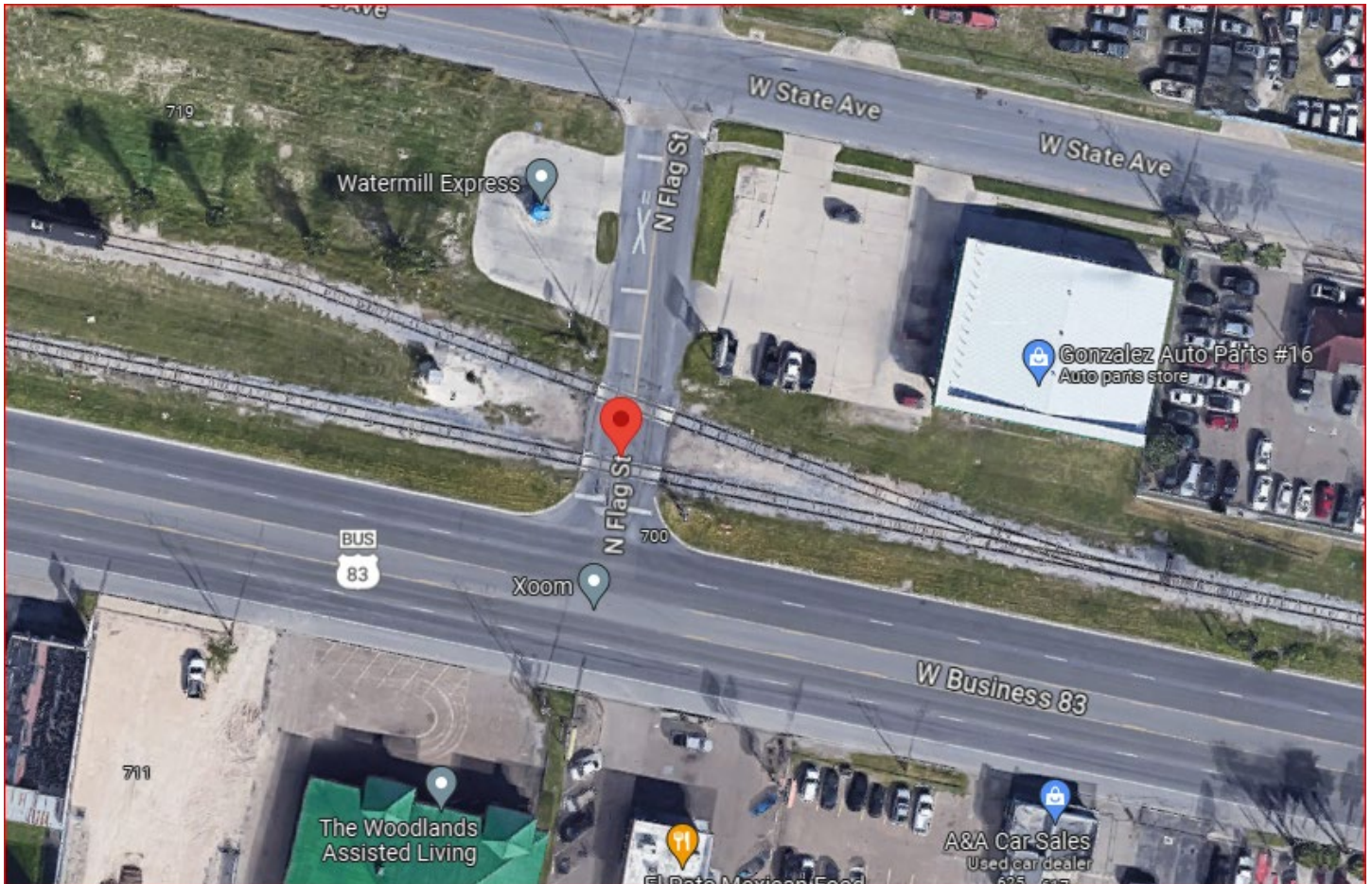
Kenneth Stewart
Director of Contract Services

Date

CCSJ #			
AFA CSJs			
District #	21	AFA ID	City of Pharr
Code Chart 64 #			
Project Name		Sign & Striping Contract	

Attachment A LOCATION MAP SHOWING PROJECT

DOT 435768Y



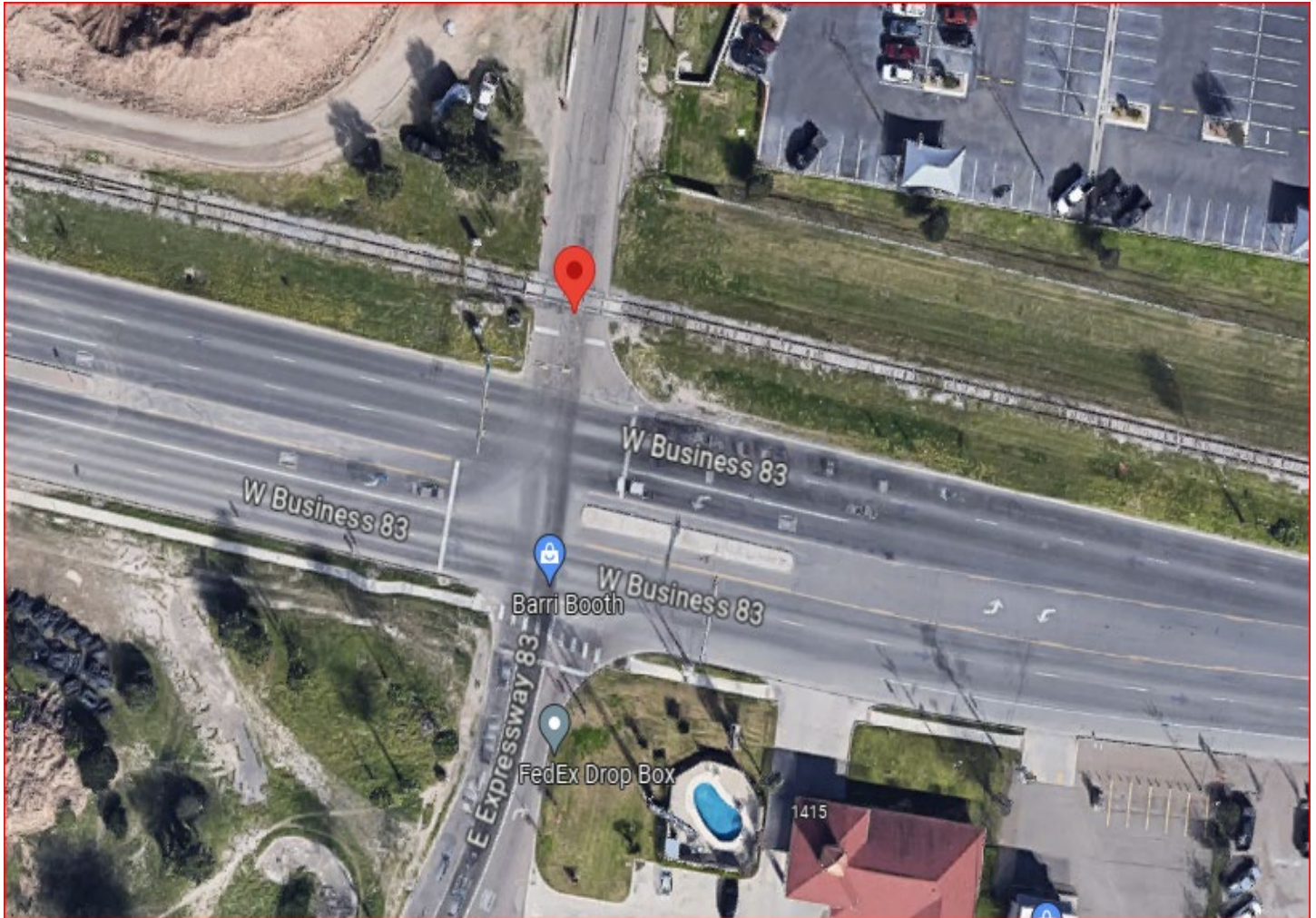
CCSJ #			
AFA CSJs			
District #	21	AFA ID	City of Pharr
Code Chart 64 #			
Project Name		Sign & Striping Contract	

DOT 435773V



CCSJ #			
AFA CSJs			
District #	21	AFA ID	City of Pharr
Code Chart 64 #			
Project Name		Sign & Striping Contract	

DOT 435771G





ATTACHMENT B

Project <pending> - CSJ <pending>
Various Locations (see table below)
City of Pharr, Texas

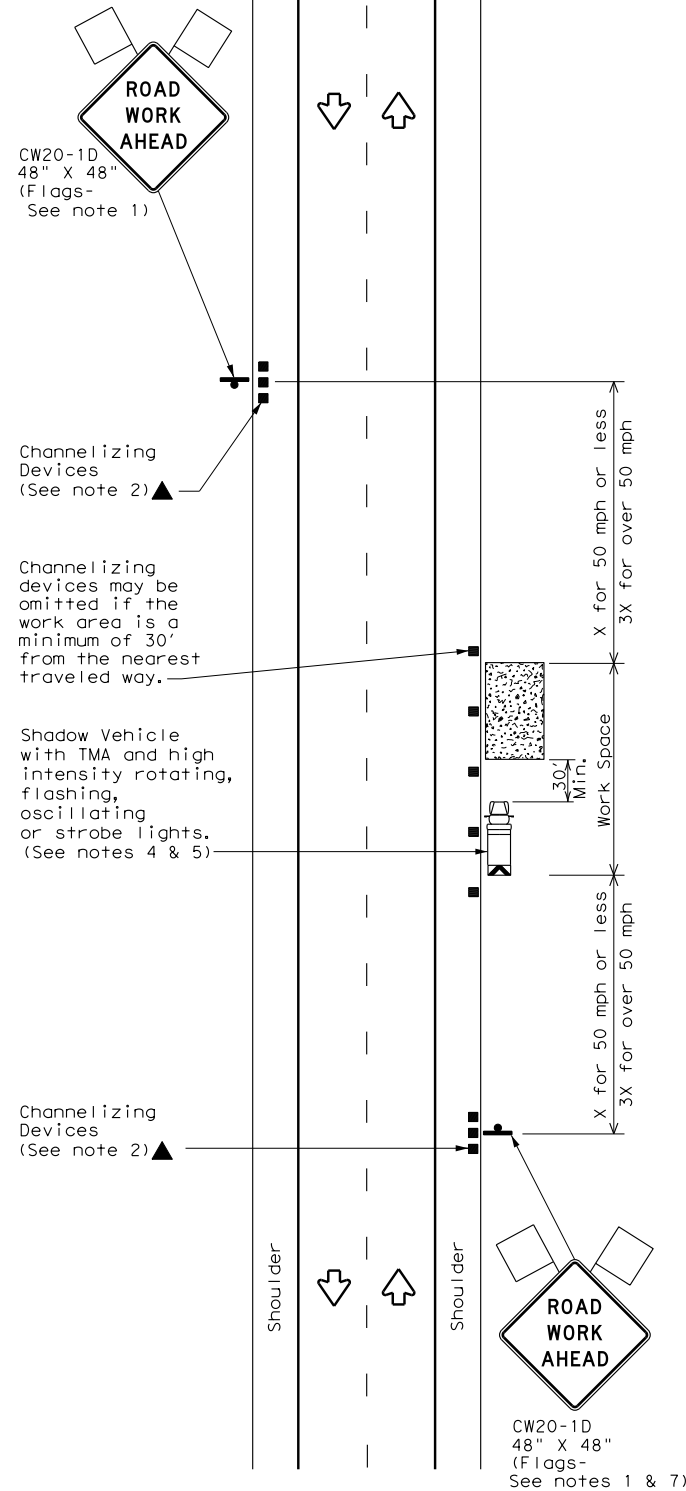
SCOPE OF WORK

- The State or its Contractor to furnish, install and/or replace the appropriate pavement markings on roadway approaches to highway rail-grade crossings in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and the attached standard sheets.
- The State or its Contractor to furnish, install and/or replace the appropriate signs on roadway approaches to highway rail-grade crossings and/or parallel roadways within 100 feet of the highway rail-grade crossing, as required, in accordance with the TMUTCD and the Standard Highway Signs Design Manual (SHSD).
- The State to provide traffic control in accordance with the guidelines in the TMUTCD and the attached standard sheets for the installation of signage and/or pavement markings.
- The City to maintain pavement markings and advance warning signs under their jurisdiction in accordance with the TMUTCD and as shown on the attached standard sheets.

Location List:

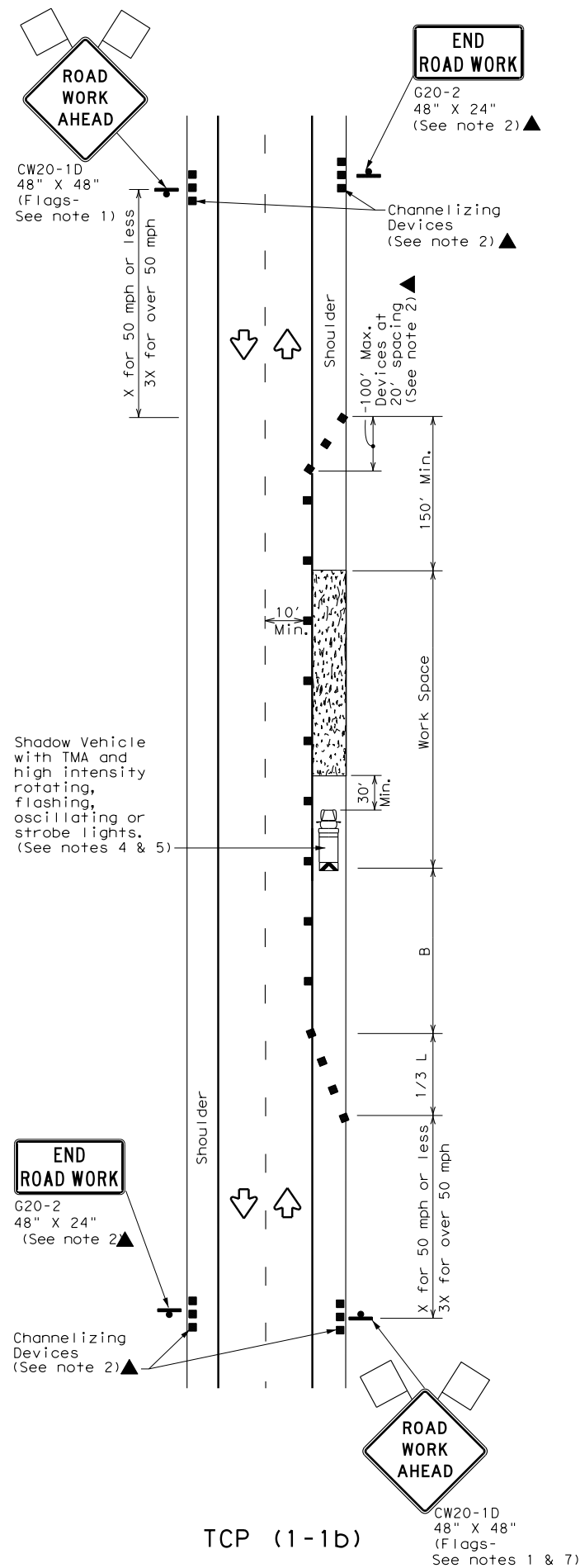
DOT	Railroad	Crossing Street		DOT	Railroad	Crossing Street
435768W	RVSC	Flag Street		435773V	RVSC	Jackson Road
437771G	RVSC	IH 02				

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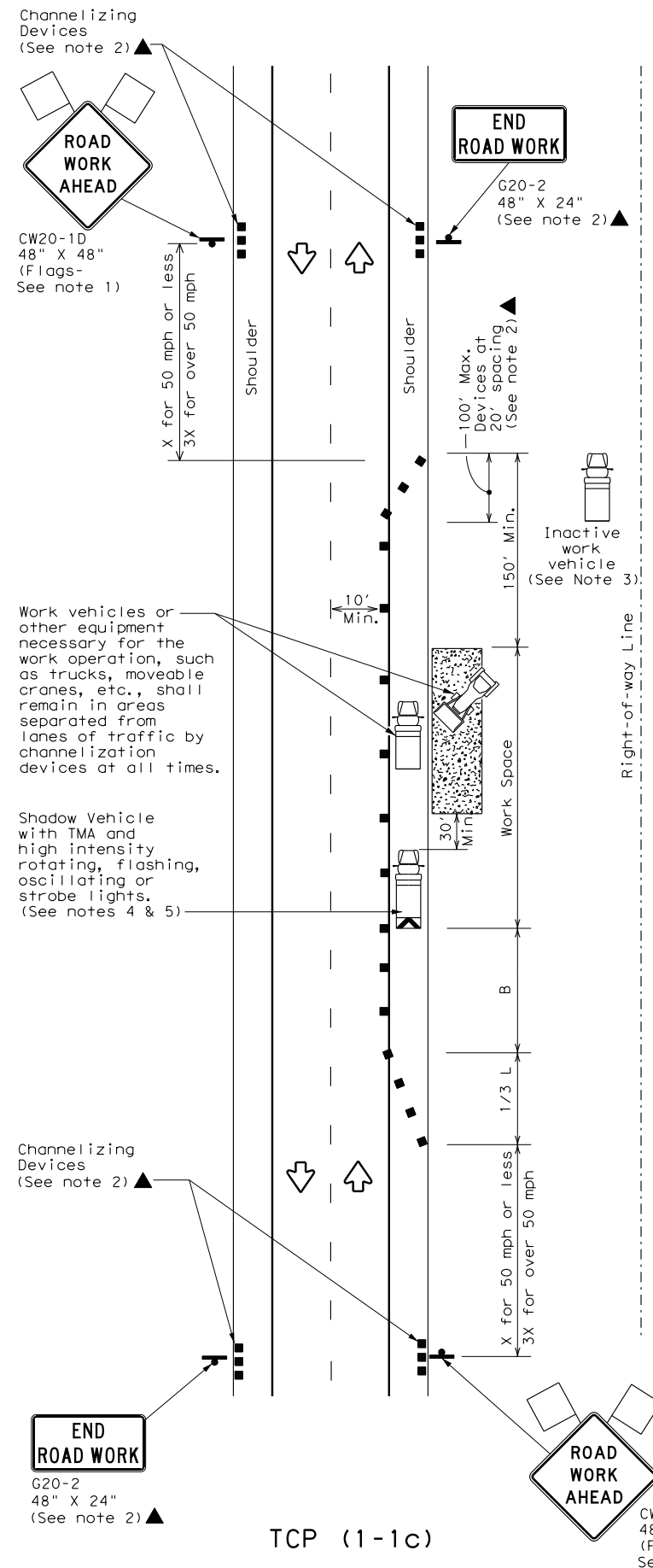
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
- CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.



**TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK**

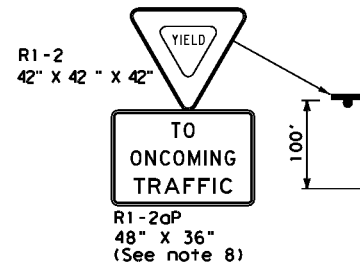
TCP (1-1) - 18

FILE: tcp1-1-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
2-94 4-98				
8-95 2-12				
1-97 2-18				
	DIST	COUNTY		SHEET NO.

