



**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, APRIL 1, 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 April 2024 as Fair Housing Month.

B) Proclamation proclaiming the week of April 1 - 5, 2024 as National Community Development Week.

C) Proclamation proclaiming the week of April 7-13, 2024 as National Library Week.

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.

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

A) Public hearing on development services cases

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

A) City Engineer's Report

B) City Events of Interest

1. 2024 It's Time Texas Community Challenge Presentation

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

A) Approval of Minutes for March 4, 2024 Regular Called Meeting and March 18, 2024 Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to advertise the Pharr-Reynosa International Bridge Expansion Project. **This item supports IF - Infrastructure.** (ENGINEERING)

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

1. Diana L. Bojorquez De Robles, DBA The Forum By Regency, 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 Heavy Commercial District (H-C). The property is legally described as being 0.08 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 213 East Ferguson Avenue, Suite D. CUP#240203 **This item supports EV - Economic Vitality.**

2. Mario A. Cantu, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as Lots 29 and 30, Block 25, Chapa Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 East State Street. COZ#240207 **This item supports EV - Economic Vitality.**

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3. Jerry Benavides Engineering, representing Aro Coffee, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.413 acres, more or less, out of Lot 1, Block 5, Bagwell Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1220 East Alan Avenue. COZ#240205 **This item supports EV - Economic Vitality.**

4. Jerry Benavides Engineering, representing RCDS Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being Lot 8, Monarch Business Park Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1250 East Zaragosa Drive. COZ#240206 **This item supports EV - Economic Vitality.**

PLATS:

1. B.I.G. Engineering, representing Armando Alonso, President of EMX Design, LLC, is requesting final plat approval of the proposed Monarch Estates Subdivision. The property is legally described as being a 3.69 acre tract out of Lot 192, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Sam Houston Avenue. SUB#140922 **This item supports EV - Economic Vitality.**

2. Brownstone Consultants, representing Rhea Nanette Mora, owner, is requesting final plat approval of the proposed San Diego Crossing Subdivision. The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of North Jackson Road. SUB#220724 **This item supports EV - Economic Vitality.**

3. Fulcrum Consulting Services, representing Zeppelin Texas LLC and Delta Properties LLP., is requesting final plat approval of the proposed Dekal Subdivision. The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of East Military Highway. SUB#210827 **This item supports EV - Economic Vitality.**

4. Melden & Hunt Inc., representing Michael Bird, Managing Member for Southwind Gardens, LLC, is requesting final plat approval of the proposed Southwind Gardens Subdivision. The property is legally described as being a 13.125 acres being out of Lot 5, Block 7, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of West Ridge Road. SUB#230515 **This item supports EV - Economic Vitality.**

5. Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting final plat approval of the proposed Pharr Bess Subdivision. The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas. The property is located at 400 East Minnesota Road. SUB#230415 **This item supports EV - Economic Vitality.**

6. Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting final plat approval of the proposed Sioux Rep Subdivision. The property is legally described as being 2.826 acres being 1.853 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North IH 69C. SUB#211037 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing one (1) member to the Tierra del Sol Golf Club Advisory Board. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PARKS)

B) Consideration and action, if any, on Resolution to accept Petition for Voluntary Annexation, setting date, time and place for public hearing, authorizing and directing publication of the notice of such public hearing, and directing the City Manager to prepare service plan for a 6.154 acres of Road Right of Way situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), Hidalgo County, Texas. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Resolution to accept Petition for Voluntary Annexation, setting date, time and place for public hearing, authorizing and directing publication of the notice of such public hearing, and directing the City Manager to prepare service plan for a 79.022 acre tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas being out of Lots 47 through 55, and a portion of a 40 ft. road (not in use) as shown on the Resubdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision located at the northeast corner East Hi Line Road and South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), Hidalgo County, Texas. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

8. ADMINISTRATIVE:

A) Consideration and action, if any, on proposed toll fee increase for commercial hazmat trucks at the Pharr International Bridge. **This item supports EV - Economic Vitality.** (BRIDGE)

9. PURCHASING:

A) Consideration and action, if any, on purchase of decorative perimeter fencing for Guadalupe Cemetery/Memorial Park. **This item supports QL - Quality of Life.** (PARKS)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into a mutual aid agreement between Pharr EMS and Trans Starr EMS **(TABLED)**. **This item supports SSC - Safe and Secure Community.** (EMERGENCY MEDICAL SERVICES)

B) Consideration and action, if any, authorizing City Manager to award a Service Contract for Sludge Management Services to Denali Water Solutions from Russellville, AR. **This item supports IF - Infrastructure.** (PURCHASING)

C) Consideration and action, if any, on Amendment No. 4 of the Construction Management Agreement with Brownstone Consultants, LLC for the citywide fiber optic broadband project. **This item supports IF - Infrastructure.** (IT)

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:*

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.

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

13. 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 28th day of March 2024 at 3:45 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 28th day of March 2024



Imelda Perez
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: _____