

**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, FEBRUARY 3, 2025**

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 February 2025 as Children's Grief Awareness Month.
- B) Proclamation proclaiming February 2025 as Black History 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) City Engineer's Report

B) 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 January 21, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) 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 19th Annual St. Patrick's Day 5K Run/Walk on Saturday, March 1, 2025, from 7:00 a.m. to 11:00 a.m. **This item supports QL - Quality of Life.** (PARKS)

C) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of I Road/Veterans Road from Owassa Road to East Ferguson Avenue (FM 495) for "Walking the Southern Roads to Freedom" event on Wednesday, March 5, 2025 from 10:00 a.m. to 2:00 p.m. **This item supports QL - Quality of Life.** (ADMINISTRATION)

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

1. Halff Associates, Inc., representing KVS Development, LLC., 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 Industrial District (H-I). The property is legally described as being a 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision. The property is physically located at the 2000 Block of East Military Highway. COZ#241233 **This item supports EV - Economic Vitality.**

2. Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1904 West Ridge Road. COZ#241232 **This item supports EV - Economic Vitality.**

3. Texas Nightlife, LLC., d/b/a Gallinas Locas Bar and Grill, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being all of Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. CUP#231030 **This item supports EV - Economic Vitality.**

4. Michael Wright, CFO, DBA Parry's Pizza, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. 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's physical address is 550 North Jackson Road. CUP#231132 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance calling the City of Pharr General Municipal Election for May 3, 2025, for election of City Commissioners Places 2, 3 and 4 and designating Election Precincts and Polling Places. (*Consideración y acción, en Ordenanza para ordenar la Elección Municipal General de la Ciudad de Pharr el 3 de mayo de 2025 para elegir Comisionados Lugares 2, 3, y 4, y la designación de Districtos Electorales y Centros de Votación*), **(Adoption on 1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance authorizing the transfer of real property to the Pharr Economic Development Corporation, Inc. II, providing for severability clause; providing for effective date; declaration of emergency; proper notice of meeting; and ordaining other matters relating to the foregoing. **This item supports EV - Economic Vitality.** (ADMINISTRATION)

C) Consideration and action, if any, on Resolution appointing/re-appointing one (1) member to the Golf Advisory Board. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PARKS)

8. ADMINISTRATIVE:

A) Consideration and action, if any, authorizing City Manager to reject bids for the Commercial Vehicle Parking Area and re-advertise for bids. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, authorizing the City Manager to re-advertise for bids for the I Road Reconstruction and Hike and Bike Trail (Rancho Blanco to Military Hwy.). **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing the City Manager to re-advertise a Request for Proposals (RFP) for Professional Engineering Services for Inspection, Material Testing, and Construction Management for the I Road Reconstruction and Hike and Bike Trail (Rancho Blanco to Military Hwy.). **This item supports IF - Infrastructure.** (ENGINEERING)

9. PURCHASING:

A) Consideration and action, if any, on the purchase of two (2) 2024 Silverado 4x4 Vehicles from Sam Pack's Five Star Ford from Carrollton Texas in the amount of \$104,088.10 through BuyBoard Cooperative Purchasing Program #724-23. **This item supports SSC - Safe and Secure Community.** (PURCHASING)

B) Consideration and action, if any, on repair services for Fire Department Truck 1 Aerial Apparatus with Evtechxas Fire Apparatus Repair from Brownsville, Texas. **This item supports SSC - Safe and Secure Community.** (PURCHASING)

C) Consideration and action, if any, authorizing City Manager to issue payment in the amount of \$100,000.00 for Mark 43 Record Management System and Computer Aided Dispatch systems. **This item supports SSC - Safe and Secure Community.** (COMMUNICATIONS)

D) Consideration and action, if any, on the purchase of Vermeer heavy equipment for Pharr Connect from Vermeer Texas-Louisiana from Alamo Texas in the amount of \$269,946.87 through Sourcewell Cooperative Purchasing Program #110421-VRM. **This item supports IF - Infrastructure.** (PURCHASING)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Memorandum of Understanding (MOU) between the City of Pharr and Healthy Kids and Teens of South Texas, Inc. on usage of Jones Box Park for free meals to children program. **This item supports QL - Quality of Life.** (ADMINISTRATION)

B) Consideration and action, if any, authorizing the City Manager to award a construction contract for the Traffic Signal at Sugar and Minnesota to The Levy Company, LLC from Selma, TX in the amount of \$311,361.50. **This item supports IF - Infrastructure.** (ENGINEERING)

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.