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DATE: FILE:

Warning Sign Sequence in Opposite Direction Same as Below



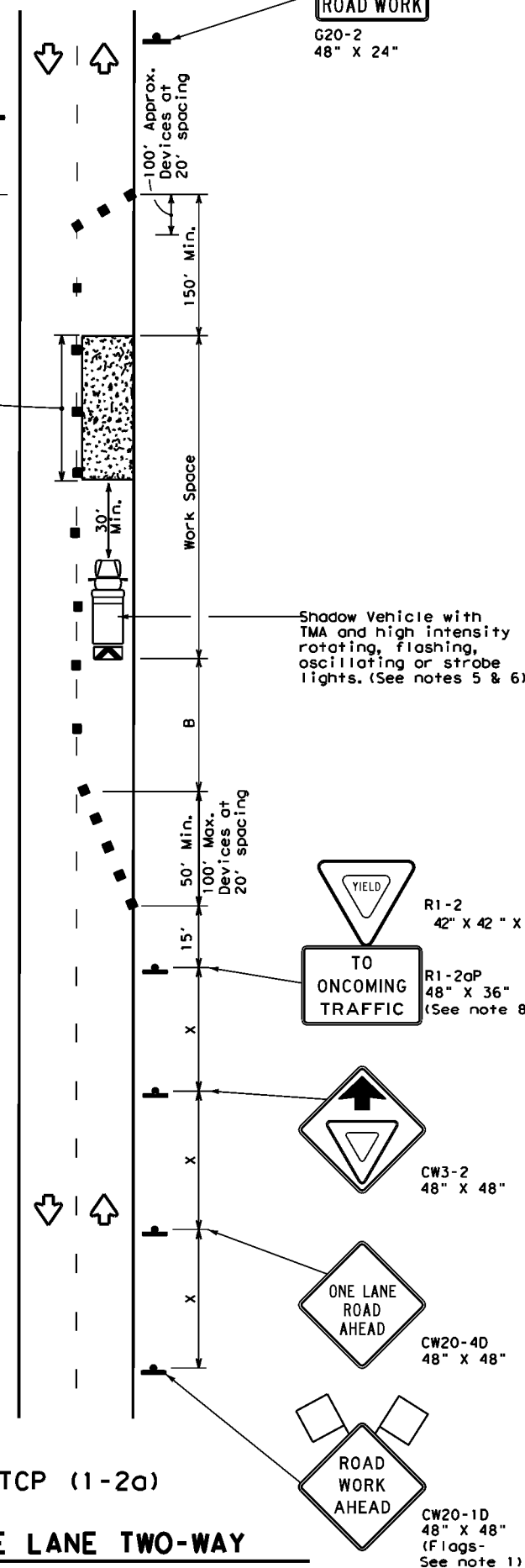
Channelizing devices separate work space from traveled way

TCP (1-2a)

**ONE LANE TWO-WAY
CONTROL WITH YIELD SIGNS**
(Less than 2000 ADT - See note 7)

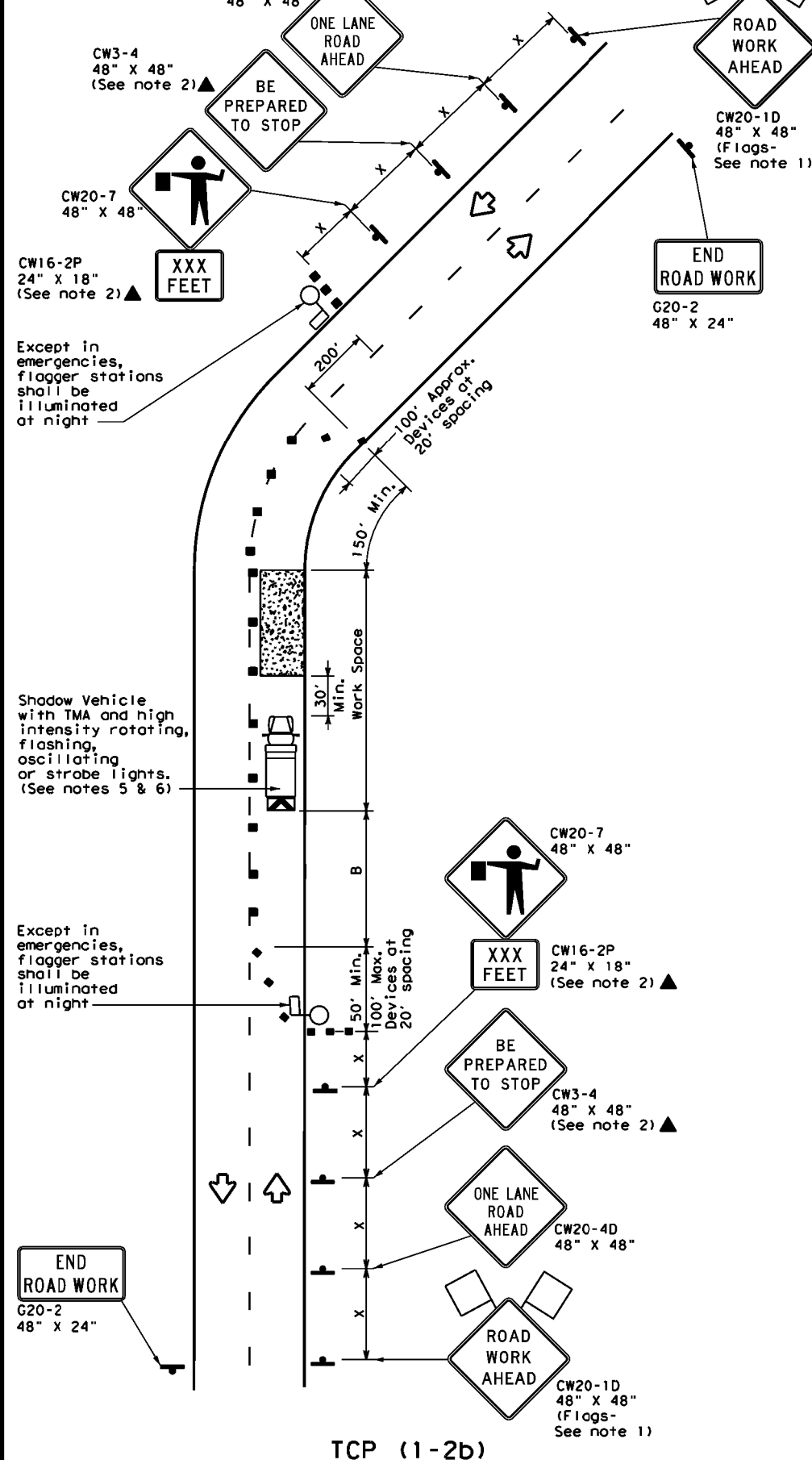
END ROAD WORK

G20-2
48" x 24"



END ROAD WORK

G20-2
48" x 24"



TCP (1-2b)

**ONE LANE TWO-WAY
CONTROL WITH FLAGGERS**

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L = WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
- Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

- R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
- R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

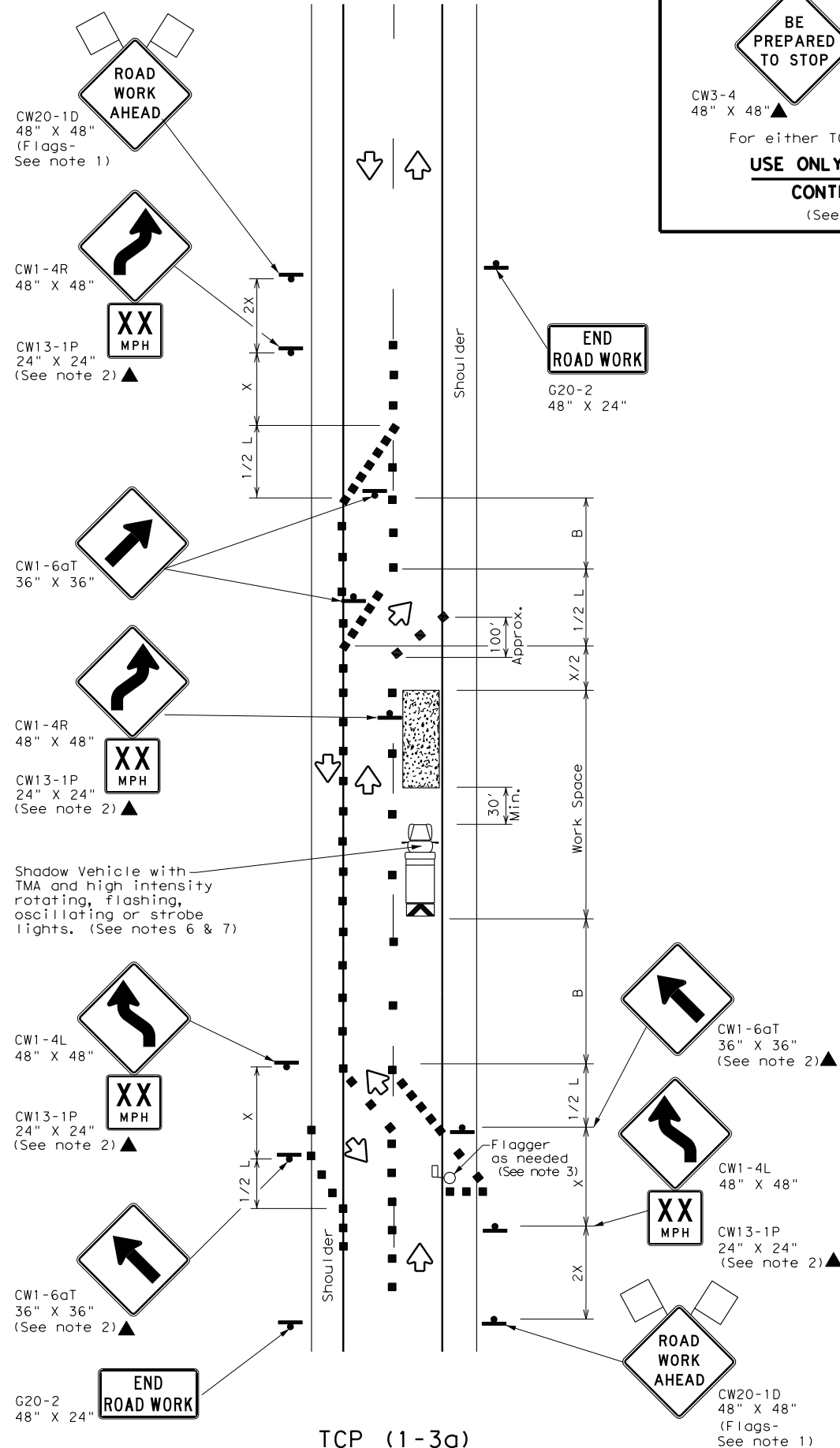
TCP (1-2b)

- Flaggers should use two-way radios or other methods of communication to control traffic.
- Length of work space should be based on the ability of flaggers to communicate.
- If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
- Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
- Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

		Traffic Operations Division Standard			
TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL					
TCP (1-2) - 18					
FILE: tcp1-2-18.dgn	DN:	CK:	DW:		
© TxDOT December 1985	CONT	SECT	JOB		
REVISIONS			HIGHWAY		
4-90 4-98					
2-94 2-12					
1-97 2-18					
	DIST	COUNTY	SHEET NO.		

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DATE: FILE:



TCP (1-3a)
2-LANE ROADWAY WITH PAVED SHOULDERS
ONE LANE CLOSED
ADEQUATE FIELD OF VIEW

BE
PREPARED
TO STOP

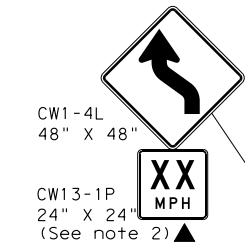
CW3-4
48" X 48"
▲

CW20-7
48" X 48"
▲

For either TCP(1-3a) or TCP(1-3b)
**USE ONLY WHEN FLAGGERS
CONTROL TRAFFIC**
(See Notes 2 & 3)

Shadow Vehicle with
TMA and high intensity
rotating, flashing,
oscillating or strobe
lights. (See notes 2 & 6)

Channelizing devices
placed across closed
lane (See note 5)



TCP (1-3b)
2-LANE ROADWAY WITH PAVED SHOULDERS
ONE LANE CLOSED
INADEQUATE FIELD OF VIEW

CW20-1D
48" X 48"
(Flags-
See note 1)

CW1-4R
48" X 48"
▲

CW13-1P
24" X 24"
(See note 2) ▲

CW1-4L
48" X 48"
▲

CW13-1P
24" X 24"
(See note 2) ▲

CW1-6aT
36" X 36"
(See note 2) ▲

G20-2
48" X 24"

END
ROAD WORK

CW20-1D
48" X 48"
(Flags-
See note 1)

CW13-1P
24" X 24"
(See note 2) ▲

CW1-4L
48" X 48"
▲

CW1-6aT
36" X 36"
(See note 2) ▲

Shadow Vehicle with
TMA and high intensity
rotating, flashing,
oscillating or strobe
lights. (See notes 6 & 7)

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Flagger control should NOT be used unless roadway conditions or heavy traffic volume require additional emphasis to safely control traffic. Additional flaggers may be positioned in advance of traffic queues to alert traffic to reduce speed.
- DO NOT PASS, PASS WITH CARE and construction regulatory speed zone signs may be installed downstream of the ROAD WORK AHEAD signs.
- When the work zone is made up of several work spaces, channelizing devices should be placed laterally across the closed lane to re-emphasize closure. Laterally placed channelizing devices should be repeated every 500 to 1000 feet in urban areas and every 1/4 to 1/2 mile in rural areas.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- Where traffic is directed over a yellow centerline, channelizing devices which separate two-way traffic should be spaced on tapers at 20', or 15' if posted speed are 35 mph or slower, and for tangent sections, at 1/2S where S is the speed in mph. This tighter device spacing is intended for the area of conflicting markings not the entire work zone.



Texas Department of Transportation

Traffic Operations Division Standard

TRAFFIC CONTROL PLAN

TRAFFIC SHIFTS ON

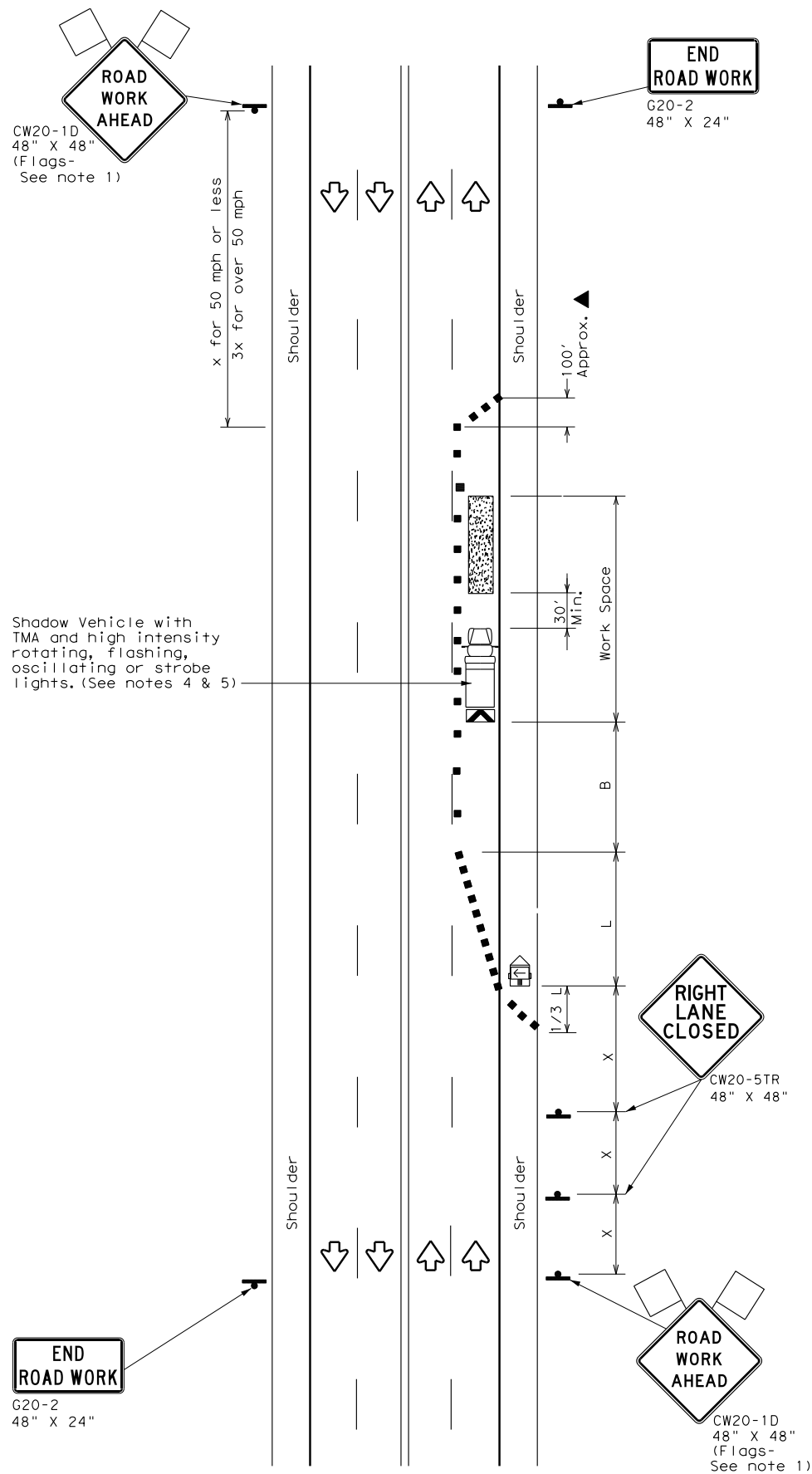
TWO LANE ROADS

TCP (1-3) - 18

FILE:	tcp1-3-18.dgn	DN:	CK:	DW:	CK:
© TxDOT	December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS					
2-94	4-98				
8-95	2-12				
1-97	2-18				
		DIST	COUNTY		SHEET NO.

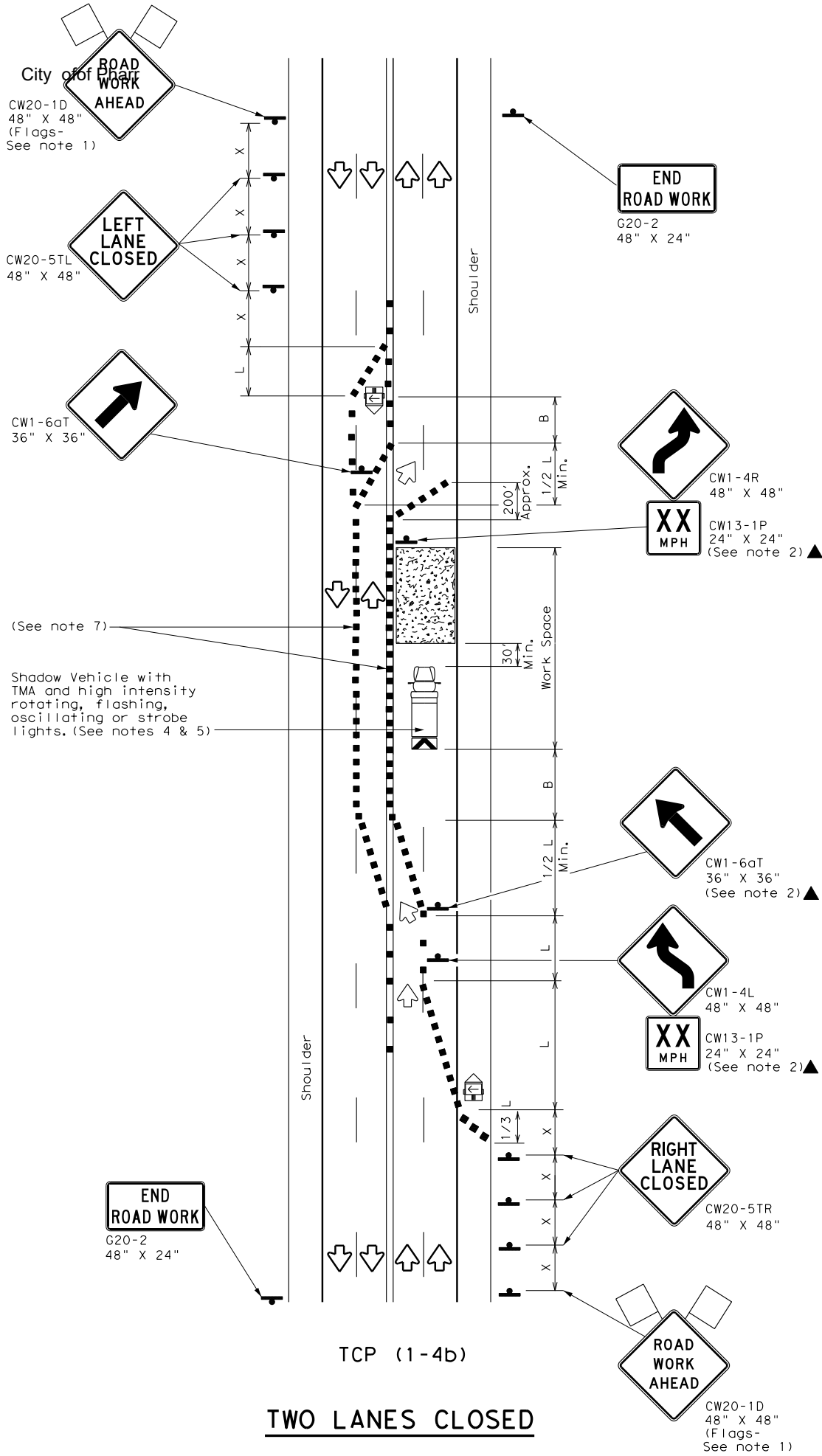
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DATE: FILE:



TCP (1-4a)

ONE LANE CLOSED



TCP (1-4b)

TWO LANES CLOSED

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths * X			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
* Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- The CW20-1D "ROAD WORK AHEAD" sign may be repeated if the visibility of the work zone is less than 1500 feet.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-4a)

- If this TCP is used for a left lane closure, CW20-5TL "LEFT LANE CLOSED" signs shall be used and channelizing devices shall be placed on the centerline where needed to protect the work space from opposing traffic with the arrow panel placed in the closed lane near the end of the merging taper.

