



**TAKE NOTICE THAT A REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE CITY OF PHARR, TEXAS  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS  
COMMENCING AT 4:00 PM ON  
MONDAY, JANUARY 15, 2024**

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

**1. CALL TO ORDER:**

A) Roll call and possible action on the excusing of any absent member of the governing board.

B) Pledge of Allegiance/Invocation

**2. PROCLAMATIONS:**

A) Proclamation proclaiming National Human Trafficking Awareness Month.

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

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

A) Public hearing on development services cases

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

A) Submission of Sales Tax Collection Report for January 2024. **This item supports SG - Sound Governance and Fiscal Sustainability.**

B) Submission of 1st Quarter 2023-2024 City of Pharr Investment Report. **This item supports SG - Sound Governance and Fiscal Sustainability.**

C) City Events of Interest

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

A) Consideration and action, if any, authorizing City Manager to advertise to Request for Qualifications for the City of Pharr Comprehensive Plan Update. **This item supports QL - Quality of Life. (PURCHASING)**

B) Consideration and action, if any, authorizing City Manager to extend the Supply Contract for Purchase of Structural Firefighting Personal Protective Equipment for the Fire Department with Casco Industries, Inc. from Shreveport, LA. **This item supports SSC - Safe and Secure Community. (PURCHASING)**

C) Consideration and action, if any, authorizing City Manager to extend the Supply Contract for Purchase of Structural Firefighting Personal Protective Equipment for the Fire Department with North American Fire Equipment Co., Inc. (NAFECO) from Decatur, AL. **This item supports SSC - Safe and Secure Community. (PURCHASING)**

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

1. 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. The property is legally described as Lot 1, 7-11 Cage Addition, Pharr, Hidalgo County, Texas. The property's physical address is 6024 North Cage Boulevard. CUP#231106 **This item supports EV - Economic Vitality.**

2. 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 1, Circle K #9142 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7401 South Jackson Road. CUP#231107 **This item supports EV - Economic Vitality.**

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3. Georgina Garza De Lujan, DBA Mariscos y Micheladas El Primo, 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 0.059 acres, more or less, out of Lot 2, CVS Pharmacy No. 10142 Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1305 South Cage Boulevard, Suites 1 & 2. CUP#231105 **This item supports EV - Economic Vitality.**

4. RUDS Engineering & Construction Services, LLC., representing Maria R. Medrano, owner, 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 Commercial District (H-C). The property is legally described as being 2.67 acres, more or less, out of Lot 233, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1106 East Moore Road. COZ#231205 **This item supports EV - Economic Vitality.**

5. MMTP Family Irrevocable Trust, representing Cotton Kids Properties Limited Partnership, LLP., 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 Townhouse Residential District (R-TH). The property is legally described as 9.00 acres, more or less, out of Lot 360, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Anaya Road. COZ#231204 **This item supports EV - Economic Vitality.**

6. R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6801 South Jackson Road. CUP#120529 **This item supports EV - Economic Vitality.**

7. Fuera De Lugar, LLC, d/b/a Fuera De Lugar 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 0.071 of an acre tract of land, more or less, out of Plaza Sports Center Phase 1 Lot 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1101 East Nolana Loop. CUP#150101 **This item supports EV - Economic Vitality.**

### E) PLATS:

1. Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting final plat approval of the proposed Lark Industrial Park Subdivision. The property is legally described as being a 3.00 acre tract of land out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 600 and 700 Block of West Anaya Road. SUB#220412 **This item supports EV - Economic Vitality.**



**REGULAR AGENDA - OPEN SESSION:**

**7. ORDINANCES AND RESOLUTIONS:**

A) Consideration and action, if any, on Resolution authorizing the donation of city-owned emergency medical services equipment to the City of Alton. **This item supports QL - Quality of Life.** (ADMINISTRATION)

B) Consideration and action, if any, on Resolution declaring surplus of Pharr International Bridge vehicles and equipment. **This item supports EV - Economic Vitality.** (PURCHASING)

C) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of South U.S. 281 and East Old Business 83 for the purpose of conducting the 18th Annual St. Patrick's Day 5K Run/Walk on Saturday, March 2, 2024. **This item supports QL - Quality of Life.** (PARKS)

**8. CONTRACTS/AGREEMENTS:**

A) Consideration and action, if any, authorizing City Manager to enter into a Service Contract for Public Relations Consulting Services with Lone Star Consulting from McLean, VA. **This item supports SE - Service Excellence.** (PURCHASING)

B) Consideration and action, if any, authorizing City Manager to enter into a Service contract with US Bancorp Government Leasing and Finance Inc., from Denver, CO for Capital Lease Financing on the Capital Equipment approved for FY 2023-2024. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PURCHASING)

C) Consideration and possible action, if any, authorizing City Manager to enter a Fiber Joint Use Contract agreement with Gigabit Fiber. **This item supports IF - Infrastructure.** (ADMINISTRATION)

D) Consideration and action, if any, authorizing city manager to negotiate and enter into a contract for structural assessment services for Tierra del Sol Clubhouse with Chanin Engineering, LLC. **This item supports IF - Infrastructure.** (ENGINEERING)

E) Consideration and action, if any, authorizing city manager to negotiate and enter into a contract for Microbial Assesment services for Tierra del Sol Clubhouse with Terracon Consultants, Inc. **This item supports IF - Infrastructure.** (ENGINEERING)

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**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.

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:**

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**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](mailto:hilda.pedraza@pharr-tx.gov) and [imelda.perez@pharr-tx.gov](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 12<sup>th</sup> day of January 2024 at 4:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 12<sup>th</sup> day of January 2024**



  
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: \_\_\_\_\_