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 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 31st day of January 2025 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 31st day of January 2025




ALESSANDRA GARCIA, CPM
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,

Name: _____

Title: _____

Proclamation



WHEREAS, grief impacts numerous children in the Rio Grande Valley who have experienced the loss of a loved one, and it affects their emotional, mental, and physical health in ways that can have lasting effects throughout their lives; and

WHEREAS, many grieving children suffer in silence, as there is often a lack of awareness, understanding, and support for young people coping with profound loss, resulting in feelings of isolation and loneliness; and

WHEREAS, the Children's Bereavement Center Rio Grande Valley, along with community partners, is dedicated to providing support and resources to help grieving children and families throughout the healing process; and

WHEREAS, by recognizing February 2025, as Children's Grief Awareness Month, we can educate our community, raise awareness, and foster compassionate support for grieving children; and

WHEREAS, the City of Pharr is committed to ensuring that all young people receive the emotional care and understanding they need during difficult times, thereby building a community where children feel safe, supported, and validated;

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 February 2025 as:

“Children’s Grief Awareness Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 3rd day of February 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Proclamation



WHEREAS, during National Black History Month, we celebrate the vast contributions of Blacks to our Nation's history and identity; and

WHEREAS, each year, February is designated Black History Month to remember and reflect on the tribulations faced by the Black community while learning from the vibrant culture and history and celebrating its many invaluable contributions; and

WHEREAS, shining a light on Black history today is important in understanding ourselves and growing stronger as a Nation than it has ever been. That is why it is essential that we take time to celebrate the immeasurable contributions of Black Americans, honor the legacies and achievements of generations past, reckon with centuries of injustice, and confront those injustices that are still fester today, and

WHEREAS, the 2025 national theme for the observance is "African Americans and Labor," highlighting the significant contributions of African Americans to the workforce throughout history, and

WHEREAS, the City of Pharr is deeply committed to equity and inclusion and as such, honors the contributions made by our Black community and wishes not only to acknowledge them but to commemorate and celebrate the contributions made by local residents; and

WHEREAS, our community is better because of their contribution, resilience, and fortitude who contributed in music, sports, academics, business and economics and the overall progress and well-being of Pharr's growth and development.

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 the month of February 2025 as:

"Black History Month"

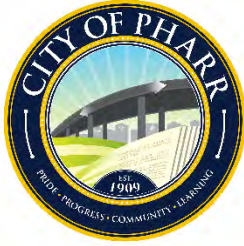
IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 3rd day of February 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 4.A.

DATE SUBMITTED: January 28, 2025

MEETING DATE: February 3, 2025

FROM: Alessandra Garcia, Assistant 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:

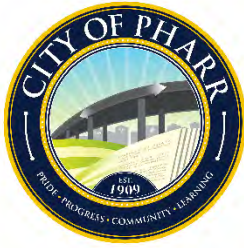
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 1/28/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.A.

DATE SUBMITTED: January 31, 2025

MEETING DATE: February 3, 2025

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Maria Rangel

Agenda Item: City Engineer's Report

Classification: Regular

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

Issue: N/A

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
City Management Office

Created/Initiated - 1/31/2025
Final Approval - 1/31/2025



Report on Capital Improvement Project Activity Construction – February 2025

**City Engineer - Maria Rangel, P.E.
Monday, February 03, 2025**



Pharr
Engineering



City Engineers Report

Engineer: City of Pharr/Ramiro Gutierrez
Contractor: ASAGO, LLC
CM: City of Pharr
Notice to Proceed: December 19, 2022
Contract Time (MF): 316 + 158 = 474 (ETC Nov. 2024)

Time to Date: 473 days (99.8%) Time Stopped

Contract Amount: \$2,325,300.55

Change Orders: \$135,684.40 (CO#1 – CO#3)

Current Contract: \$2,460,984.95

Total to Date: \$2,335,846.76 (95%)

Description: This project will provide additional pedestrian connectivity to schools in the Tri-City area.