TCP (1-4b)

- Where traffic is directed over a yellow centerline, channelizing devices which separate two-way traffic should be spaced on tapers at 20' or 15' if posted speeds are 35 mph or slower, and for tangent sections, at 1/2S where S is the speed in mph. This tighter device spacing is intended for the areas of conflicting markings, not the entire work zone.

Texas Department of Transportation

Traffic Operations Division Standard

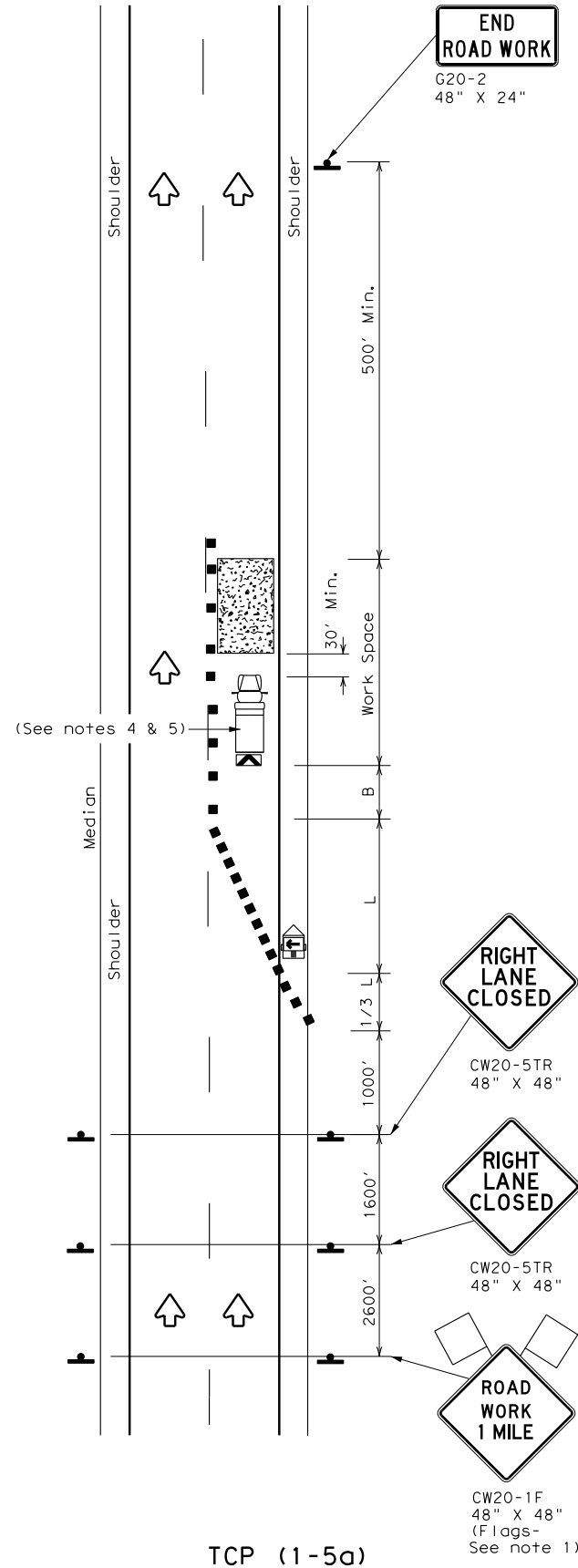
TRAFFIC CONTROL PLAN
LANE CLOSURES ON MULTILANE
CONVENTIONAL ROADS

TCP (1-4) - 18

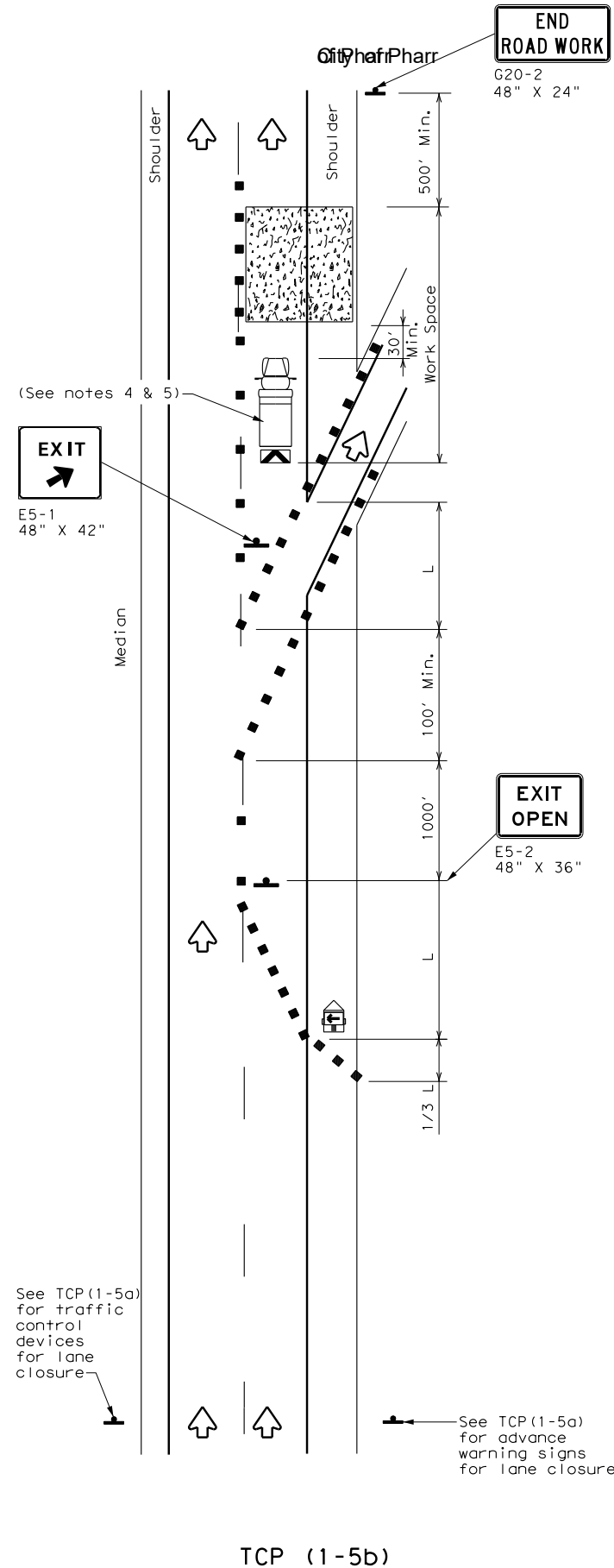
FILE:	tcp1-4-18.dgn	DN:		CK:		DW:		CK:	
© TxDOT	December 1985	CONT	SECT	JOB		HIGHWAY			
REVISIONS									
2-94	4-98								
8-95	2-12								
1-97	2-18								
DIST								COUNTY	SHEET NO.

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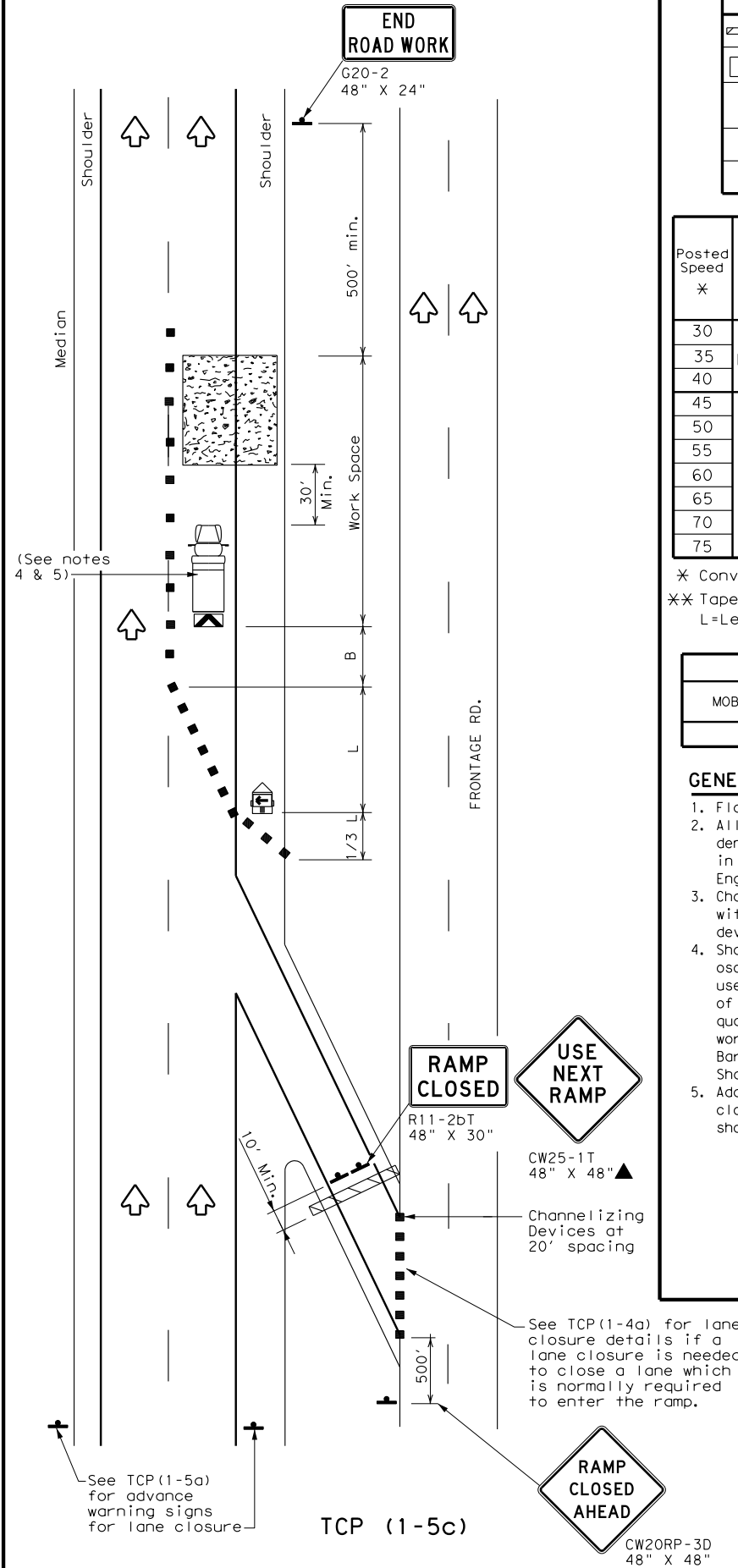
DATE:
FILE:



ONE LANE CLOSURE



LANE CLOSURE NEAR EXIT RAMP



LANE CLOSURE NEAR ENTRANCE RAMP

LEGEND					
	Type 3 Barricade		Channelizing Devices		
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)		
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)		
	Sign		Traffic Flow		
	Flag		Flagger		

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
		✓		

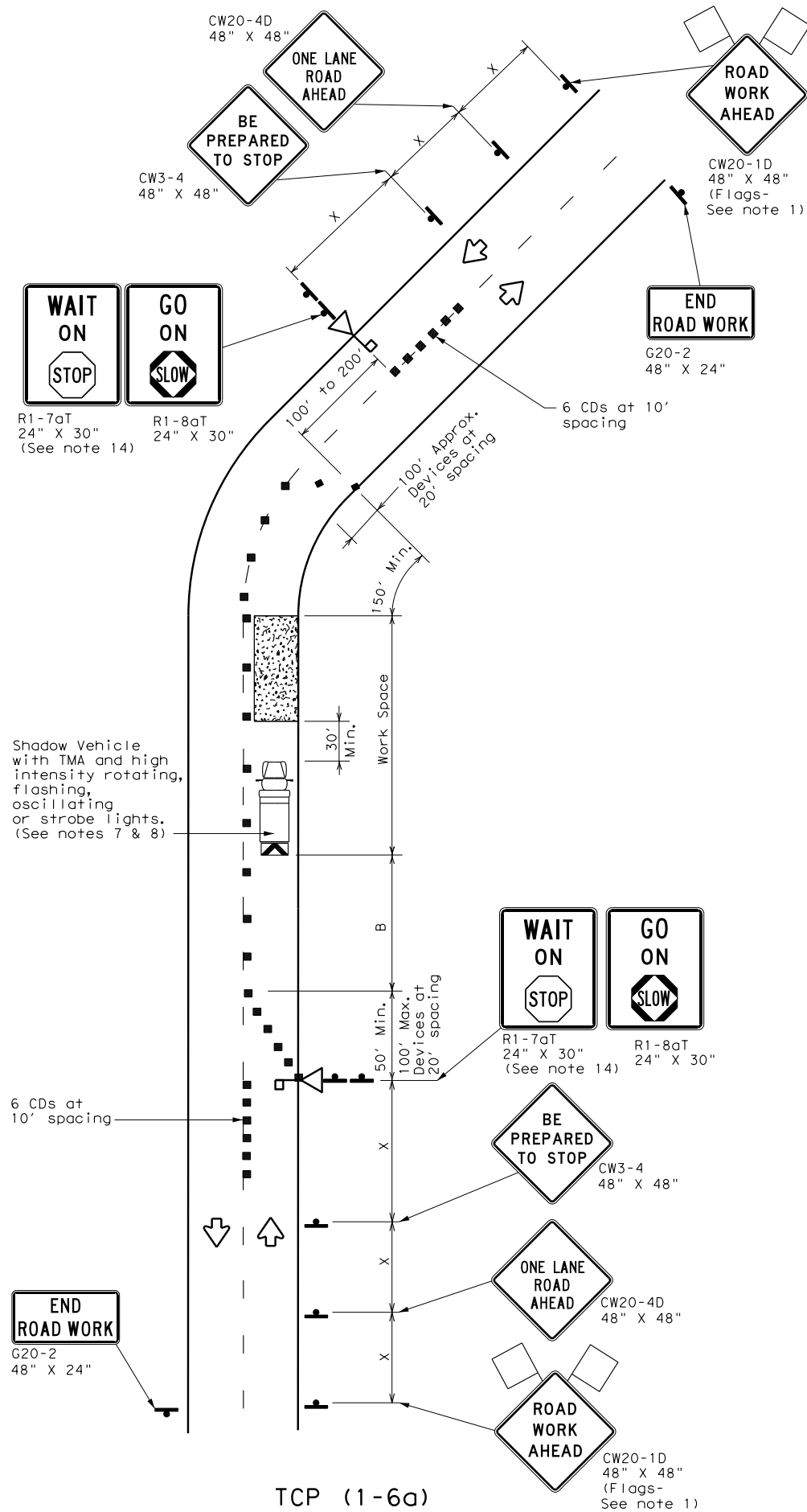
GENERAL NOTES

- Flags attached to signs where shown, are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Channelizing devices used to close lanes may be supplemented with the Chevron Alignment Sign placed on every other channelizing device. Chevrons may be attached to plastic drums as per BC Standards.
- Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned in each closed lane, on the shoulder or off the paved surface, next to those shown in order to protect a wider work space.

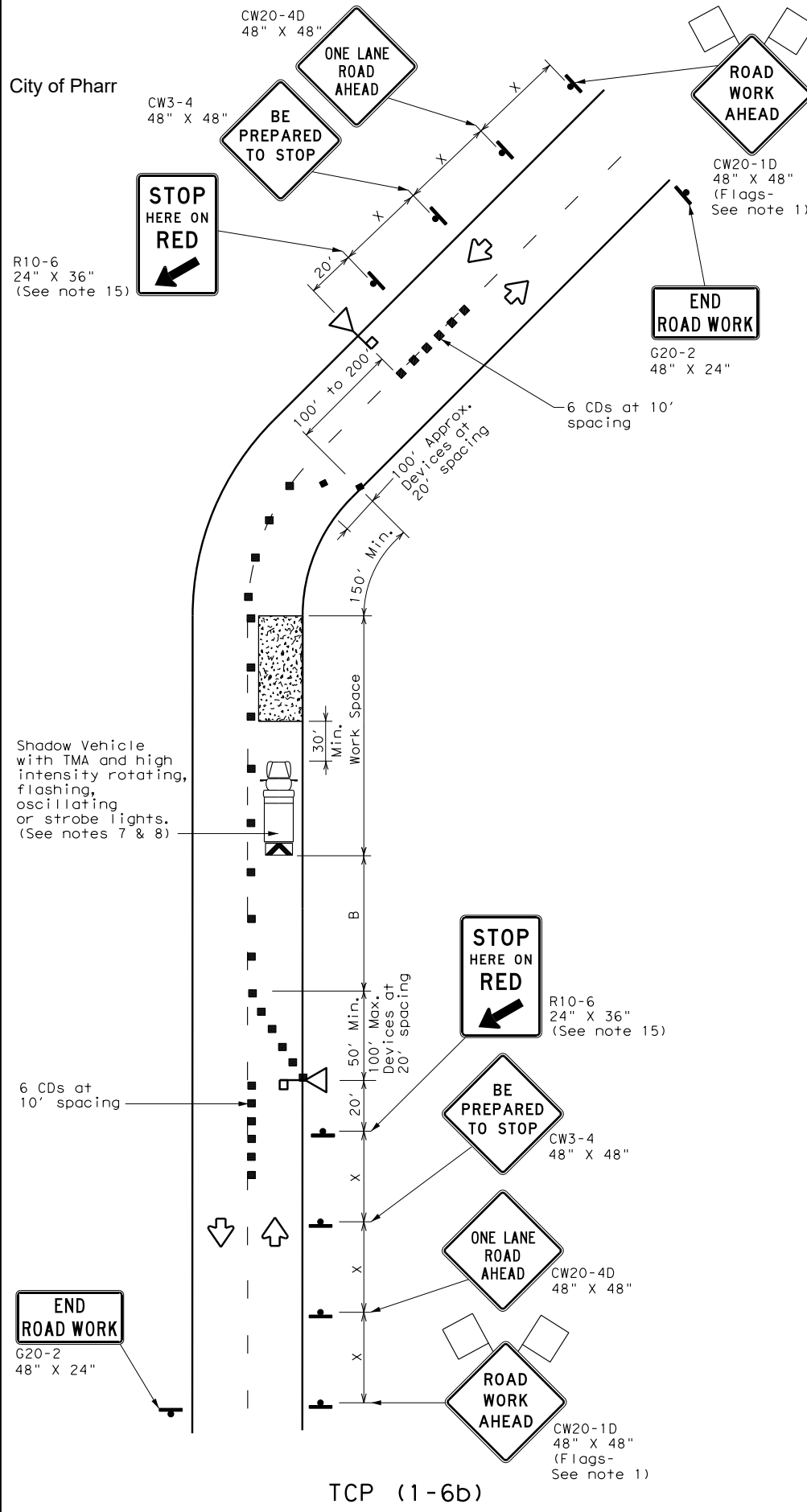
		Traffic Operations Division Standard			
TRAFFIC CONTROL PLAN LANE CLOSURES FOR DIVIDED HIGHWAYS					
TCP (1-5) - 18					
FILE: tcp1-5-18.dgn	DN:	CK:	DW:		
© TxDOT February 2012	CONT	SECT	JOB		
2-18	REVISIONS	DIST	COUNTY		
			SHEET NO.		

