



**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, NOVEMBER 18, 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 November 18, 2024 as Mayors' Monarch Pledge 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

B) **Public Hearing:** Solicitation of comments from the general public on the Voluntary Annexation of 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **This item supports EV - Economic Vitality.**

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 2024.

B) Recognition of Pharr Office of City Communications for awards received from (NATOA) National Association of Telecommunications Officers and Advisors and (TATOA) Texas Association of Telecommunications Officers and Advisors.

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) Approval of Minutes for November 4, 2024 - 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 55.97 acres of land and right-of-way out of the Narciso Cabazos Survey, Abstract No. 30, generally located on South Veterans Boulevard and State Highway 365, and along the south side of East U.S. Highway 281 (Military Highway), approximately 800 ft. east of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **(3rd & Final Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-07 adopting an updated Procurement Card Policy Manual **(2nd Reading).** **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-17 Municipal Fiber Optic Fee Schedule **(2nd Reading).** **This item supports SG - Sound Governance and Fiscal Sustainability.** (IT)

E) Consideration and action, if any, on the purchase of additional home equipment needed for Pharr Connect from Calix, Inc, through sole source proposal in an amount not to exceed \$933,422.60. **This item supports IF - Infrastructure.** (IT)

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

1. LEM Group LLC, d/b/a The Bridge Bar, 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 a 0.099-acre tract of land, more or less, out of Lots 1 & 2, Luvil LLC Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 508 West IH-2 Suites 12 & 13. CUP#210741 **This item supports EV - Economic Vitality.**
2. Krystall Event Center 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 0.51 acres, more or less, out of Lot 1, Willow Grove Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Sam Houston Blvd, Suite B. CUP#230715 **This item supports EV - Economic Vitality.**

G) PLATS:

1. Foresite Group, representing Zaragoza Hinojosa Jr. General Partner for Heavy Investments, LTD., a Texas Limited Partnership, is requesting final plat approval of the proposed Cross CC Pharr Subdivision. The property is legally described as being a 2.133 acre tract of land, located in the A. Velasco Survey, Porcion 70, Abstract 45 and being a portion of a called 19.36 acre tract of land also being a portion of Lots 13 and 14 of the L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Ferguson Avenue. SUB#240307 **This item supports EV - Economic Vitality.**
2. Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No. 2. The property is legally described as being a 3.66 acre tract of land, same being a resubdivision of all of Lot 1 of Los Hoteles Subdivision No. 2, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Nolana Loop. SUB#241029 **This item supports EV - Economic Vitality.**
3. Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5100 Block of North Sugar Road. SUB#241026 **This item supports EV - Economic Vitality.**
4. Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 and 900 Block of West Minnesota Road. **SUB#241027 This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

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 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **(1st Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Resolution submitting entitlement votes for candidate(s) to the Appraisal District Board of Directors 2025-2027. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, awarding Service Construction Contract to Paving Markings Inc. of Donna, Texas for the Installation of Thermoplastic Pavement Markings for Public Works. **This item supports IF - Infrastructure.** (PURCHASING)

B) Consideration and action, if any, authorizing City Manager to enter into a subscription services agreement with Spectrum Technologies for anti-virus software for computer equipment, through the Texas Department of Information Resources (DIR) contract DIR-TSO-4383. **This item supports SSC - Safe and Secure Community.** (IT)

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:

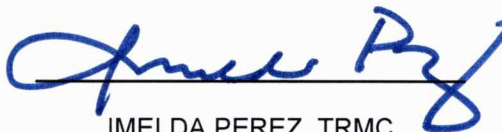
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 1007 or FAX 956-475-3442 or Email cityclerksoffice@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 15th day of November 2024 at 3:30 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 15th day of November 2024




IMELDA PEREZ, TRMC
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,

Name: _____

Title: _____