Status: Contractor has completed work in the City of Alamo.

Next Step: Project is complete. Project close out is underway and is expected to be ready for acceptance by City Commission on February 18, 2025.



September 2024 – Sidewalks in San Juan, TX

PSJA Tri-City Pedestrian Safety Improvements Phase I



Pharr
Engineering



CONSTRUCTION

Engineer: Structural Engineering Associates, Inc. (SEA)

Contractor: IOC Company, LLC

CM: Brownstone Consultants, LLC

Notice to Proceed: August 05, 2024

Contract Time: 480 calendar days

Time to Date: 182 calendar day (38%)

Contract Amount: \$47,601,706.75

Change Orders: \$0

Current Contract: \$47,601,706.75

Placed to Date: \$10,032,531 (21%)

Description: Construction of a twin span bridge which will provide 4 additional lanes for traffic.

Status:

- Award: June 17, 2024
- Pre-Con Mtg: July 22, 2024
- NTP: August 05, 2024.
- End Contract Time: November 24, 2025

Next Step: Construction is on-going. Collaborating with HCID No. 2 on the aerial permit.



January 30, 2025 – The dowels placed in the 60” drilled shaft foundations at Bent 149-152.

Pharr-Reynosa International Bridge Expansion



Pharr
Engineering



CONSTRUCTION

Engineer: Halff Associates, Inc.
Contractor: D. Wilson Construction Co.
CM: Brownstone Consultants, LLC
Notice to Proceed: November 04, 2024
Contract Time: 425 standard workweek days (22 mo.)

Time to Date: 91 (21%)
End Contract Time: July 17, 2026
Contract Amount: \$45,253,972.12
Change Orders: \$0.00
Current Contract: \$45,253,972.12
Placed to Date: \$764,244.82

Description: Construction of approximately 75,000 square feet of inspection facilities for inbound agricultural and non-agricultural commercial vehicles entering the LPOE from Mexico.

Status: Construction is ongoing. Demolition of the existing concrete pavement and curb is complete. Installation of the underground gas line is complete.
Next Steps: Electrical and telecommunications duct bank is in progress.



Daily Activity Report **01-16-2025** –The contractor continued trenching and excavation activities for the installation of the electrical and telecommunications duct bank, progressing from the south to the north direction.

Dock Expansion Phase I, II & Ag Lab (DAP FY 16)



Pharr
Engineering



CONSTRUCTION

Engineer: Garcia Infrastructure Consultants, LLC

Contractor: Mor-Wil, LLC

CM: City of Pharr

Notice to Proceed: September 16, 2024

Contract Time (MF): 450 calendar days (End December 10, 2025)

Time to Date: 140 days (31%)

Contract Amount: \$6,749,668.03

Change Orders: \$0

Current Contract: \$6,749,668.03

Placed to Date: \$0 (0%)

Description: Elimination of three lift stations and installation of gravity sanitary sewer lines in northwest and central Pharr.

Status: Construction is on-going.

Next Step: Contractor is working on W. Sioux Rd. Permit has been received from HCID #2 and Mor-Wil will be dewatering to expose the flowline and start excavating underneath the irrigation line. The road is expected to be opened at the end of the month.



January 28, 2025 – Manhole on W. Sioux Rd.

*Northwest & Central Collection System Improvements and
Lift Station No. 1, 29 & 33 Elimination*
CONSTRUCTION



Pharr
Engineering



WE ARE

**TEAM
PHARR**



DEPARTMENT MISSION STATEMENT

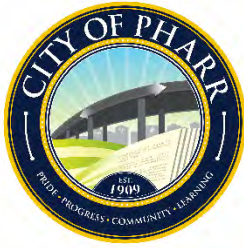
“To enhance health, safety and welfare in the City of Pharr by providing economical, responsive and effective professional engineering and GIS services for the planning, construction, and preservation of public infrastructure and improvement of quality of life.”