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DATE: FILE:



TCP (1-6a)
ONE LANE TWO-WAY
CONTROL WITH STOP/SLOW AFADS



TCP (1-6b)
ONE LANE TWO-WAY CONTROL
WITH RED/YELLOW LENS AFADS

LEGEND					
	Type 3 Barricade		Channelizing Devices (CDs)		
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)		
	Automated Flagger Assistance Device (AFAD)		Portable Changeable Message Sign (PCMS)		
	Sign		Traffic Flow		
	Flag		Flagger		

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L = WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

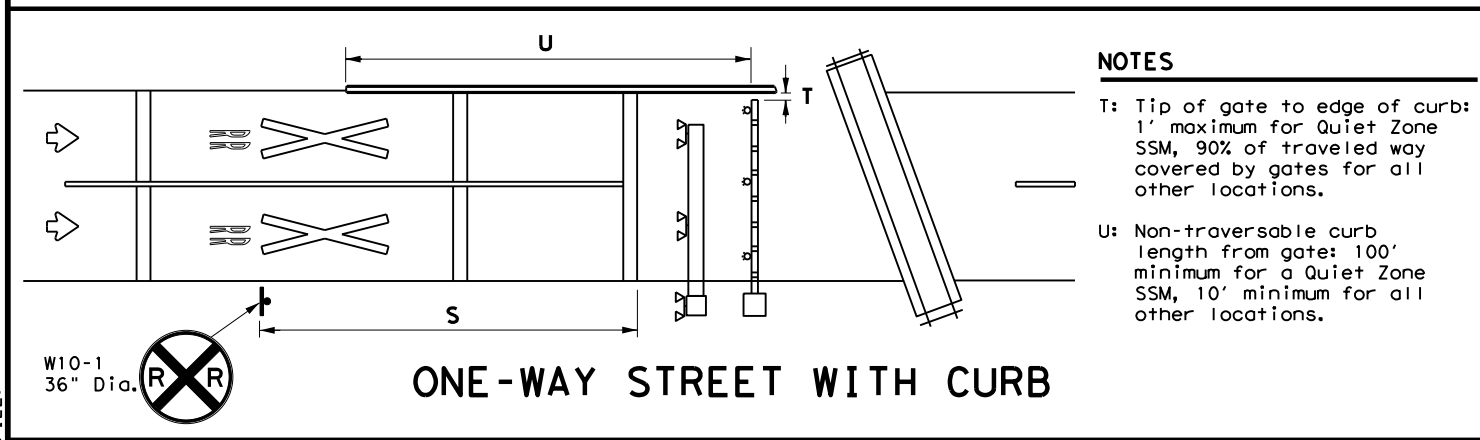
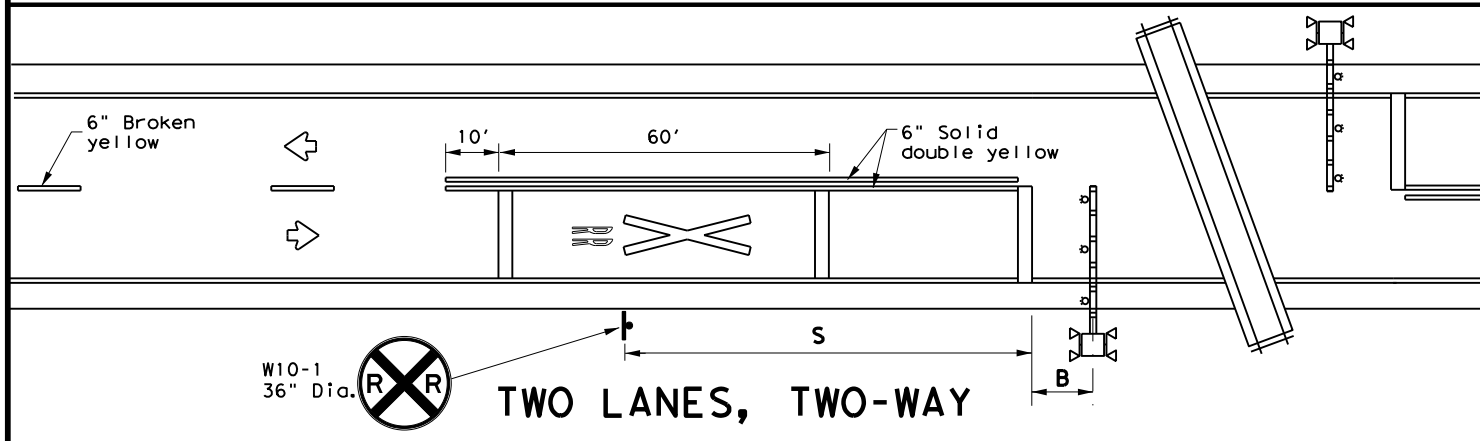
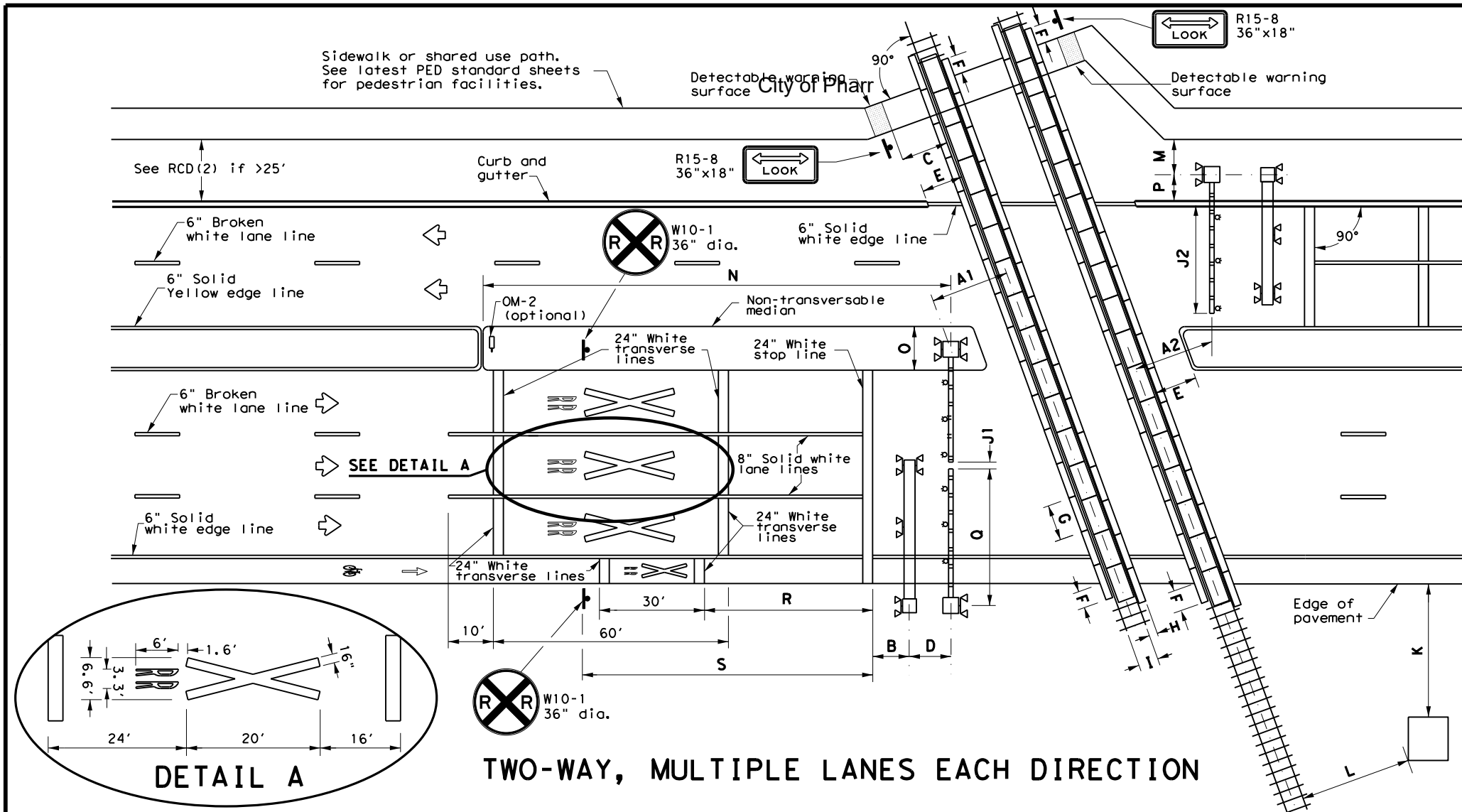
GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- AFADs shall only be used in situations where there is one lane of approaching traffic in the direction to be controlled.
- Adequate stopping sight distance must be provided to each AFAD location for approaching traffic. (See table above).
- Each AFAD shall be operated by a qualified/certified flagger. Flaggers operating AFADs shall not leave them unattended while they are in use.
- One flagger may operate two AFADs only when the flagger has an unobstructed view of both AFADs and of the approaching traffic in both directions.
- When pilot cars are used, a flagger controlling traffic shall be located on each approach. AFADs shall not be operated by the pilot car operator.
- All AFADs shall be equipped with gate arms with an orange or fluorescent red-orange flag attached to the end of the gate arm. The flag shall be a minimum of 16" square.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- Flaggers should use two-way radios or other methods of communication to control traffic.
- Length of work space should be based on the ability of flaggers to communicate.
- If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the AFAD.
- Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
- The R1-7aT "WAIT ON STOP" sign and the R1-8aT "GO ON SLOW" sign shall be installed at the AFAD location on separate supports or they may be fabricated as one 48" x 30" sign. They shall not obscure the face of the STOP/SLOW AFAD.
- The R10-6 "STOP HERE ON RED" arrow sign shall be offset so as not to obscure the lenses of the AFAD.

		Traffic Operations Division Standard							
TRAFFIC CONTROL PLAN AUTOMATED FLAGGER ASSISTANCE DEVICES (AFADS)									
TCP (1-6) - 18									
FILE:	tcp1-6-18.dgn	DN:	CK:	DW:	CK:				
© TxDOT	February 2012	CONT	SECT	JOB	HIGHWAY				
2-18	REVISIONS	DIST	COUNTY	SHEET NO.					

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DATE: FILE:



NOTES

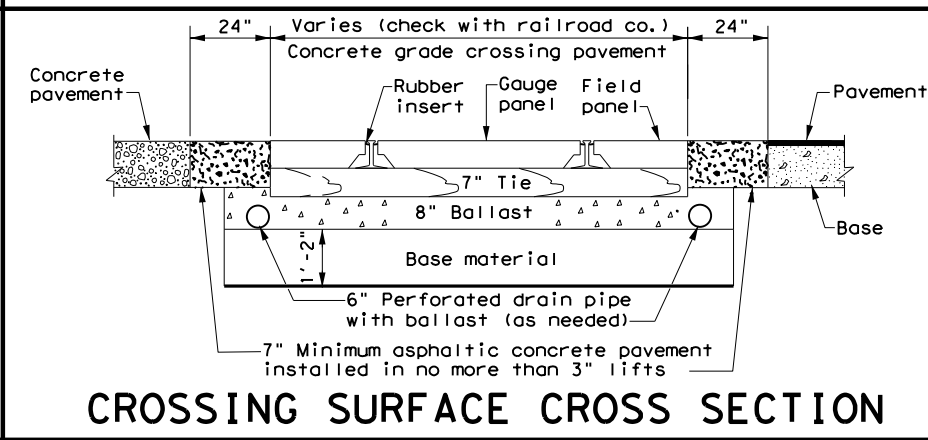
- T: Tip of gate to edge of curb: 1' maximum for Quiet Zone SSM, 90% of traveled way covered by gates for all other locations.
- U: Non-traversable curb length from gate: 100' minimum for a Quiet Zone SSM, 10' minimum for all other locations.

TABLE 1	
Approach Speed (mph)	Desirable Placement (feet)
20	100
25	100
30	100
35	100
40	125
45	175
50	250
55	325
60	400
65	475
70	550
75	650

LEGEND	
	Sign
	Object Marker
	Traffic Flow
	Cantilever
	Gate Assembly
	Mast Flasher Pair

GENERAL NOTES

- Medians and curbs must be non-traversable to qualify as a Quiet Zone Supplementary Safety Measure (SSM). Non-traversable curbs in Quiet Zones are 6" tall minimum and used on roadways where speed does not exceed 40 mph.
- Raised pavement markers may be used to supplement striping. See PM(2) and PM(3) standard sheets.
- Medians preferred whenever possible to prevent vehicles from driving around gates.
- Longitudinal edge striping may be continued thru crossing as needed. Illumination may also be considered for nighttime visibility.
- See SMD standard sheets for sign mounting details.
- See the Standard Highway Sign Design for Texas (SHSD) manual for sign and pavement marking details.

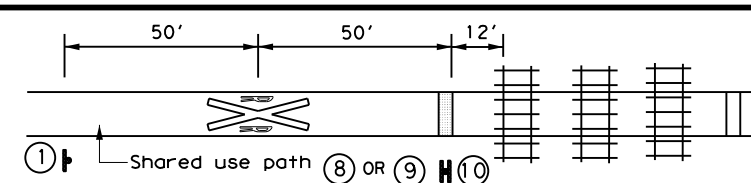


 Texas Department of Transportation				Traffic Safety Division Standard					
RAILROAD CROSSING DETAILS SIGNING, STRIPING, AND DEVICE PLACEMENT RCD(1) - 22									
FILE: rcd1-22.dgn		DN: TxDOT		CK: TxDOT		DW: TxDOT		CK: TxDOT	
© TxDOT November 2022 REVISIONS 2-16 11-22		CONT	SECT	JOB			HIGHWAY		
		DIST		COUNTY			SHEET NO.		

NOTES

- A1: Center of RR mast to center of rail: 12' minimum, 15' typical.
- A2: Tip of gate to center of rail: 12' minimum, 15' typical.
- B: Center of mast (cantilever, gate, or mast flasher) of nearest active traffic control device to stop line: 8' (NOTE: Stop line may be moved as needed, but should be at least 8' back from gates, if present).
- C: Near edge of detectable warning surface to nearest rail: 12' minimum.
- D: Center of gate mast to center of cantilever mast: 6' typical. NOTE: Cantilever may be located in front or behind gates.
- E: Edge of median or curb to nearest rail: 10' typical. NOTE: Design median edge to be parallel with rail.
- F: Edge of planking panel from edge of pavement or sidewalk: 3' minimum. NOTE: Field panels need not be in line with gauge panels.
- G: Length of panels along rail: 8' typical.
- H: Width of field panel: 2' typical (check with railroad company).
- I: Distance between rails: 4'- 8'1/2".
- J1: Tip of gate to tip of gate: 2' maximum.
- J2: 90% of traveled roadway to be covered by gate.
- K: Nearest edge of RR cabinet from edge of pavement: 30' typical. NOTE: Cabinet not required to be parallel to edge of pavement.
- L: Nearest edge of RR cabinet from nearest rail: 25' typical.
- M: Center of RR mast to edge of sidewalk: 6' minimum.
- N: Center of gate mast to leading edge of non-traversable median: 100' minimum to qualify as a Quiet Zone SSM. NOTE: 60' will suffice if there is a street intersection within the 100' and all street intersections within 60' are closed.
- O: Width of median for RR gate assembly: 8'-6" minimum, 10' typical when using median gates. NOTE: Center of gate mast minimum 4'-3" from face of curb.
- P: Center of RR mast to face of curb: 5'-3" minimum. Center of RR mast to edge of pavement (with shoulder): 7' minimum. Center of RR mast to edge of pavement (no shoulder): 9'-3" minimum. NOTE: Final location determined by the railroad company.
- Q: Gate length: 28' or less typical, but railroad company may allow up to 32' under special circumstances.
- R: Stop line to first RR Crossing transverse line (bike lane): 50' typical.
- S: Stop line to GRADE CROSSING ADVANCE WARNING (W10-1) sign and adjacent RR Crossing pavement markings. See Table 1. See RCD(2) for other signs.

DATE: _____
FILE: _____



Approach Speed (mph)	Desirable Placement (feet)
20	100
25	100
30	100
35	100
40	125
45	175
50	250
55	325
60	400
65	475
70	550
75	650

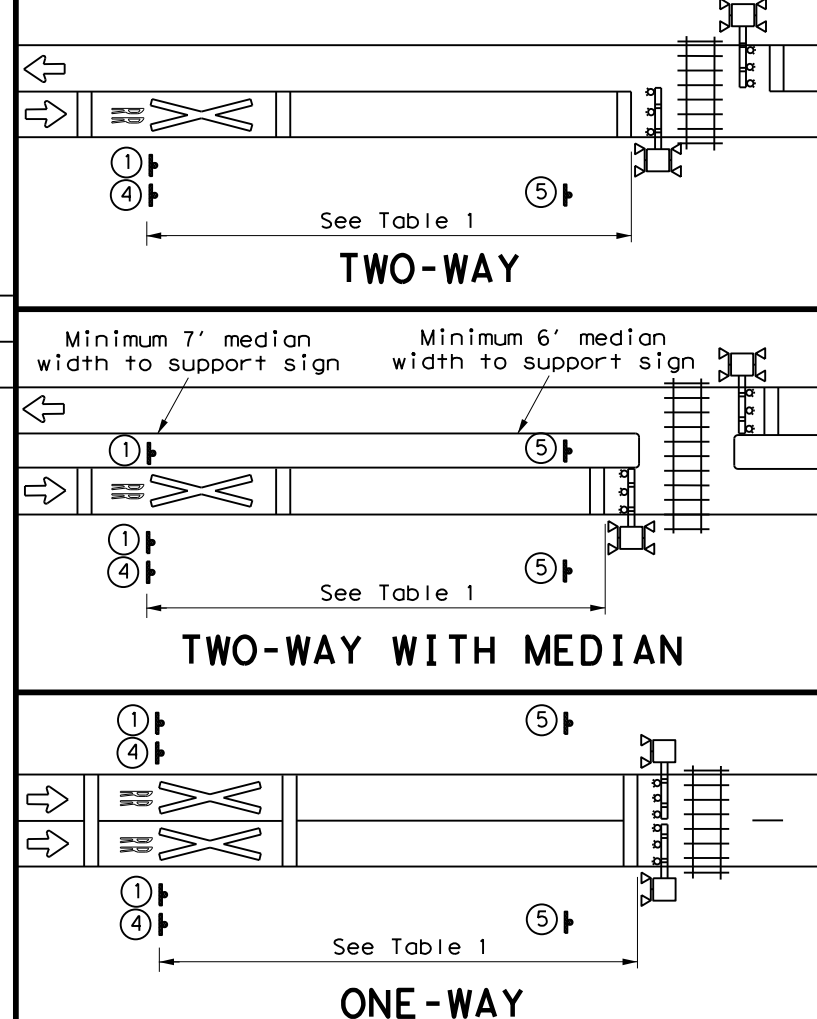
- ## GENERAL NOTES
1. Railroad company to provide active traffic control devices, CROSSBUCK (R15-1), NUMBER OF TRACKS (R15-2P) plaque (if more than 1 track), and EMERGENCY NOTIFICATION (I-13) signs.
 2. LOW GROUND CLEARANCE (W10-5) signs may be relocated further upstream of crossing to provide advance warning of alternate route.
 3. GRADE CROSSING AND INTERSECTION ADVANCE WARNING (W10-2) signs may be modified as needed to fit roadway geometry.
 4. Table 1 placement distances may vary per the Placement of Warning Signs section of the T MUTCD.
 5. See Table 1 to determine placement of STOP AHEAD (W3-1) and YIELD AHEAD (W3-2) signs unless shown otherwise.
 6. DO NOT STOP ON TRACKS (R8-8) signs installed when potential for vehicles stopping on tracks is significant as determined by sealing engineer. Install so sign does not block view of RR mast.
 7. See the Standard Highway Sign Design for Texas (SHSD) manual for sign and pavement marking details.