Pharr
Engineering



END



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.B.

DATE SUBMITTED: January 28, 2025

MEETING DATE: February 3, 2025

FROM: Alessandra Garcia, Assistant 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:

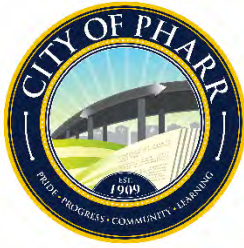
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 1/28/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.A.

DATE SUBMITTED: January 28, 2025

MEETING DATE: February 3, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for January 21, 2025 - Regular Called Meeting.
This item supports SG - Sound Governance and Fiscal Sustainability.

Classification: Consent

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

Issue: Approval of Minutes for January 21, 2025 - Regular Called Meeting.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of Minutes as presented.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 1/28/2025
Final Approval - 1/28/2025

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
TUESDAY, JANUARY 21, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, January 21, 2025 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 Flores, City Manager
David Friedlein, Assistant City Manager
Cynthia Garza, Assistant City Manager
Hilda Pedraza, Assistant City Manager
Imelda Perez, City Clerk
Maria Rangel, City Engineer
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Dept. Director
Danny Ramirez, EMS Chief
Yuri Gonzalez, Chief Comm. Officer
Sara Salinas, P.S. Comm. Asst. Dir.
Abel Molina, Interim Special Events Director
Elizabeth Diaz, Grants Management Director

CITY ATTORNEY Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD.

Mayor Pro Tem Chavez called the meeting to order at 4:00 p.m. Roll call established a quorum.

Mayor Hernandez was not present at the time of roll call but arrived at 4:15 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR JANUARY 2025.

Jonathan Flores, City Manager, introduced the item and briefly reported the City of Pharr showed a 2.89% year to date true growth. He further stated Jamison Merrick, Finance Director, was in the audience and questions could be entertained at this time.

B) RECOGNITION OF RODOLFO MARTINEZ FOR 20 YEARS OF SERVICE.

Jonathan Flores, City Manager, introduced the item and called upon Municipal Judge Juan Villescas for a special recognition.

Juan Villescas, Municipal Judge, expressed words of gratitude for Judge Rodolfo "Rudy" Martinez's for his commitment and 20 years of service with the City of Pharr. He further stated Judge Martinez retired in December and presented him with an appreciation plaque.

Rodolfo Martinez thanked the Mayor and City Commission for allowing him the opportunity to serve as a Municipal Judge for the City of Pharr. He also thanked the court staff and all departments for their unwavering support and commitment in serving the community of Pharr.

The City Commission expressed words of gratitude and kindness and further thanked Judge Martinez for his service and congratulated him on his retirement.

C) CITY EVENTS OF INTEREST

MINUTES: REGULAR CALLED MEETING

January 21, 2025

Jonathan Flores, City Manager, called upon Yuri Gonzalez, Chief Communications Officer, for a report on upcoming city events.

Yuri Gonzalez, Chief Communications Officer, presented video recaps of the Pharr Fire Department staff deployed to California for wildfire assistance and the City of Pharr 116th Birthday Celebration.

Yuri Gonzalez, Chief Communications Officer, further reported the Zumba & Food Distribution event would take place on Tuesday, January 28, 2025 at Jones Box Park located at 1201 W. Rosa Lane at 6:00 p.m. She stated this was in collaboration with the Food Bank and encouraged the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported the Walk With the Mayor event would take place on Tuesday, February 4, 2025 at P.S.J.A. Stadium located at 703 E. Sam Houston Street at 6:00 p.m. She extended an invite to the public so they could continue to stay active and continue logging those points through Healthier Texas App.

Yuri Gonzalez, Chief Communications Officer, reported the "Say I do" Valentines Day Weddings would take place on Friday, February 14, 2025 at Pharr One – French Garden located at 1121 E. Nolana Loop from 4:00 p.m. to 6:00 p.m. She stated those interested in getting married were encouraged to get their wedding license seventy-two (72) hours in advance and stated there would be photo ops, free food and free photography services.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the Night Under the Stars – Cupid Edition event would take place on Friday, February 14, 2025 at Pharr One Amphitheater located at 1121 E. Nolana Loop at 7:30 p.m. She stated this would be a ticketed event and would provide additional information later when tickets were available for pick up at our Special Events Office.

ITEM 4. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JANUARY 06, 2025 - 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 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. (3RD AND FINAL READING) (TABLED) THIS
ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

C) PLATS:

1. MELDEN & HUNT INC., REPRESENTING LEAH MARIE WISE, MANAGER FOR LEAH WISE ENTERPRISES, LLC., A TEXAS LIMITED LIABILITY COMPANY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED CRASH GIRL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.441 ACRES OUT OF LOT 100, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4500 BLOCK OF NORTH INTERSTATE HIGHWAY-69C. SUB#240925 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

Jonathan Flores, City Manager, recommended to un-table Item 4.B.

Comm. Chavez **moved** to un-table Item 4.B. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Jonathan Flores, City Manager, introduced the consent agenda and recommended approval.

Comm. Chavez **moved** to approve as recommended. Comm. Carrillo seconded the motion and when put to a vote, it carried by majority vote of six (6) ayes and one (1) abstention. Comm. Pacheco abstained from voting on Item 4.C1.

Ordinance No. O-2025-02 is 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 8. CLOSED SESSION

The time being 4:24 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 9. RECONVENE

The time being 5:14 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION

ITEM 5. ORDINANCES AND RESOLUTIONS

A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING ONE (1) MEMBER TO THE GOLF COURSE ADVISORY BOARD. (TABLED) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (PARKS)

Jonathan Flores, City Manager, recommended to un-table item.

Comm. Medina **moved** to un-table item. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Jonathan Flores, City Manager, recommended the appointment of Eraquio Benavidez to the Golf Course Advisory Board.

Comm. Medina **moved** to appoint Eraquio Benavidez to the Advisory Golf Course Board. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-03 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY ON RESOLUTION APPOINTING TWO (2) MEMBERS TO THE PHARR MEMORIAL LIBRARY BOARD. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (LIBRARY)

Jonathan Flores, City Manager, introduced the item and recommended the appointment of Maricela Cortez and Joly Sanchez to the Pharr Memorial Library Board.

Comm. Carrillo **moved** to appoint Maricela Cortez and Joly Sanchez to the Pharr Memorial Library Board. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-04 is filed with the City Clerk's Office.

ITEM 6. ADMINISTRATIVE

A) UPDATE ON FINDINGS OF WATER AND WASTEWATER RATE STUDY. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (FINANCE)

Jonathan Flores, City Manager, introduced the item and stated no action was necessary.

ITEM 7. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 1 IN THE AMOUNT OF \$75,520.00 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH TRIMAD CONSULTANTS, LLC, FOR LIFT

STATION NUMBER 10, 18, & 40 ELIMINATION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)

Jonathan Flores, City Manager, introduced the item.

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

B) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 2 IN THE AMOUNT OF \$547,250 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH GDJ ENGINEERING, LLC, FOR THE MOORE ROAD PROJECT. THIS ITEM SUPPORTS IF- INFRASTRUCTURE. (ENGINEERING)

Jonathan Flores, City Manager, introduced the item.

Mayor Hernandez asked for the project timeline. Maria Rangel, City Engineer, stated the City of Pharr would break ground in 2026.

There being no further comments, Comm. Chavez **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND EXECUTE SERVICE CONTRACT WITH JORDAN JOHNSON INC. FROM SAN ANTONIO, TX. FOR PROFESSIONAL CONSULTING SERVICES FOCUSED ON PERFORMANCE EXCELLENCE AND LONG-TERM FINANCIAL SUSTAINABILITY. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (OSE)

Jonathan Flores, City Manager, introduced the item.