PASSIVE CROSSING

1. STOP or YIELD sign may also be installed to the left of the crossbuck sign, rather than below it.
2. A 2" white retroreflective strip shall be installed on front and back of crossbuck sign post.
3. See the Crossbuck Assemblies with YIELD or STOP Signs at Passive Grade Crossings section of the TMCUD for further details about sign mounting arrangements.

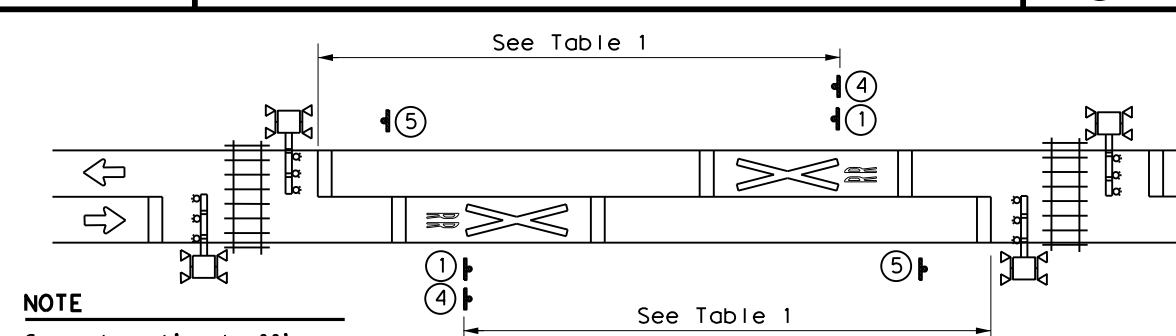
PATHWAY CROSSING

- ## NOTES
1. A shared use path is considered a separate pathway crossing when more than 25' from traveled way of adjacent roadway.
 2. Detectable warning used at stop bar.
 3. Smaller signs preferred. See the Design of Bicycle Signs section within the TMUTCD for sizing details.



"A" <100'		"A" ≥100'
"B"	See Table 1. Place pavement markings and signs on opposite side of intersection from rail if spacing from Table 1 would put markings within intersection.	See Table 1. Place pavement markings and signs between rail and intersection if spacing from Table 1 would put markings within intersection.
"C"	See Table 1.	GRADE CROSSING AND INTERSECTION ADVANCE WARNING (W10-2, W10-3, W10-4) signs should only be installed if W10-1 sign is not between intersection and railroad crossing. If needed, see Table 1.

GRADE CROSSING NEAR A PARALLEL STREET



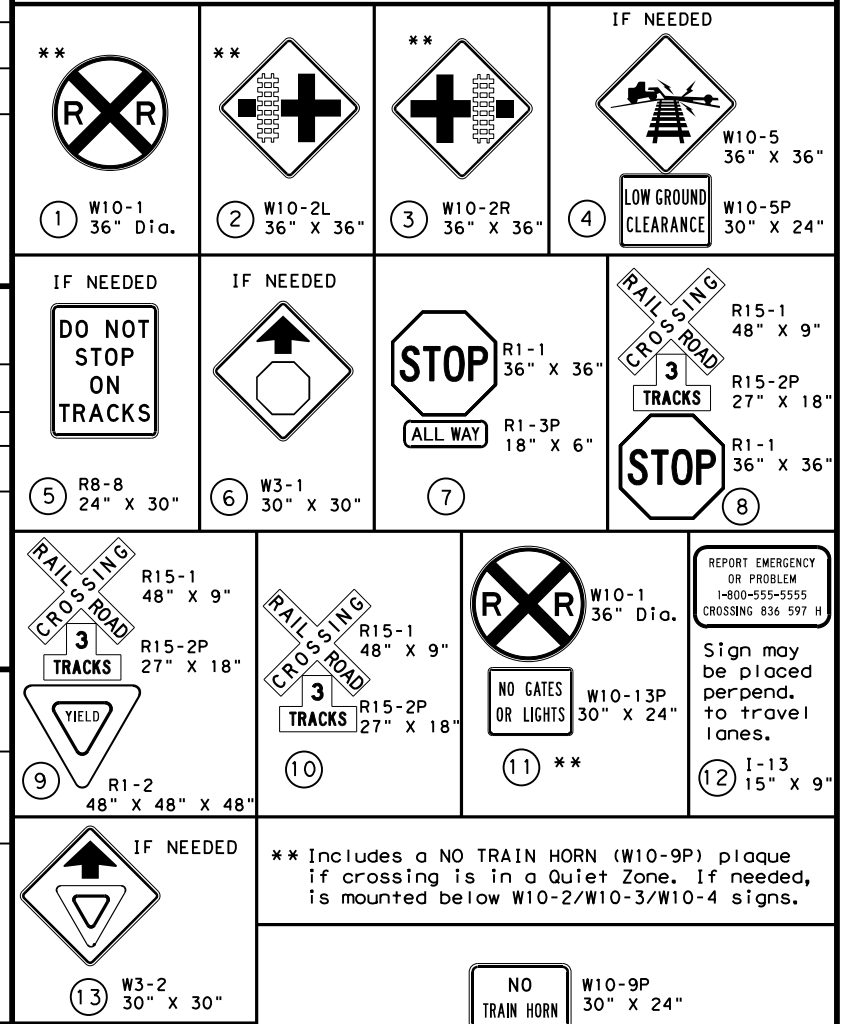
T-INTERSECTION

- *Use Table 1 if sufficient space exists.

- ## NOTE
- Separate active traffic control devices, railroad crossing pavement markings, and adjacent signs required when tracks are more than 100' apart.

TWO ADJACENT CROSSINGS

SIGNS



RAILROAD CROSSING DETAILS SIGNING & STRIPING

RCD (2) - 22

FILE:	rcd2-22.dgn	DN:	TxDOT	CK:	TxDOT	DW:	TxDOT	CK:	TxDOT
© TxDOT November 2022 REVISIONS 2-16 11-22		CONT	SECT	JOB		HIGHWAY			
		DIST	COUNTY				SHEET NO.		

CCSJ #			
AFA CSJs			
District #	21	AFA ID	City of Pharr
Code Chart 64 #			
Project Name		Sign & Striping contract	

Attachment C
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

ORDINANCE OR RESOLUTION NO. _____

AN ORDINANCE AUTHORIZING ADVANCE FUNDING AGREEMENT FOR VOLUNTARY MAINTENANCE BY A LOCAL GOVERNMENT (OFF-SYSTEM)

WHEREAS, the Texas Department of Transportation (TxDOT) has identified the list of highway-rail grade crossings in City of Pharr, by inspection; and

WHEREAS the inspection found that the approaches to the highway-grade crossing are in need of upgrades to be in compliance with Federal Highway Administration (FHWA) and Texas Manual on Uniform Traffic Control Devices (TMUTCD) standards; and

WHEREAS, TxDOT has initiated a project will seek funding for the project to bring the highway-grade crossing approaches into compliance with Federal and State standards; and

WHEREAS, at the completion of the project, City of Pharr, shall receive from TxDOT at no cost, the installed roadway signage and pavement markings that were installed on locally owned roadways and facilities as a part of the project, as locally owned facilities; and

WHEREAS, after accepting the roadway signage and pavement markings as locally owned facilities, City of Pharr agrees to maintain the installed roadway signage and pavement markings to the standards of City of Pharr and in compliance with the TMUTCD.

WHEREAS, City of Alamo, authorizes an Advance Funding Agreement for Voluntary Maintenance (Off-System) with Texas Department of Transportation for the City of Pharr to maintain the installed roadway signage and pavement markings in the standards of City of Pharr. The authorized representative of City of Pharr is authorized to execute all documents necessary to complete this transaction.

**(AS NEEDED LOCAL GOVERNMENT TO ADD PROSE FOR CODIFICATION AS
ORDINANCE OR RESOLUTION AND EFFECTIVE DATE)**

(LOCAL GOVERNMENT TO ADD ATTESTATION AND SIGNATURE BLOCKS)



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.A.

DATE SUBMITTED: November 17, 2023

MEETING DATE: November 20, 2023

FROM: Moises Beas, Civil Engineer In Training

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: Consideration and action, if any, on Change Order No. 5 in the amount of \$150,270.25 to the construction contract with International Consulting Engineers (ICE) for the Donations Acceptance Program (DAP) Fiscal Year 2015 Projects. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Change Order No. 5 (CO) is for a total amount of \$150,270.25 to the contract with ICE for the DAP FY 15 Project - Northbound Lanes (CSJ: 0921-02-385) and 2nd BSIF Exit (CSJ: 0921-02-383). The CO includes (10) proposals that have already been agreed by the City of Pharr. A summary of the CO items is presented below. Additional information can be found in the attachments to this agenda item.

Change Order No. 5 - Summary

Item Description	Amount
**Change Proposal #18 -Duress Butons	\$ 28,511.48
*Change Proposal #19 - Aluminum Louvers	\$ 26,296.76
*Change Proposal #20 - Aluminum Signs	\$ 18,136.50
*Change Proposal #21 - Sod & Hydromulch	\$ 5,030.31
*Change Proposal #22 - Long Range Ethernet Extenders	\$ 9,079.79
*Change PropOsal #23 - Condensation Drain Lines/Pumps	\$ 5,683.90
*Change Proposal #24 - 16 New Spot Lights	\$ 6,635.18
*Change Proposal #25 - Downspout Metal Boot & Drain	\$ 2,180.90
**Change Proposal #26 - Fiber Optic Route 4"	\$ 35,923.83
**Change Proposal #27 - Fire rated plywood backing	\$ 12,791.60
TOTAL	\$ 150,270.25

***Northbound Lanes Project**

****2nd BSIF Exit Project**

Fiscal Consideration: Additional amounts will be added to the DAP FY 15 Projects as shown in the tables below:

Northbound Lanes - Contract Summary	
Item Description	Amount
Original Contract	\$ 3,393,237.22
Change Order #1	\$ 134,497.71
Change Order #2	\$ -
Change Order #3	\$ 20,260.12
Change Order #4	\$ -
Change Order #5	\$ 73,043.34
Revised Contract Amount	\$ 3,621,038.39

2nd BSIF Exit - Contract Summary	
Item Description	Amount
Original Contract	\$ 4,070,697.16
Change Order #1	\$ 48,137.23
Change Order #2	\$ 86,295.51
Change Order #3	\$ 8,820.00
Change Order #4	\$ 252,929.44
Change Order #5	\$ 77,226.91
Revised Contract Amount	\$ 4,544,106.25

Staff Recommendation: Staff recommends approval of Change Order No. 5 to the construction contract with ICE for the DAP FY 15 Projects.

Alternatives: No alternatives. The proposals have already been executed.

Exclude Material from Public Packet? No

Reason: No exclusion.

ROUTING:

Moises Beas
Maria Rangel
Karla Saavedra
Ricardo Rodriguez

Created/Initiated - 11/17/2023
Approved - 11/17/2023
Approved - 11/17/2023
Approved - 11/17/2023

City Management Office

Final Approval - 11/17/2023



CHANGE ORDER

Contractor:	<u>International Consulting Engineers (ICE)</u>	Change Order No.:	<u>5</u>
Project:	<u>Northbound Lanes Expansion & 2nd BSIF Exit</u> <u>CSJ 0921-02-0385 & CSJ 0921-02-383</u>	Date:	<u>11/16/2023</u>
Notice to Proceed Date:	<u>8-Sep-20</u>	Change Order Amount:	<u>\$150,270.25</u>

You are directed to make the following changes in the Contract Documents:

1. **Change Proposal # 18 - \$28,511.48**** - Installation of duress buttons for inspection booths at the 2nd BSIF Exit.
2. **Change Proposal #19 - \$26,296.76*** - Installation of aluminum louvers on top of the primary inspection booths.
3. **Change Proposal #20 - \$18,136.50*** - Installation of aluminum signs for both the primary inspection canopy and the 2nd BSIF Exit canopy.
4. **Change Proposal #21 - \$5,030.31*** - Installation of sod and hydro mulch for temporary construction access areas and at the base of the concrete flumes.
5. **Change Proposal #22 - \$9,079.79*** - Installation of two long range ethernet extenders for each of the RPM lanes.
6. **Change Proposal #23 - \$5,683.90*** - Installation of condensation drain lines and pumps for the primary inspection A/C units
7. **Change Proposal #24 - \$6,635.18*** - Installation of 16 new spotlights at the primary inspection canopy.
8. **Change Proposal #25 - \$2,180.90*** - Installation of new downspout metal boot and drain.
9. **Change Proposal #26 - \$35,923.83**** - Installation of 4" conduit for the new fiber optic route.
10. **Change Proposal #27 - \$12,791.60**** - Installation of fire rated plywood backing above of inspection booths.

Reason for Change Order:

1. **Change Proposal # 18 (CBP Requested Change)** - Customs and Border Protection (CBP) requested the installation of duress buttons at the 2nd BSIF Exit canopy booths.
2. **Change Proposal #19 (Error and Omission)** - A/C units located at the primary inspection booths didn't have any ventilation. As per RFI #29, the engineer recommended the installation of aluminum louvers on top of the inspection booths to provide air ventilation. GSA and CBP concurred with installation of louvers.
3. **Change Proposal #20 (Error and Omissions)** - There was a discrepancy on the total quantities for traffic signage. The signage schedule didn't include the height clearance signs for the both the primary inspection canopy and the 2nd BSIF Exit canopy. The change proposal also includes the signs on top of the jersey barriers located at the northbound lanes. The signage on top of the jersey barriers was requested by CBP.
4. **Change Proposal #21 - (GSA Requested Change)** - Erosion control issues were identified at the base of the concrete flumes by CBP local officials. The identified erosion control issues were cataloged as a formal project issue by GSA and CBP, which requested a plan of action to remediate the issue. TEDSI recommended the installation of additional sodding at the base of the concrete flumes. Additionally, GSA requested the installation of seeding at all temporary construction roadways areas to restore the property to its original condition
5. **Change Proposal #22 - (Error and Omissions)** During the RPMs inspection that was performed by PNNL for the primary inspection area, a data transmission issue arise between the new RPMs and the data switchboard located at inspection booth No.3. As per the RFI submitted by PNNL, additional data equipment was needed to be installed at each of the new RPM lanes due to some discrepancies in the original design. The proposed equipment will eliminate the data transmission issues arising from long lengths of the RPM data cables.
6. **Change Proposal #23 (Error and Omissions)** - Condensate drain lines for the primary inspection booth A/C units were not included in the original design. The contractor proposed the installation of a water pump and additional drain lines to be connected to the existing overhead pvc pipe to drain the condensate water from the new A/C units. As per RFI No.31, the engineer, GSA and CBP approved the recommendation and proposed solution from the contractor.
7. **Change Proposal #24** - Original approved spotlights located at the primary inspection canopy were discontinued. The engineer proposed a new model similar to the previous light fixtures. The change proposal reflects the change in price.
8. **Change Proposal #25 (COP Requested Change)** - In order to match existing conditions, City of Pharr decided to install a downspout metal boot and floor drain at the primary inspection canopy.
9. **Change Proposal #26 (Unforeseen Condition)** - Contractor was unable to run and pull the fiber optic cable through an existing communications conduit as shown in plans. A new communications route was proposed and approved by CBP/GSA as a temporary solution.
10. **Change Proposal #27** - Engineer on Record recommended the installation of fire rated plywood backing above of the inspection booths due to fire requirement and building code.

Notes:

* Amount to be added to the Northbound Lane contract.

**Amount to be added to the 2nd BSIF Exit contract.

Contract Price		Contract Time (Working Days)	
Original Contract:	\$ 7,946,724.38	Current Completion Date:	12-Sep-23
Previous Change Orders: (+/-)	\$ 550,940.01	Additional Days:	0
This Change Order: (+/-)	\$ 150,270.25	Revised Completion Date:	12-Sep-23
Revised Contract Amount:	\$ 8,647,934.64		
It is agreed by the Contractor that this Change Order includes any and all costs associated with or resulting from change(s) ordered herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this Change Order.			
THIS DOCUMENT SHALL BECOME AN AMMENDMENT TO THE CONTRACT AND ALL STIPULATIONS AND COVENANTS OF THE CONTRACT SHALL APPLY HERETO.			
Accepted:			
Contractor	Authorized Signature	Date	
Recommended:			
Carlos Del Angel, PMP, CCM		11/16/23	
Project Engineer/Architect/Manager	Authorized Signature	Date	
Ruben Alfaro, P.E.			
City Engineer	Authorized Signature	Date	
Approved:			
City Manager	Authorized Signature	Date	



Work Change Directive No.7

Date of Issuance: 01/10/23

Effective Date: 01/17/23

Project: NB Lane Expansion & 2nd BSIF	Owner: City of Pharr	Owner's Contract No.:
Contract: 0921-02-383,385	Date of Contract: 09/08/20	
Contractor: International Consulting Engineers		Engineer's Project No.:

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of 2 duress buttons (1 inside and 1 outside) on each of the inspection booths located at the 2nd BSIF Exit including the corresponding infrastructure (1000 ft. of data cable)

Attachments (list documents supporting change):

Change proposal #18

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ 28,511.48 (increase/decrease)

Contract Time 0 days (increase/decrease)

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by:	Date 01/12/23
Authorized for Owner by:	Date 01/17/23
Accepted for Contractor by:	Date 2/24/23
Approved by Funding Agency (if applicable):	Date:



City of Pharr
Northbound Lane Expansion 2nd BSIF Exit
Change Proposal #18
Rev. 1
Duress Buttons

Prepared: November 30, 2022
Rev: December 8, 2022

CONSTRUCTION	QTY.	UNIT	MATERIAL		LABOR COST	SUBCONTRACTOR COST	EQUIPMENT COST	TOTAL		
			UNIT PRICE	SUB-TOTAL						
1. 2nd BSIF Exit:										
A.	Install 2 Duress Buttons (1 inside and 1 outside) on each exit booths for a total of 4 Duress Buttons. (runs cable to designated area 1000 lf approx.)	1	LS	\$ -	\$ -	\$ -	\$ 19,331.40	\$ -	\$ 19,331.40	
B.	Supervision	40	Hour	\$ -	\$ -	\$ 3,400.00	\$ -	\$ 2,500.00	\$ 5,900.00	
Sub-Total								\$	25,231.40	
	10% Overhead & Profit:							\$	2,523.14	
	3% Bonding and Insurance:							\$	756.94	
Grand Total									\$	28,511.48

Notes:

- A. Due to dynamic market conditions, Price is good for 15 days only.
B. Additional Days Requested: 10



CHANGE ORDER

TO:	Hugo Gonzalez		CO #	2
	International Consulting Engineers		DATE	10/16/2022
	1722 N. Closner Blvd Ste. B		PROJECT NAME	DAP Y15
	Edinburg, TX 78539		PROJECT #	20138

Change Order Title: Bridge Lighting Improvements

Run cabling and install (2) Duress Buttons on 2nd BSIF Booths

Cost Summary:	Material	\$	10,400.00
	Labor	\$	2,800.00
	Equipment	\$	4,200.00
	Profit	\$	1,931.40
	Total	\$	19,331.40

If you have any questions, feel free to contact me at (956) 884-7006

Sincerely,

Daniel Chavez, Principal

AAA Lighting Control Solutions

1101 W. Ferguson St.

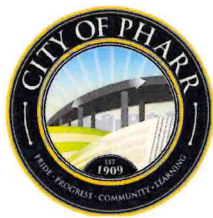
Pharr, TX 78577

Additional Comments:



LIGHTING CONTROL SOLUTIONS

[illegible]



Work Change Directive No.8

Date of Issuance: 01/10/23 Effective Date: 01/17/23

Project: NB Lane Expansion & 2nd BSIF	Owner: City of Pharr	Owner's Contract No.:
Contract: 0921-02-383,385		Date of Contract: 09/08/20
Contractor: International Consulting Engineers		Engineer's Project No.:

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of aluminum louvers on top of the primary inspection booth for A/C ventilation purposes.

Attachments (list documents supporting change):

Change proposal #19, RFI #29.