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

ITEM 10. ADJOURNMENT

There being no other business to come before the board, Comm. Medina **moved** to adjourn. Comm. Carrillo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:17 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ

MINUTES: REGULAR CALLED MEETING
January 21, 2025

MAYOR

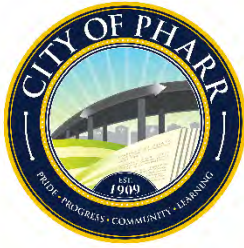
**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 21st DAY OF JANUARY 2025 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, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

IMELDA PEREZ, CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.B.

DATE SUBMITTED: January 16, 2025

MEETING DATE: February 3, 2025

FROM: Elva Guajardo, Administrative Assistant

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

Agenda Item: 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 19th Annual St. Patrick's Day 5K Run/Walk on Saturday, March 1, 2025, from 7:00 a.m. to 11:00 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 Parks and Recreation Department wishes to enter into an agreement with TXDOT to host the City's 19th Annual 5K Run/Walk.

Fiscal Consideration: N/A

Staff Recommendation: City Commission approve this item.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Elva Guajardo
Sergio Alanis
City Management Office

Created/Initiated - 1/16/2025
Approved - 1/16/2025
Final Approval - 1/16/2025

RESOLUTION R-2025-__

**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 public event.

That the closure of South U.S. 281 and East Old Business 83 for the purpose of
conducting the 19th Annual St. Patrick's Day 5K Run/Walk on Saturday, March 3, 2025,
from 7:00 a.m. to 11:00 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.

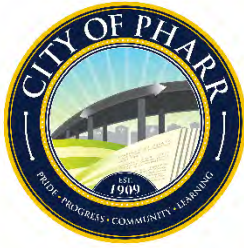
PASSED AND APPROVED this 3rd day of February 2025, by the Board of
Commissioners of the City of Pharr, Texas.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.C.

DATE SUBMITTED: January 28, 2025

MEETING DATE: February 3, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of I Road/Veterans Road from Owassa Road to East Ferguson Avenue (FM 495) for "Walking the Southern Roads to Freedom" event on Wednesday, March 5, 2025 from 10:00 a.m. to 2:00 p.m. **This item supports QL - Quality of Life.**

Classification: Consent

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

Issue: The City of Pharr in collaboration with UTRGV, City of McAllen, City of Edinburg, City of San Juan, City of Alamo and City of Hidalgo will be entering into an agreement with Texas Department of Transportation (TXDOT) for "Walking the Southern Roads to Freedom" 7-day event taking place on March 3-9, 2025 for a 64.5 mile route. The proposed route is as follows:

- Day 1: La Sal del Rey to the Frontier Rustic Store (north Edinburg)
- Day 2: The Frontier Rustic Store (Hwy 281) to Restlawn Cemetery (Edinburg)
- Day 3: Restlawn Cemetery to City of Alamo Park on MAIN STREET (Edinburg, Pharr, San Juan, Alamo)-**Wednesday, March 5, 2025 from 10:00am to 2:00pm.**
- Day 4: City of Alamo Park to Webber Ranch Cemetery (Alamo)
- Day 5: Webber Ranch Cemetery to Jackson Ranch Church/Cemetery (Alamo, San Juan)
- Day 6: Jackson Ranch Church/Cemetery to the Hidalgo International Bridge (San Juan, Pharr, Hidalgo)
- Day 7: Hidalgo International Bridge to Bethel Garden Park (Hidalgo, McAllen)

UTRGV will be in charge of submitting and applying for permit with TXDOT, but are requiring public safety, traffic control and street closure assistance for Veterans Road from Pharr Police Department to include a letter of support from each law enforcement agency assisting with this walk event.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of walk event Resolution and public safety resources.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Ricardo Rodriguez

City Management Office

Created/Initiated - 1/28/2025

Approved - 1/31/2025

Final Approval - 1/31/2025

RESOLUTION R-2025-__

**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**

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.

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

The closure of I Road/Veterans Road from N. Owassa Road to E. Ferguson Ave. (FM 495) for "Walking the Southern Roads to Freedom" event on Wednesday, March 5, 2025 from 10:00 a.m. to 2:00 p.m.

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 3rd day of February 2025, by the Board of Commissioners of the City of Pharr, Texas.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

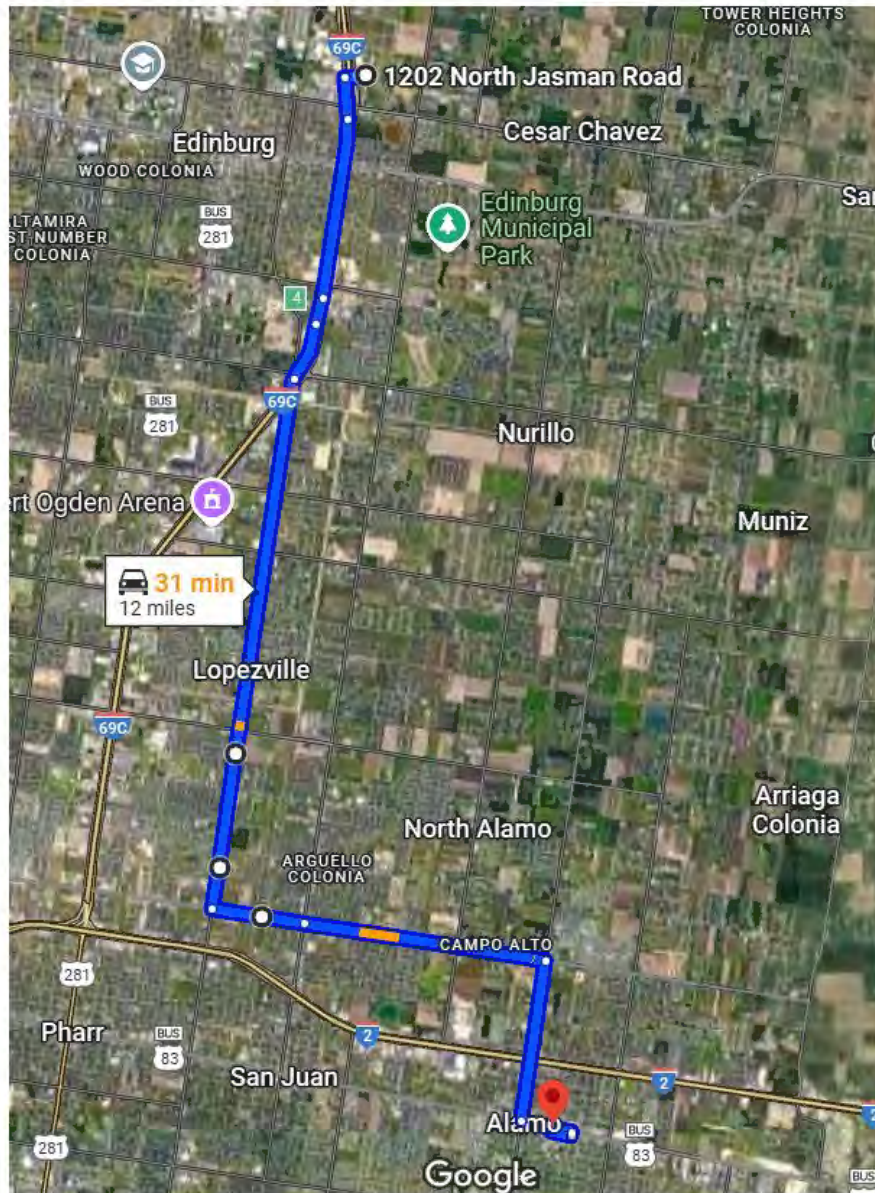
ATTEST:

IMELDA PEREZ, CITY CLERK

TO: City of Pharr

p. 2 of 2

“Walking the Southern Roads to Freedom” event – March 3-9, 2025



<https://maps.app.goo.gl/JpSMdfJ9QS9tAZrH7>

Day 3 (March 5, 2025)

**Restlawn Historic Cemetery in Edinburg to
Alamo Central City Park (Main Street) in Alamo (12 miles)
(via I Road/Veterans in Pharr/San Juan)**



P. 1 of 2

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: MARCH 5, 2025

Type of Event: ☐ Parade ☐ Walk-A-Thon ☒ Other "WALKING THE SOUTHERN ROADS TO FREEDOM"