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ 26,296.76 (increase/decrease)

Contract Time 0 (increase/decrease)
days

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by:	Date 01/12/23
Authorized for Owner by:	Date 01/17/23
Accepted for Contractor by:	Date 2/24/23
Approved by Funding Agency (if applicable):	Date:



City of Pharr
Northbound Lane Expansion 2nd BSIF Exit
Change Proposal #19
Louvers at Primary Booths

Prepared: November 30, 2022
Rev. 1: December 19, 2022

CONSTRUCTION	QTY.	UNIT	MATERIAL		LABOR COST	SUBCONTRACTOR COST	EQUIPMENT COST	TOTAL	
			UNIT PRICE	SUB-TOTAL					
1. Northbound Lane Expansion:									
A.	Provide and Install Louvers on top of booths panels to have ventilation for A/C Units.	1	LS	\$ -	\$ -	\$ -	\$ 21,251.47	\$ -	\$ 21,251.47
B	Supervision	12	Hour	\$ -	\$ -	\$ 1,020.00		\$ 1,000.00	\$ 2,020.00
Sub-Total									\$ 23,271.47
	10% Overhead & Profit:							\$	2,327.15
	3% Bonding and Insurance:							\$	698.14
Grand Total									\$ 26,296.76

Notes:

- A. Due to dynamic market conditions, Price is good for 15 days only.
B. Additional Days requested: 5 days.



CHANGE ORDER

TO:	Hugo Gonzalez		CO #	
	International Consulting Engineers		DATE	11/28/2022
	1722 N. Closner Blvd Ste. B		PROJECT NAME	DAP Y15
	Edinburg, TX 78539		PROJECT #	20341

Change Order Title: Bridge Fence Improvements

Provide (12) Louvers as requested on sheet SD1.
Modify mechanical system to meet Outside Air requirements.

Cost Summary:	Material	\$	19,945.27	\$15,119.52
	Labor	\$	5,800.00	\$4,200.00
	Subcontract	\$	-	
	Tax, Profit, Bond	\$	2,574.53	\$1,931.95
	Total	\$	28,319.80	\$21,251.47

If you have any questions, feel free to contact me at (956) 884-7006.

Sincerely,
Daniel Chavez, Principal
EDCON
1101 W. Ferguson St.
Pharr, TX 78577

Attached Files:



Grand Total	\$ 28,319.80
-------------	-------------------------



RFI # 029

To: Carlos del Angel/Rolando Ayala
Brownstone Consultants
3317 Kent Lane.
McAllen, Tx 78503

RFI #: 029
Date: 09/19/2022
Job: Northbound Lane Expansion & 2nd BSIF
Contract No. CSJ # 0921-02-385
CSJ # 0921-02-383

Subject: Primary Booth A/C Ventilation
Sheet: 241
Spec. Section: N/A
Cost Impact: N/A

Schedule Impact: To be Determined.

Date Required: ASAP

On Page 241, Details 1, 2, 3 and 6 (attached) shows the panels on top of the booths without ventilation. The Air Conditioning Units will be installed at the top of booths and need ventilation.

Please advise how to proceed.

Signature

A handwritten signature in blue ink, appearing to read 'J. Hector Flores', is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke.

J. Hector Flores

Halff's Mark Sislen met with the contractor and owner on Monday, 10/3/2022 at 1030am and discussed options related to the booth mechanical systems louver requirements. Per the discussion from the meeting, Halff agrees with the owner to replace the installed panels with louvers (similar to the BSIF exit booths). The louvers should be designed to the booth HVAC manufacturers requirements or the mechanical design-build contractor.

Tim Lott

Answered by

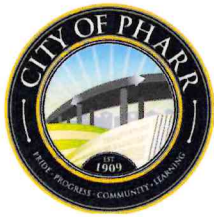
Halff Associates

Company

October 11 , 2022

Date

SCALE As Indicated				SHEET OF	
FED. RD. DIST. NO.	COUNT	RECT	JOB	HIGHWAY NO.	
06	0921	02		PHARR INTL BRIDGE	
STATE	DIST	COUNTY	PCT	CITY	SHEET NO.
TEXAS	PHR	HIDALGO	NO 2	PHARR	241



Work Change Directive No.9

Date of Issuance: 01/10/23 Effective Date: 01/17/22

Project:	Owner:	Owner's Contract No.:
NB Lane Expansion & 2nd BSIF	City of Pharr	
Contract:		Date of Contract:
0921-02-383,385		09/08/20
Contractor:		Engineer's Project No.:
International Consulting Engineers		

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of aluminum signs ("19'-6" Clear") for both the primary inspection canopy and the 2nd BSIF Exit canopy.
2	Installation of 3 yellow/black aluminum signs with galvanized posts at the northbound entrance.

Attachments (list documents supporting change):

Change proposal #20

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ 18,136.50 (increase/decrease) Contract Time 0 (increase/decrease)
days

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by:	Date
	01/12/23
Authorized for Owner by:	Date
	01/17/23
Accepted for Contractor by:	Date
	2/24/23
Approved by Funding Agency (if applicable):	Date:



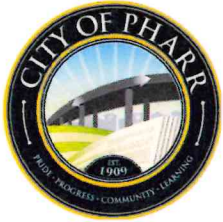
City of Pharr
Northbound Lane Expansion 2nd BSIF Exit
Change Proposal #20
Rev. 2
Aluminum Signs Discrepancies

Prepared: November 30, 2022
Rev. 2: December 16, 2022

CONSTRUCTION	QTY.	UNIT	MATERIAL		LABOR COST	EQUIPMENT COST	TOTAL	
			UNIT PRICE	SUB-TOTAL				
1. Northbound Lane Expansion:								
A.	636 6001 Aluminum Signs (Ty A)	96.25	SF	\$ 100.00	\$ 9,625.00	\$ -	\$ -	\$ 9,625.00
B.	Small Signs (3 - 8" x 24" Yellow and Black Chevron High Intensity Grade Reflective, 12' Galvanized Post with Concrete Slab Breakaway Mount)	3	EA	\$ 800.00	\$ 2,400.00	\$ -	\$ -	\$ 2,400.00
2. 2nd BSIF Exit:								
A.	636 6001 Aluminum Signs (Ty A)	40.25	SF	\$ 100.00	\$ 4,025.00	\$ -	\$ -	\$ 4,025.00
Sub-Total								\$ 16,050.00
	10% Overhead & Profit:						\$ 1,605.00	
	3% Bonding and Insurance:						\$ 481.50	
Grand Total		\$ 18,136.50						

Notes:

- A. Due to dynamic market conditions, Price is good for 15 days only.
B. Additional Days requested: 5 days.



Work Change Directive No.10

Date of Issuance: 02/06/23 Effective Date: 02/06/22

Project: NB Lane Expansion & 2nd BSIF	Owner: City of Pharr	Owner's Contract No.:
Contract: 0921-02-383,385		Date of Contract: 09/08/20
Contractor: International Consulting Engineers		Engineer's Project No.:

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of bermuda block sodding at the base of the concrete flumes
2	Installation of hydro-mulch at the City of Pharr irrigation ditch
3	Vegetative watering for seeding and sod

Attachments (list documents supporting change):

Change proposal #21

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ \$5,030.31 (increase/decrease) Contract Time 0 days (increase/decrease)

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by:	Date 02/03/23
Authorized for Owner by:	Date 02-09-23
Accepted for Contractor by:	Date 2/24/23
Approved by Funding Agency (if applicable):	Date:

CONSTRUCTION	QTY.	UNIT	MATERIAL		LABOR COST	EQUIPMENT COST	TOTAL	
			UNIT PRICE	SUB-TOTAL				
1. Northbound Lane Expansion and 2nd BSIF Exit:								
A.	Flume Erosion Control - Block Sodding	71	SY	\$ 5.00	\$ 355.00	\$ -	\$ -	\$ 355.00
B.	Hydromulck - Drainage Ditch	4580	SY	\$ 0.77	\$ 3,526.60	\$ -	\$ -	\$ 3,526.60
C.	Vegetative Watering	14.25	MG	\$ 40.00	\$ 570.00	\$ -	\$ -	\$ 570.00
Sub-Total								\$ 4,451.60
	10% Overhead & Profit:						\$ 445.16	
	3% Bonding and Insurance:						\$ 133.55	
Grand Total		\$ 5,030.31						

Notes:

- A. Due to dynamic market conditions, Price is good for 15 days only.
- B. Additional Days requested: 15 days.
- C. Vegetative Watering as per TxDot ("Winter 1,000 gallons/acre/per working day= $1,000 \times (41,218 \text{ SF}/43,560 \text{ SF/Acre}=0.95 \text{ Acre}) \times 15 \text{ Working Days}/1000=14.25 \text{ MG}$)
- D. This Change proposal shall be approved by February 7,2023, if not, the water rate will change x 7 (As per TxDot).



Work Change Directive No.11

Date of Issuance: 02/06/23 Effective Date: 02/06/22

Project:	Owner:	Owner's Contract No.:
NB Lane Expansion & 2nd BSIF	City of Pharr	
Contract:		Date of Contract:
0921-02-383,385		09/08/20
Contractor:		Engineer's Project No.:
International Consulting Engineers		

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of two long range ethernet extenders and equipment for each RPM Lane.

Attachments (list documents supporting change):

Change proposal #22

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ \$9,079.79 (increase/decrease) Contract Time 0 days (increase/decrease)

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by:	Date
	02/03/23
Authorized for Owner by:	Date
	02-09-23
Accepted for Contractor by:	Date
	2/27/2023
Approved by Funding Agency (if applicable):	Date:

CONSTRUCTION		QTY.	UNIT	MATERIAL	LABOR COST	SUB-CONTRACTOR	EQUIPMENT COST	TOTAL
1. Northbound Lane Expansion RPM's (Booths #7 and #8):								
1.1. Data Extender for RPM's (Lane #7 and #8).								
A.	Provide and install (1) Veracity LONGSPAN Lite, Long-range Ethernet Transmitter/Receiver (single unit) VLS-1N-L. Provide and install (1) Veracity 12V DC HIGHWIRE Power Supply VPSU-12VUS. Provide and install (1) DITEK Cat6A POE Surge protection with 110 In/ RJ45 Out DTK-110RJC6APOE. Provide and install (1) Hammond Electrical Enclosures N4X Eclipse Junior enclosure with panel 10x10x6 304 SS EJ10106SS. Provide and install (1) Hammond Enclosure, Junction box, continuous hinge, stainless steel, 14x12x8 EJ14128SS. Provide and install (1) Hammond Electrical Enclosure accessories pad lock kit 316 SS 14PLKS16. (For Each RPM Lane (2 total)).	1	LS	\$ -	\$ -	\$ 4,975.21	\$ -	\$ 4,975.21
B.	Supervision	36	Hour	\$ -	\$ 3,060.00	\$ -	\$ -	\$ 3,060.00
Sub-Total Data Extender for RPM's (Lane #7 and #8):								\$ 8,035.21
10% Overhead & Profit:								\$ 803.52
3% Bonding and Insurance:								\$ 241.06
Grand Total		\$ 9,079.79						

Notes:

- A. Proposal based on Working Monday through Friday from 7:00 am to 5:30 pm.
- B. Additional Days requested: 5 days.



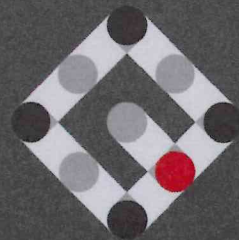
International Consulting Engineers

Pharr International Bridge RPM Cat6 Extenders

GG-23-018

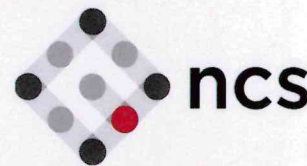
Revision: 0

January 23, 2023



ncs

INTRODUCTION



January 23, 2023

International Consulting Engineers
9900 S. Cage Blvd.
Pharr, TX 78577
Hector Flores
Pharr International Bridge RPM Cat6 Extenders

NCS Quote GG-23-018

Thank you for allowing Network Cabling Services the opportunity to provide you with this proposal Pharr International Bridge RPM Cat6 Extenders.

NCS was founded in 1981 in Houston, TX, as a technology-driven, single-source solution provider for all our client's audio visual, cabling infrastructure, design-consulting, networking, and security needs.

Since then, we have grown to more than 300 employees across six Texas locations while expanding our services to in-building wireless systems to deliver public safety and cellular communications and network-powered lighting systems.

After you have reviewed the project scope and summary considerations, please indicate your acceptance by signing where indicated and return a fully executed copy to NCS.

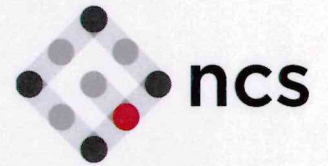
If you have any questions about this proposal or require additional information, please do not hesitate to contact me.

Respectfully,

George Gonzalez
Voice & Data Estimator
956-221-6171
ggonzalez@ncs-tx.com



PRICING SUMMARY



Structured Cabling System

Materials	\$3,967.23
Labor	\$1,007.98
Total	\$4,975.21

PROJECT TOTAL

\$4,975.21

*Payments made by credit card/purchasing card will incur an additional 3.8% processing fee.

*If P&P Bonds are needed, please add \$124.38





SCOPE OF WORK

1. SCOPE OF WORK:

A. RMP Lane 7:

- NCS will provide and install (1) Veracity LONGSPAN Lite, Long-range Ethernet Transmitter/Receiver (single unit) VLS-1N-L.
- NCS will provide and install (1) Veracity 12V DC HIGHWIRE Power Supply VPSU-12V-US.
- NCS will provide and install (1) DITEK Cat6A POE Surge protection with 110 In/ RJ45 Out DTK-110RJC6APOE.
- NCS will provide and install (1) Hammond Electrical Enclosures N4X Eclipse Junior enclosure with panel 10x10x6 304 SS EJ10106SS.
- NCS will provide and install (1) Hammond Enclosure, Junction box, continuous hinge, stainless steel, 14x12x8 EJ14128SS.
- NCS will provide and install (1) Hammond Electrical Enclosure accessories pad lock kit 316 SS 14PLKS16.

B. RMP Lane 8:

- NCS will provide and install (1) Veracity LONGSPAN Lite, Long-range Ethernet Transmitter/Receiver (single unit) VLS-1N-L.
- NCS will provide and install (1) Veracity 12V DC HIGHWIRE Power Supply VPSU-12V-US.
- NCS will provide and install (1) DITEK Cat6A POE Surge protection with 110 In/ RJ45 Out DTK-110RJC6APOE.
- NCS will provide and install (1) Hammond Electrical Enclosures N4X Eclipse Junior enclosure with panel 10x10x6 304 SS EJ10106SS.
- NCS will provide and install (1) Hammond Enclosure, Junction box, continuous hinge, stainless steel, 14x12x8 EJ14128SS.
- NCS will provide and install (1) Hammond Electrical Enclosure accessories pad lock kit 316 SS 14PLKS16.

C. Booth #3:

- NCS will provide and install (1) Veracity LONGSPAN Lite, Long-range Ethernet Transmitter/Receiver (single unit) VLS-1N-L.
- NCS will provide and install (1) Veracity 12V DC HIGHWIRE Power Supply VPSU-12V-US.

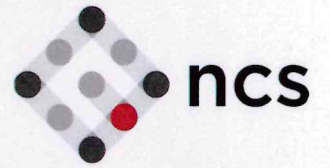
D. Patch Cords:

- NCS provide, NCS installed.

E. Labeling:

- Provide machine generated labels at the point of termination and the faceplate/surface-mount box windows.
- Provide machine generated labels within the MDF onto the data patch panel label fields, network racks and grounding.
- Coordinate with the IT Project Manager for final labeling convention prior to cable installation.



**F. Exclusions:**

- Proposal does not electrical outlets, conduit, or Category 6 cabling.





Work Change Directive No.12

Date of Issuance: 02/06/23 Effective Date: 02/06/22

Project:	Owner:	Owner's Contract No.:
NB Lane Expansion & 2nd BSIF	City of Pharr	
Contract:		Date of Contract:
0921-02-383,385		09/08/20
Contractor:		Engineer's Project No.:
International Consulting Engineers		

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of condensation drain lines for booth A/C units including water pumps and extension of existing pvc drain line.

Attachments (list documents supporting change):

Change proposal #23

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ \$5,683.90 (Increase/Decrease) Contract Time 0 days (increase/decrease)

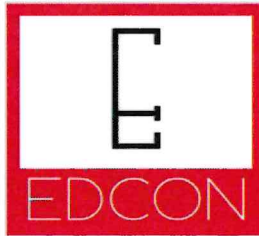
If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by:	Date
	02/03/23
Authorized for Owner by:	Date
	02-09-23
Accepted for Contractor by:	Date
	2/27/2023
Approved by Funding Agency (if applicable):	Date:

CONSTRUCTION		QTY.	UNIT	MATERIAL	LABOR COST	SUB- CONTRACTOR	EQUIPMENT COST	TOTAL
1. Northbound Lane Expansion RPM's (Booths #7 and #8):								
1.1. A/C Condensation Drain Line (Booth #7 and #8).								
A.	Provide, install and extend existing condensation drain line, provide and install water pump and drain pipe from RTU to Main Drain Line.	1	LS	\$ -	\$ -	\$ 3,330.00	\$ -	\$ 3,330.00
B.	Supervision	20	Hour	\$ -	\$ 1,700.00	\$ -	\$ -	\$ 1,700.00
Sub-Total Data Extender for RPM's (Lane #7 and #8):								\$ 5,030.00
10% Overhead & Profit:								\$ 503.00
3% Bonding and Insurance:								\$ 150.90
Grand Total		\$ 5,683.90						

Notes:

- A. Proposal based on Working Monday through Friday from 7:00 am to 5:30 pm.
- B. Additional Days requested: 2 days.



CHANGE ORDER

TO:	Hugo Gonzalez		CO #	4
	International Consulting Engineers		DATE	01/24/2023
	1722 N. Closner Blvd Ste. B		PROJECT NAME	DAP Y15
	Edinburg, TX 78539		PROJECT #	20138

Change Order Title: A/C Condenssation Drain Line

Run Main PVC line up to Booth 8, install pump and drain line from A/C unit to main pipe on each booth (Booth #7 and Booth #8).

Cost Summary:	Material	\$	1,400.00
	Labor	\$	1,100.00
	Equipment	\$	500.00
	Profit	\$	330.00
	Total	\$	3,330.00

If you have any questions, feel free to contact me at (956) 884-7006

Sincerely,

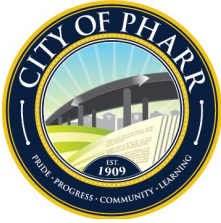
Daniel Chavez, Principal

Edcon LLC

1101 W. Ferguson St.

Pharr, TX 78577

Additional Comments:



Work Change Directive No.13

Date of Issuance: 02/22/23 Effective Date: 02/22/22

Project: NB Lane Expansion & 2nd BSIF	Owner: City of Pharr	Owner's Contract No.:
Contract: 0921-02-383,385	Date of Contract: 09/08/20	
Contractor: International Consulting Engineers		Engineer's Project No.:

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of new 16 spotlights at the primary inspection canopy. Note: Original approved model was discontinued. Change proposal was submitted due to the change in price.

Attachments (list documents supporting change):

Change proposal #24

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ \$6,635.18 (increase/decrease) Contract Time 0 days (increase/decrease)

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by: 	Date 02/21/23
Authorized for Owner by:	Date
Accepted for Contractor by:	Date
Approved by Funding Agency (if applicable):	Date:

CONSTRUCTION		QTY.	UNIT	MATERIAL		LABOR COST	EQUIPMENT COST	TOTAL
				UNIT PRICE	TOTAL			
1. Northbound Lane Expansion:								
1.1. Primary Canopy Spotlight (Model Chnaged by the Engineer/Architect).								
A.	Credit for ARI16LED25 Spot Lights	16	Ea.	\$ (453.00)	\$ (7,248.00)	\$ -	\$ -	\$ (7,248.00)
B	Spot Light Substitution, from model ARI16LED25 to GND-12LED-SP	16	Ea	\$ 819.99	\$ 13,119.84	\$ -	\$ -	\$ 13,119.84
Sub-Total Data Extender for RPM's (Lane #7 and #8):								\$ 5,871.84
10% Overhead & Profit:								\$ 587.18
3% Bonding and Insurance:								\$ 176.16
Grand Total		\$ 6,635.18						

Notes:

A. Proposal based on Working Monday through Friday from 7:00 am to 5:30 pm.



BROWSE BY CATEGORY

- [Ballasts](#)
- [Batteries](#)
- [Brakes](#)
- [Cable Ties & Tags](#)
- [Cable Transit & Firestop](#)
- [Cam Connectors](#)
- [Chemicals & Lubricants](#)
- [Circuit Breakers](#)
- [Conduit, Bodies & Fittings](#)
- [Connectors](#)
- [Contactors](#)
- [Crane Parts & Components](#)
- [Data Processing](#)
- [Drives](#)
- [Emergency Lighting](#)
- [Enclosures](#)
- [Entertainment & Stage Lighting](#)
- [Flashlights](#)
- [Fuses](#)
- [Galley / Food Services Equipment](#)
- [Heat Shrink Products](#)
- [Heating Products](#)
- [Lamps](#)
- [LED Lighting](#)
- [Lighting Fixtures](#)
- [Lugs and Terminals](#)
- [Meters, Testers & Tools](#)
- [Motor Control & Switchgear](#)
- [Motors](#)
- [Plugs](#)
- [Receptacles & Outlets](#)
- [Renewal Parts](#)
- [Safety Switches](#)
- [Sealing Systems & Firestop](#)
- [Shore Power](#)
- [Signal & Telephone](#)
- [Splice Kits](#)
- [Starters](#)
- [Studs & Hangers](#)
- [Switches](#)
- [Tape](#)

ARIES LED SPOTLIGHT, 25 DEGREE BEAM, 16 WATT, 6300K, 120V-277VAC, PHOENIX PRODUCTS, ARI16LED25

[Our Products: Lighting Fixtures](#) > [LED Lighting](#) > [Floodlight](#)

SKU: ARI16LED25

Price: \$453.00

1

ADD TO CART

ADD TO WISHLIST



(Click to see larger image and other views)

Product Details

ARI16LED25

MANUFACTURER: PHOENIX PRODUCTS

NOTE: WE CURRENTLY HAVE ONE UNIT IN OUR STOCK - THIS ITEM HAS BEEN DISCONTINUED BY THE MANUFACTURER

DESCRIPTION:

ARIES LED SPOTLIGHT 16 WATT MARINE DUTY, 120V – 277VAC, 50-60HZ, 6300K, 25 DEGREE BEAM (SPOT), IP67 RATED, MARINE GRADE LOW COPPER CAST ALUMINUM HOUSING WITH TEXTURED POLYESTER POWDER COAT FINISH, BLACK FINISH, CREE XP-E LED'S WITH 50,000 HOUR RATED LIFE, CLEAR POLYCARBONATE LENS, ZINC PLATED & POWDER COATED STEEL BRACKET WITH 1/2" HOLE ALLOWS FOR EASY INSTALLATION, 316 STAINLESS STEEL HARDWARE, 72 INCH CORD WITH PIGTAIL PROVIDED WITH FIXTURE, DRIVER CIRCUIT BOARDS ARE CONFORMAL COATED FOR ADDED PROTECTION AGAINST DUST, MOISTURE AND VIBRATION, OVER VOLTAGE & OVER-TEMPERATURE PROTECTION

HOUSING:

DURABLE LOW COPPER CONTENT CAST ALUMINUM HOUSING

LIGHT SOURCE:

CREE XP-E LIGHT EMITTING DIODES (LED) WITH 50,000 HOURS AVERAGE RATED LIFE. SPOT HAS A 25 DEGREE BEAM ANGLE

LUMEN OUTPUT:

789 LUMENS

KELVIN TEMPERATURE:

6300K

LENS:

CLEAR POLYCARBONATE

MOUNTING BRACKET:

ZINC PLATED & POWDER COATED STEEL BRACKET WITH 1/2" HOLE ALLOWS FOR EASY INSTALLATION OR REPLACEMENT OF EXISTING FLOOD

HARDWARE:

316 STAINLESS STEEL

ELECTRICAL:



Photo may not represent actual item.
Refer to title and product specs for all details.

PHOENIX PRODUCTS LLC
**GND-12LED-SP STURDILITE GRIND,
2500LM, 1**

GND-12LED-SP STURDILITE GRIND, 2500LM, 1

LIST PRICE **\$819.99** each

[Register for your price](#)

AVAILABLE **Factory Order**

SHIPPING Shipping time may vary. Motion rep will advise.

Quantity :

1

+ Add to Cart

MI ITEM NUMBER
14063884

MFR DESCRIPTION
GND-12LED-SP STURDILITE GRIND, 2500LM, 1

COMPLIANCE & SAFETY DATA

Click on an image to learn more





Work Change Directive No.14

Date of Issuance: 04/03/23 Effective Date: 04/03/23

Project: NB Lane Expansion & 2nd BSIF	Owner: City of Pharr	Owner's Contract No.:
Contract: 0921-02-383,385	Date of Contract: 09/08/20	
Contractor: International Consulting Engineers		Engineer's Project No.:

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of new PVC underground and overhead conduit for the new tele-communications (Fiber optic) line, based on the new route approved by CBP and GSA.

Attachments (list documents supporting change):

Change proposal #25

Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ \$35,923.83 (increase/decrease) Contract Time 0 (increase/decrease)
days

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by:	Date 04/3/23
Authorized for Owner by:	Date 04-10-23
Accepted for Contractor by:	Date
Approved by Funding Agency (if applicable):	Date:



City of Pharr
Northbound Lane Expansion 2nd BSIF Exit
Change Proposal #26
2nd BSIF Exit Communication Aternate Route

Prepared: March 27, 2023

CONSTRUCTION	QTY.	UNIT	MATERIAL		LABOR COST/ SUBCONTRACTOR COST	EQUIPMENT COST	TOTAL	
			UNIT PRICE	SUB-TOTAL				
1. 2nd BSIF Exit:								
A.	Communication Altern Route to Secondary Inspection Facility	1	LS	\$ -	\$ -	\$ 23,331.00	\$ -	\$ 23,331.00
B.	ICE Research, Location conduits, Excavation, Proposed Altern Route, Meetings, Etc.	1	LS	\$ -	\$ -	\$ 5,700.00	\$ 850.00	\$ 6,550.00
C.	Asphalt Repair	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 340.00	\$ 570.00	\$ 1,910.00
Sub-Total							\$	31,791.00
	10% Overhead & Profit:						\$	3,179.10
	3% Bonding and Insurance:						\$	953.73
Grand Total								\$ 35,923.83

Notes:

A. Proposal based on Working Monday through Friday from 7:00 am to 5:30 pm.

Approved
Carlos Del Angel
04/03/2023



CHANGE ORDER

TO:	Hugo Gonzalez		CO #	
	International Consulting Engineers		DATE	3/27/23
	1722 N. Closner Blvd Ste. B		PROJECT NAME	DAP Y15
	Edinburg, TX 78539		PROJECT #	20138

Change Order Title: Bridge Lighting Improvements

Provide Fiber connection using recommended route.

Cost Summary:	Material	\$	12,950.00
	Labor	\$	8,050.00
	Subcontract	\$	-
	Profit, Bond	\$	2,331.00
	Total	\$	23,331.00

If you have any questions, feel free to contact me at (956) 884-7006

Sincerely,

Daniel Chavez, Principal

AAA Lighting Control Solutions

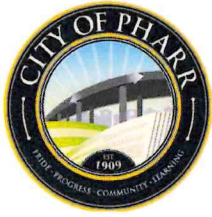
1101 W. Ferguson St.

Pharr, TX 78577

Additional Comments:



	Item	Description	Units	Quantity	Unit Cost	Total Cost
B	1	Labor				
	1.1	Project Manager	HR	10.00	\$ 120.00	\$ 1,200.00
	1.2	Superintendent	HR	20.00	\$ 85.00	\$ 1,700.00
	1.3	Electrician	HR	20.00	\$ 60.00	\$ 1,200.00
	1.4	Labor	HR	40.00	\$ 30.00	\$ 1,200.00
	1.5	Civil Designer	HR	8.00	\$ 50.00	\$ 400.00
		Total Labor:			\$	5,700.00
	2	Equipment				
	2.1	Backhoe	HR	4.00	\$ 150.00	\$ 600.00
	2.2	Utility Locator	LS	1.00	\$ 250.00	\$ 250.00
		Total Equipment:			\$	850.00
C		Asphalt Repair				
	1	Materials:				
	1.1	Asphalt	TON	2.00	\$ 100.00	\$ 200.00
	1.2	Prime Coat	GAL	30.00	\$ 10.00	\$ 300.00
	1.3	Hauling (Asphalt)	LS	1.00	\$ 500.00	\$ 500.00
		Total Materials:			\$	1,000.00
	2	Labor:				
	2.1	Asphalt applicator	HR	4.00	\$ 55.00	\$ 220.00
	2.2	Labor	HR	4.00	\$ 30.00	\$ 120.00
		Total Labor:			\$	340.00
	3	Equipment				
	3.1	Roller Plate	HR	6.00	\$ 20.00	\$ 120.00
	3.2	Backhoe	HR	2.00	\$ 150.00	\$ 300.00
	3.3	Prime Coat Distributor	LS	1.00	\$ 150.00	\$ 150.00
		Total Equipment:			\$	570.00



Work Change Directive No.15

Date of Issuance: 5/19/23 Effective Date: 05/19/23

Project:	Owner:	Owner's Contract No.:
<u>NB Lane Expansion & 2nd BSIF</u>	<u>City of P</u>	
Contract:		Date of Contract:
<u>0921-02-383,385</u>		<u>09/08/20</u>
Contractor:		Engineer's Project No.:
<u>International Consulting Engineers</u>		

You are directed to proceed promptly with the following change(s):

Item No.	Description
1	Installation of 1/2" fire rated plywood backing on top of inspection booths.
	Note: Plywood backing was recommended by the booth metal panels manufacturer. Fire rated plywood was recommended by the project Architect.

Attachments (list documents supporting change):

Change proposal #27 and RFI #34

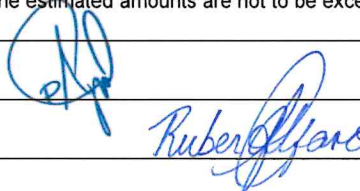
Purpose for Work Change Directive:

- ☒ Authorization for Work described herein to proceed on the basis of Cost of the Work due to:
- ☐ Nonagreement on pricing of proposed change.
- ☒ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ \$12,791.60 (increase/decrease) Contract Time 0 days (increase/decrease)

If the change involves an increase, the estimated amounts are not to be exceeded without further authorization.

Recommended for Approval by:	Date
	<u>05/19/23</u>
Authorized for Owner by:	Date
	<u>06-01-23</u>
Accepted for Contractor by:	Date
Approved by Funding Agency (if applicable):	Date:



City of Pharr
Northbound Lane Expansion 2nd BSIF Exit
Change Proposal #27
Laminated Wood Backing under metal panels.

Prepared: May 10, 2023

CONSTRUCTION	QTY.	UNIT	MATERIAL		LABOR COST	EQUIPMENT COST	TOTAL	
			UNIT PRICE	SUB-TOTAL				
1. 2nd BSIF Exit:								
A.	Fire rated 1/2" Plywood for Backing under metal panels on top of inspection booths	1	LS	\$ 5,800.00	\$ 5,800.00	\$ 4,080.00	\$ 1,440.00	\$ 11,320.00
Sub-Total							\$	11,320.00
	10% Overhead & Profit:						\$	1,132.00
	3% Bonding and Insurance:						\$	339.60
Grand Total		\$ 12,791.60						

Notes:

A. Proposal based on Working Monday through Friday from 7:00 am to 5:30 pm.



Item	Description	Units	Quantity	Unit Cost	Total Cost
A	Wood Backing				
	1 Materials:				
	1.1 Laminated Wood Backing	LS	1.00	\$ 5,800.00	\$ 5,800.00
	Total Materials: \$ 5,800.00				
	2 Labor:				
	2.1 Carpenter	HR	24.00	\$ 55.00	\$ 1,320.00
	2.2 Labor	HR	24.00	\$ 30.00	\$ 720.00
	2.3 Superintendent	HR	24.00	\$ 85.00	\$ 2,040.00
	Total Labor: \$ 4,080.00				
3	Equipment				
	3.1 Boomlift	HR	24.00	\$ 60.00	\$ 1,440.00
	Total Equipment: \$ 1,440.00				

Request for Information (RFI) Response Form

Date Due 5/1/2023	RFI # 034	Booth Plywood	RFI Number 034
Quantity Received 1	Project Name AVO	Pharr FY 15 32928.006	Response Sent to ICE , EDCON
Quantity Returned 1	Log-in Date	4/25/2023	
	Date Reviewed	5/02/2023	
	Reviewed by	David Jasinski	

ITEM	DESCRIPTION	COMMENTS
1	Booth Plywood-Fire Rating	New Pre-manufactured booths not in architectural scope. Fire rating dependent on type of construction. Recommend OSB fire rating as indicated by construction type. In reviewing the files, the construction type (not stated) would appear to be a type 2-B which would require fire-rated plywood panels as per section 2303.2.9 of the IBC.

Engineer's review is for general conformance with the design concept and contract documents. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications nor departures therefrom. The contractor remains responsible for details and accuracy for confirming and correlating all quantities and dimensions for selecting fabrication processes, for techniques of assembly, and for performing this work in a safe manner.

Date: 5/02/2023

By: David Jasinski
Halff



RFI # 034

To: Carlos del Angel/Rolando Ayala
Brownstone Consultants
3317 Kent Lane.
McAllen, Tx 78503

RFI #: 034
Date: 04/21/2023
Job: Northbound Lane Expansion & 2nd BSIF
Contract No. CSJ # 0921-02-385
CSJ # 0921-02-383

Subject: Laminated wood backing under metal panels on top of the booths

Sheet: N/A

Spec. Section: N/A

Cost Impact: TBD

Schedule Impact: To be Determined.

Date Required: ASAP

On the last progress meeting (4/17/2023) GSA ask if the backing needs to be fire rated under the metal panels on top of the booth. This backing it was a recommendation from the metal panel manufacturer and we don't identify this requirement neither on the drawings nor on the specs on this type of buildings. (Refer to attached subcontractor's RFI)

Please advise.

Signature

J. Hector Flores

A handwritten signature in blue ink, appearing to read 'J. Hector Flores', is written over a horizontal line.

Response: New Pre-manufactured booths not in architectural scope. Fire rating dependent on type of construction. Recommend OSB fire rating as indicated by construction type. In reviewing the files, the construction type (not stated) would appear to be a type 2-B which would require fire-rated plywood panels as per section 2303.2.9 of the IBC.

David Jasinski

Answered by

Half Associates

Company

05/02/2023

Date



RFI #5

Description	Booths Plywood
Status	Pending
Assignee	Daniel Chavez (DCH)

General Info

Sent	04-20-2023
Due	04-27-2023
To	
From	Daniel Chavez (DCH)
Distribution list	
Ref. Drawings	
Ref. Specs	
Cost impact?	☒
Schedule impact?	☒ Lead time is 2 weeks.

RFI Question

Question	GSA has requested for OSB backing to be fire rated. We havent identified this requirments neither on the drawings nor on the specifications. The backing was a recommendation from the metal paneling manufacturer. Can GSA identified this requirement.
Suggestion	Keep as is since it was a recommendation from the manufacturer and not a requirment from the design team.
Attachments	
Submitted by	Daniel Chavez (DCH)

RFI Answer

Response	
Attachments	
Answered by	
Answered date	



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.B.

DATE SUBMITTED: November 16, 2023

MEETING DATE: November 20, 2023

FROM: Imelda Perez, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Hilda Pedraza

Agenda Item: Consideration and action, if any, authorizing City Manager to negotiate and enter into Right of Entry for Survey and Site Assessment on Tract No's: RGV-WSL-2025 and RGV-WSL-2026 between City of Pharr and United States of America for Border Infrastructure. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The United States of America needs Right of Entry for Survey and Site Assessment on Tract No's: RGV-WSL-2025 and RGV-WSL-2026 for the purpose of conducting environmental assessments and property surveys, appraisals and any other such work which may be necessary and incidental to the Government's assessment of the property for possible acquisition in support of U.S. Customs and Border Protection's (CBP) construction of border infrastructure and other funded tactical infrastructure projects.

By approving this item, the City is granting written permission to the U.S. Government, its agents, employees, and contractors to conduct the assessment activities described.

Fiscal Consideration: N/A

Staff Recommendation: Approval of Right of Entry.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/16/2023
Approved - 11/16/2023
Final Approval - 11/17/2023

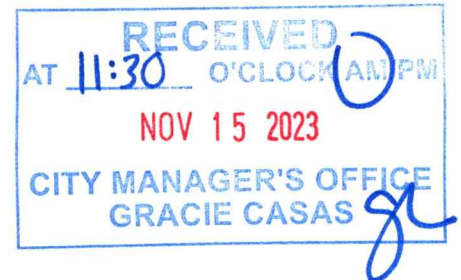
1200 Pennsylvania Avenue NW
Washington, DC 20229



**U.S. Customs and
Border Protection**

November 6, 2023

Dr. Jonathan B. Flores
Interim City Manager
City of Pharr
PO Box 1729
Pharr, TX 78577



Dear Mr. Flores:

The purpose of this letter is to request your written permission to enter upon your land in accordance with the enclosed Right of Entry for Survey and Site Assessment (ROE-S) and accompanying map. Once you have had an opportunity to review the enclosed documents, we invite you to call or email the below listed point of contact to review the material with you and/or to address any questions you may have.

You are receiving this letter because the U.S. Government has identified a portion of your property that we wish to access for the purpose of conducting environmental assessments, property surveys, appraisals and any other such work which may be necessary and incidental to the Government's assessment of the property for possible acquisition in support of U.S. Customs and Border Protection's (CBP) construction of border infrastructure and other funded tactical infrastructure projects.

Border security tactical infrastructure, such as barrier, detection technology, and roads, are critical elements to gain effective control of our Nation's borders. The purpose of border security infrastructure is to deter illicit cross-border activity such as drug smuggling, human smuggling, border violence and illegal entry into the United States.

The planned assessments outlined in the ROE-S are scheduled to occur intermittently over the time period specified in the document. Only the portion of your property that may be affected by construction of border security tactical infrastructure, as shown on the map of the enclosed ROE-S, will be environmentally assessed by the U.S. Government, its agents, employees, and contractors. The ROE-S is required for access to the entire parcel, if necessary, for the surveyor to physically locate the project area in alignment with adjoining property boundaries. State law requires the surveyor to produce work of sufficient quality as to prevent boundary line disputes and be technically unbiased for all impacted parties. By signing this form, you are granting written permission to the U.S. Government,

its agents, employees, and contractors to conduct the assessment activities described. Those activities may commence immediately following execution of the document.

We hope that you and other landowners in the Rio Grande Valley will assist us in our strategic efforts to secure our Nation's borders. Enclosed for your review are three copies of the ROE-S form. If you have no further questions, please retain one copy of the ROE-S for your records and return two signed copies in the enclosed, pre-addressed and postage paid envelope. Upon receipt of your signed copies, the U.S. Government will complete and return a fully executed copy for your records. If you are acting in an agent capacity for a corporation or organization, please fill in the Certificate for Corporations and Partnerships found on page 3. If your property is currently under lease, license or is otherwise occupied, please have the tenant or licensee fill in the right-of-entry portion for tenant information so consent from that individual can be obtained as well.

CBP is collaborated with the U.S. Army Corps of Engineers (USACE) on real estate efforts to support the work effort described above. Should you have any questions please contact Samar Sarkis, USACE Realty Specialist, 817-886-1373, or e-mail Samar.Sarkis@usace.army.mil.

Sincerely,



Paul Enriquez
Director – Infrastructure Portfolio
Program Management Office Directorate
U.S. Border Patrol
U.S. Customs and Border Protection

Enclosures

CM: 7020 3160 0001 0960 6337
RM

U.S. CUSTOMS AND BORDER PROTECTION

DEPARTMENT OF HOMELAND SECURITY

Right-of-Entry For Survey and Site Assessment

The undersigned, hereinafter called the "Owner", hereby grants to the United States of America, hereinafter called the "Government", a temporary right-of-entry upon Owner's property described below, hereinafter called the "Property." This right-of-entry is granted upon the following terms and conditions:

1. The Government's officers, employees, agents, and contractors shall have the right to enter upon the Property for the purpose of conducting environmental assessments and property surveys, including the right to temporarily store, move and remove necessary equipment and supplies; survey, stake out, appraise, bore and take soil and/or water samples, and perform any other such work which may be necessary and incidental to the Government's assessment of the Property for Border Infrastructure Projects in the Rio Grande Valley Sector area of responsibility.
2. This right-of-entry is irrevocable for a period of Eighteen (**18**) months from the date of this instrument.
3. The rights granted herein include the right of ingress and egress on other lands of the Owner not described below, provided such ingress and egress is necessary to access the Property and is not otherwise conveniently available to the Government.
4. All tools, equipment, and other property taken upon or placed upon the land by the Government shall remain the property of the Government and may be removed by the Government at any time within a reasonable period after the expiration of this right-of-entry.
5. If any action of the Government's officers, employees, agents, or contractors in the exercise of this right-of-entry results in damage to real property, an administrative claim can be made using a Standard Form (SF) 95 (Claim for Injury, Damage, or Death). The SF 95 must include supporting documentation and state a claim for monetary damages in a sum certain amount for any alleged loss or damage of property and must be filed within two years after the claim accrues. Please submit the SF 95 and supporting documentation to the CBP Port of Entry or United States Border Patrol station nearest to where the alleged damages occurred.
6. The Property that is subject to this right-of-entry is located in the State of Texas, County of Starr, and is shown on the attached Exhibit Map.
7. I affirm that I have the authority to grant this right-of-entry onto the Property described above.

Border Infrastructure Project(s)

DACW63-9-24-_____

Tract No: RGV-WSL-2025

Tract No: RGV-WSL-2026

Dated this _____ day of _____, 20____

THE UNITED STATES OF AMERICA

Owner's signature

By: _____

Owner's printed name

Paul Enriquez
Acquisition Program Manager
Wall Program Management Office
U.S. Border Patrol Program
Management Office Directorate
U.S. Border Patrol
U.S. Customs and Border
Protection
Department of Homeland Security

Owner's mailing address:

Home Telephone: _____

Work Telephone: _____

Owner requires notification prior to entry. Yes No (please circle one)

If yes, please provide the primary and alternate point of contact (POC) and phone number and/or email.

Primary POC: _____

Alternate POC: _____

CERTIFICATE OF AUTHORITY
(applicable for Corporations and Organizations)

I, _____(name), certify that I am the _____
(position held in organization) of the _____(organization), duly organized
and registered in the State of Texas; that _____(executor of
instrument), who signed the foregoing instrument on behalf of the grantee, was then
_____(position of executor of instrument) of said
_____(organization). I further certify that the said officer was acting
within the scope of powers delegated to this officer by the governing body of the grantee in
executing said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand, and the seal of the
_____(organization), this _____ day of _____,
20_____.

Signature: _____

Typed Name: _____

Title: _____

NOTE: THE PERSON SIGNING THE ABOVE CERTIFICATE CANNOT BE THE SAME
PERSON THAT SIGNED THE RIGHT-OF-ENTRY.

Tract No: RGV-WSL-2025
Tract No: RGV-WSL-2026

CONSENT OF TENANT: *(if applicable)*

I hereby consent to the use of the property by the Government in accordance with this right-of-entry.

Tenant's Signature

Tenant's Printed Name

Owner's Mailing Address:

Home Telephone: _____

Work Telephone: _____

Tenant requires notification prior to entry. Yes No (please circle one)

If yes, please provide the primary and alternate point of contact (POC) and phone number and/or email.

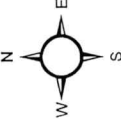
Primary POC: _____

Alternate POC: _____



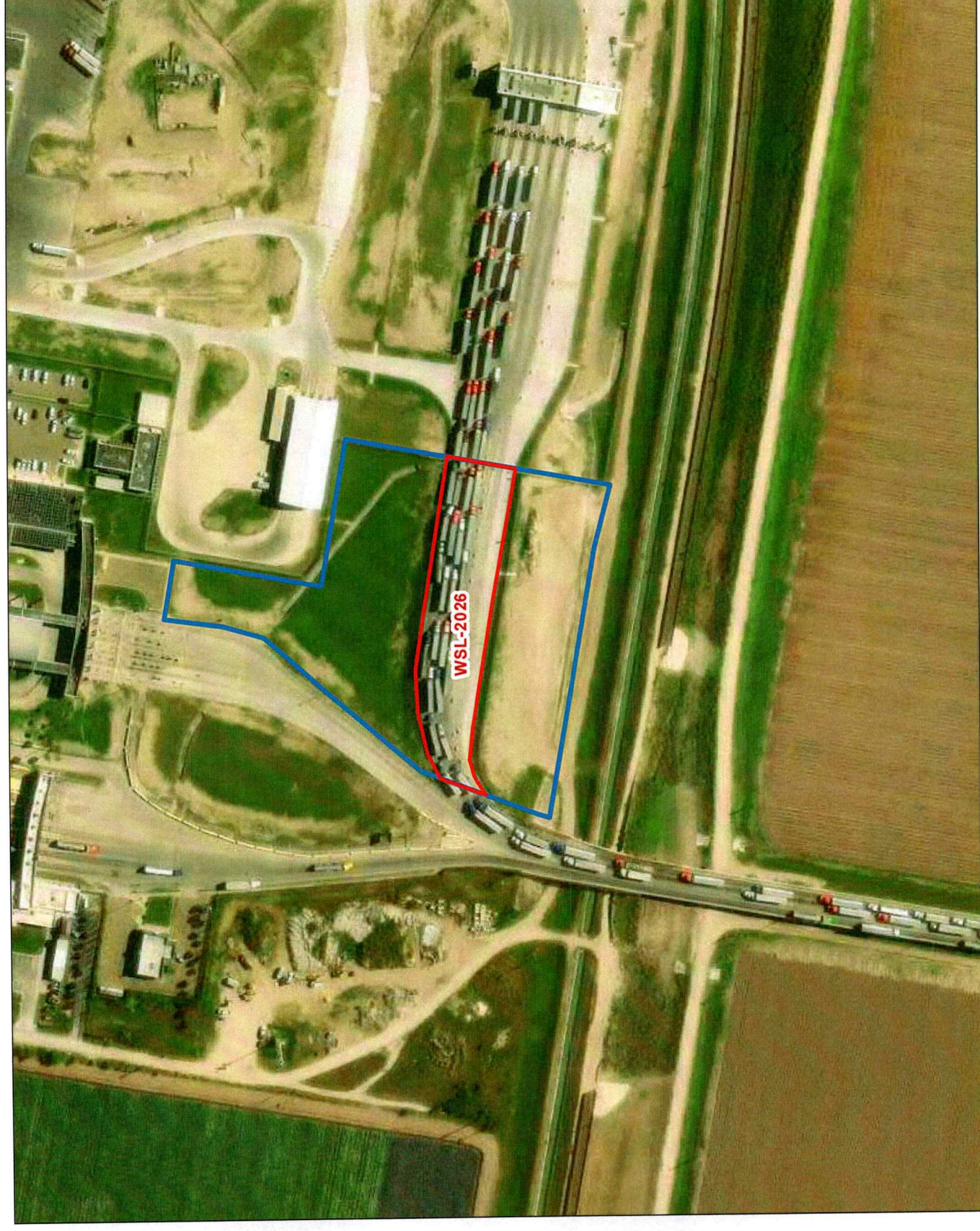
Legend	
	Proposed Project Area
	Parent Tracts for Surveying Purposes

Reference	
County FIPS ID	Tracts
48215	RGV-WSL-2025



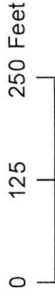
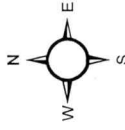


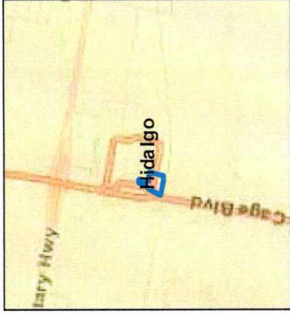
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U.S. CUSTOMS AND BORDER PROTECTION

DEPARTMENT OF HOMELAND SECURITY

Right-of-Entry For Survey and Site Assessment

The undersigned, hereinafter called the "Owner", hereby grants to the United States of America, hereinafter called the "Government", a temporary right-of-entry upon Owner's property described below, hereinafter called the "Property." This right-of-entry is granted upon the following terms and conditions:

1. The Government's officers, employees, agents, and contractors shall have the right to enter upon the Property for the purpose of conducting environmental assessments and property surveys, including the right to temporarily store, move and remove necessary equipment and supplies; survey, stake out, appraise, bore and take soil and/or water samples, and perform any other such work which may be necessary and incidental to the Government's assessment of the Property for Border Infrastructure Projects in the Rio Grande Valley Sector area of responsibility.
2. This right-of-entry is irrevocable for a period of Eighteen (**18**) months from the date of this instrument.
3. The rights granted herein include the right of ingress and egress on other lands of the Owner not described below, provided such ingress and egress is necessary to access the Property and is not otherwise conveniently available to the Government.
4. All tools, equipment, and other property taken upon or placed upon the land by the Government shall remain the property of the Government and may be removed by the Government at any time within a reasonable period after the expiration of this right-of-entry.
5. If any action of the Government's officers, employees, agents, or contractors in the exercise of this right-of-entry results in damage to real property, an administrative claim can be made using a Standard Form (SF) 95 (Claim for Injury, Damage, or Death). The SF 95 must include supporting documentation and state a claim for monetary damages in a sum certain amount for any alleged loss or damage of property and must be filed within two years after the claim accrues. Please submit the SF 95 and supporting documentation to the CBP Port of Entry or United States Border Patrol station nearest to where the alleged damages occurred.
6. The Property that is subject to this right-of-entry is located in the State of Texas, County of Starr, and is shown on the attached Exhibit Map.
7. I affirm that I have the authority to grant this right-of-entry onto the Property described above.

Border Infrastructure Project(s)

DACW63-9-24-_____

Tract No: RGV-WSL-2025

Tract No: RGV-WSL-2026

Dated this _____ day of _____, 20____

THE UNITED STATES OF AMERICA

Owner's signature

By: _____

Owner's printed name

Paul Enriquez
Acquisition Program Manager
Wall Program Management Office
U.S. Border Patrol Program
Management Office Directorate
U.S. Border Patrol
U.S. Customs and Border
Protection
Department of Homeland Security

Owner's mailing address:

Home Telephone: _____

Work Telephone: _____

Owner requires notification prior to entry. Yes No (please circle one)

If yes, please provide the primary and alternate point of contact (POC) and phone number and/or email.

Primary POC: _____

Alternate POC: _____

CERTIFICATE OF AUTHORITY
(applicable for Corporations and Organizations)

I, _____ (*name*), certify that I am the _____
(*position held in organization*) of the _____ (*organization*), duly organized
and registered in the State of Texas; that _____ (*executor of*
instrument), who signed the foregoing instrument on behalf of the grantee, was then
_____ (*position of executor of instrument*) of said
_____ (*organization*). I further certify that the said officer was acting
within the scope of powers delegated to this officer by the governing body of the grantee in
executing said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand, and the seal of the
_____ (*organization*), this _____ day of _____,
20____.

Signature: _____

Typed Name: _____

Title: _____

NOTE: THE PERSON SIGNING THE ABOVE CERTIFICATE CANNOT BE THE SAME
PERSON THAT SIGNED THE RIGHT-OF-ENTRY.

Border Infrastructure Project(s)

DACW63-9-24-_____

Tract No: RGV-WSL-2025

Tract No: RGV-WSL-2026

CONSENT OF TENANT: *(if applicable)*

I hereby consent to the use of the property by the Government in accordance with this right-of-entry.

Tenant's Signature

Tenant's Printed Name

Owner's Mailing Address:

Home Telephone: _____

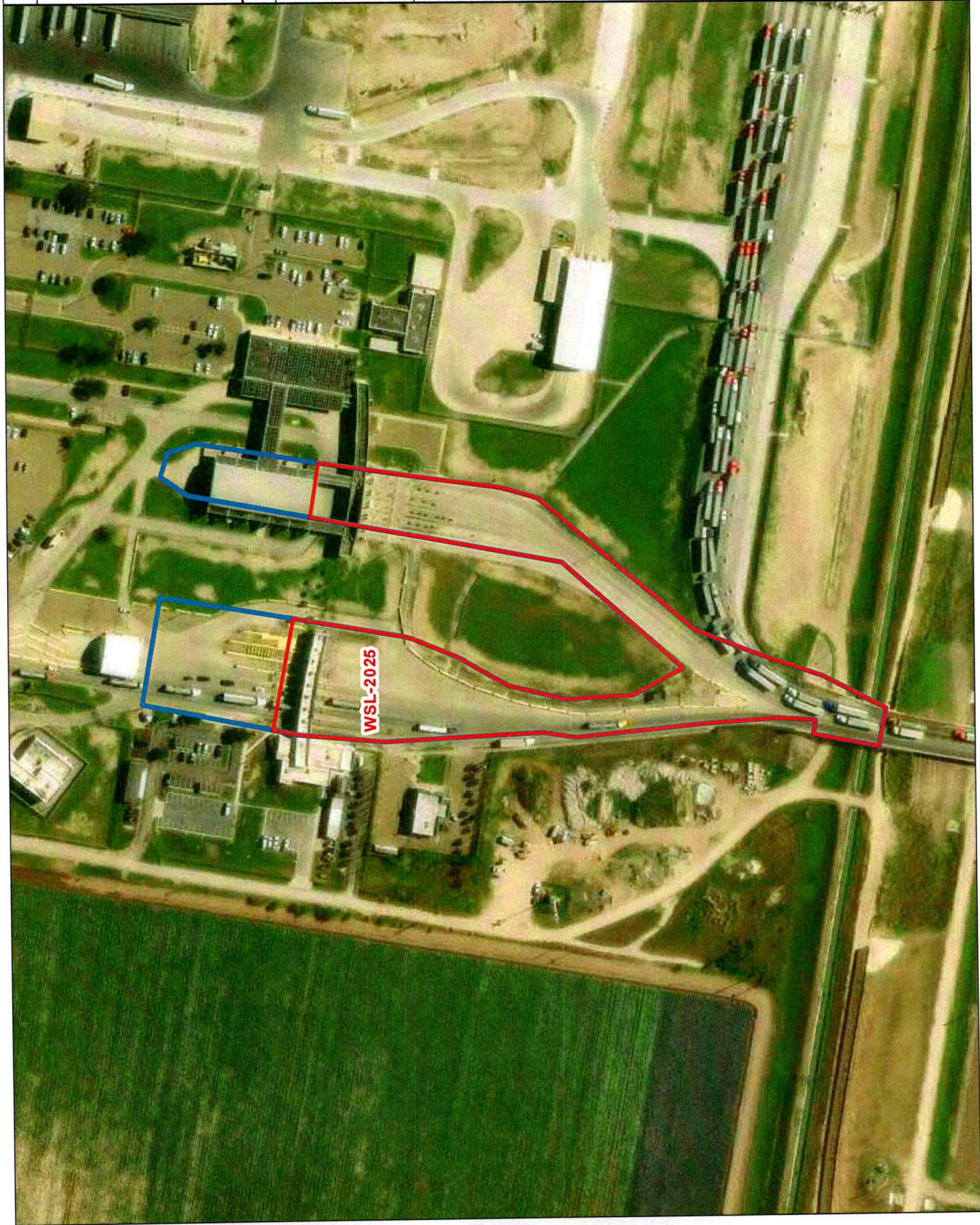
Work Telephone: _____

Tenant requires notification prior to entry. Yes No (please circle one)

If yes, please provide the primary and alternate point of contact (POC) and phone number and/or email.

Primary POC: _____

Alternate POC: _____



Legend



Proposed
Project Area



Parent Tracts
for Surveying
Purposes

Reference

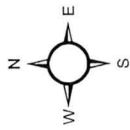
County FIPS

Tracts

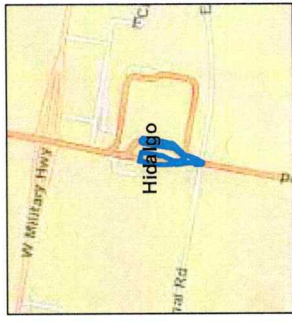
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48215

RGV-WSL-2025

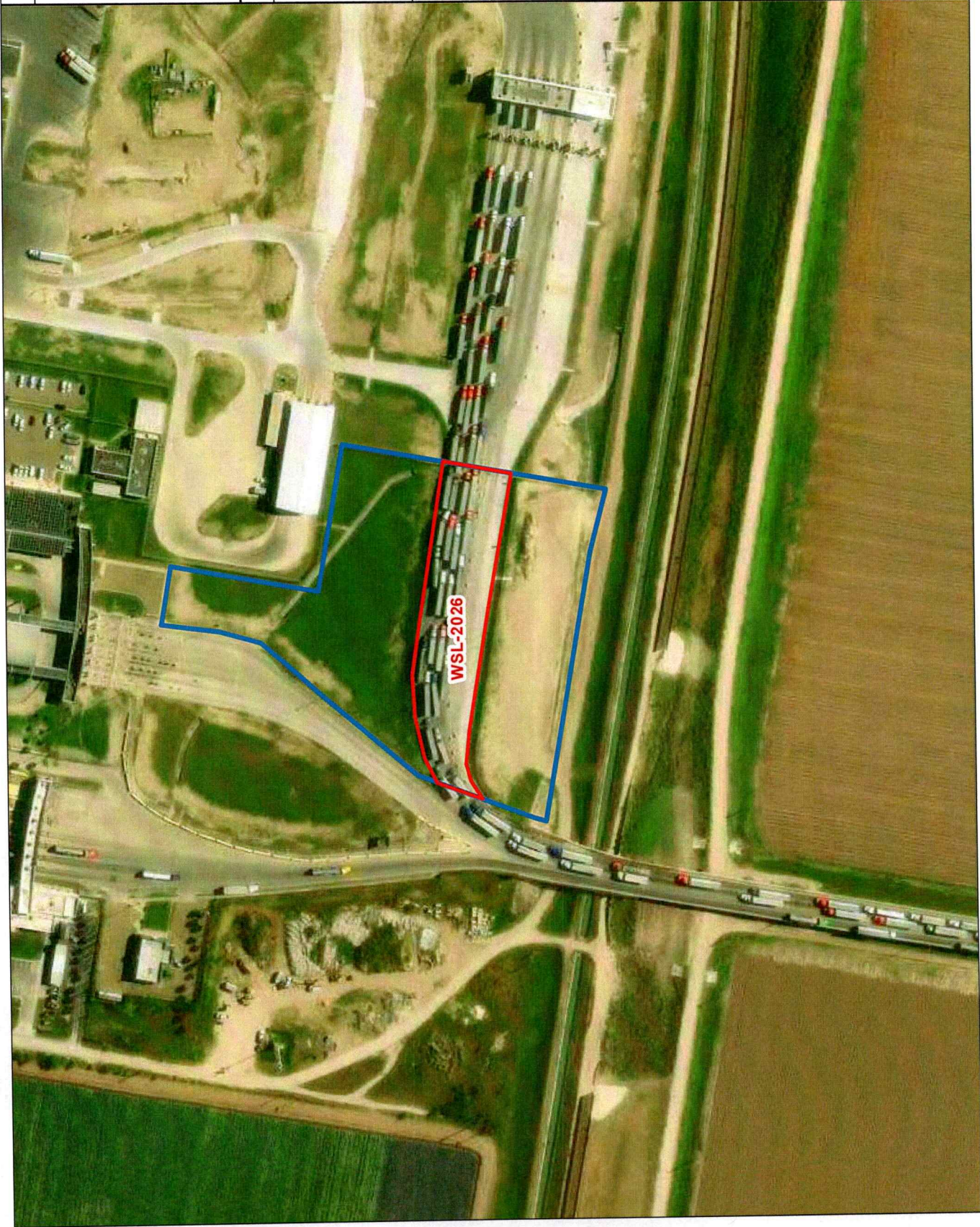


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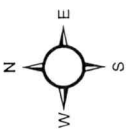
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November 3, 2023



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November 3, 2023