NAME OF CONTACT PERSON: ROSEANN BACHA-GARZA

ORGANIZATION (IF APPLICABLE): HARRIET TUBMAN EDUC CENTER / UTRGV

ADDRESS: 1201 W. UNIVERSITY DR CITY: EDINBURG ZIP CODE: 78539

PHONE NO.: _____

CELLULAR PHONE: 956 578 5083

FAX NO.: 956 665 2180

E-MAIL: roseann.bachagarza@utrgv.edu

PURPOSE AND DESCRIPTION OF EVENT:

This is a "WALK to Freedom" event to commemorate the plight of enslaved people who traverse Texas, through Hidalgo County and gained their freedom by crossing the Rio Grande to Mexico.

START TIME: 10:00 AM END TIME: 2:00 PM

ROUTE TO BE TRAVELED OR UTILIZED (Attach Site & Traffic Plan)

Starting Location: I ROAD / VETERANS ROAD AT OWASSA (CITY LIMITS) TO 495

Ending Location: START ON I/ROAD / VETERANS AT EDINBURG BORDER TO SAN JUAN CITY LIMITS

Will event occupy all or only a portion of the width of the street? ONLY SOUTH BOUND SIDE OF I/ROAD / VETERANS RD. SIDEWALKS

Is the event insured? Yes ☒ No ☐

If yes, Insurance Company Information _____ Contact #: _____

Applicant Signature: [Signature]

FOR CITY USE ONLY:

Date Received: _____

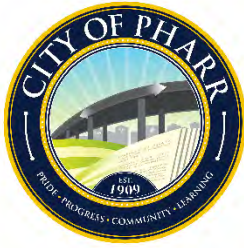
City Commission: _____

APPROVED _____

DENIED _____

City Manager's signature

Date



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.

DATE SUBMITTED: January 28, 2025

MEETING DATE: February 3, 2025

FROM: Alessandra Garcia, Assistant 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:

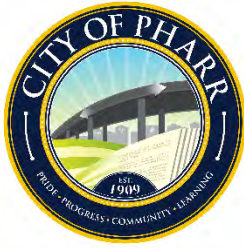
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 1/28/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.1.

DATE SUBMITTED: January 24, 2025

MEETING DATE: February 3, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Halff Associates, Inc., representing KVS Development, LLC., 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 Industrial District (H-I). The property is legally described as being a 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision. The property is physically located at the 2000 Block of East Military Highway. COZ#241233 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Halff Associates, Inc., representing KVS Development, LLC., 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 Industrial District (H-I) in order to develop and construct warehouses.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the industrial uses and land use patterns in the area, and is in conformance with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning and 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 (H-I) at the meeting on January 13, 2025. 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 - 1/24/2025
Approved - 1/28/2025
Final Approval - 1/28/2025



MEMORANDUM

DATE: MONDAY, FEBRUARY 3, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being a 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision. The property is physically located at the 2000 Block of East Military Highway. COZ#241233

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:

Halff Associates, Inc., representing KVS Development, LLC., 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 Industrial District (H-I) in order to develop and construct warehouses.

The subject site is located on the south side of West Military Highway, approximately 970 ft. east of South Veterans Boulevard and is physically located at the 2000 Block of East Military Highway. The property is legally described as being 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision.

The property fronts West Military Highway, a 120 ft. – 150 ft. principal arterial street which runs west and east with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District upon annexation to the city on November 18, 2024. The properties to the north, south, west, and east are within the City of Pharr Extraterritorial Jurisdiction (ETJ). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial 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.

Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 23, 2024, and a legal notice was published in the Advance News Journal on December 18, 2024. A corrected legal notice was published in the Advance News Journal on January 15, 2025, to reflect the new City Commission date of January 27, 2025. An additional corrected legal notice was published in the Advance News Journal on January 22, 2025, to reflect the new City Commission date of February 3, 2025. Staff received no response to the letters or the legal notice.

Development Services recommended approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the industrial uses and land use patterns in the area and is in conformance with the Future

Land Use Plan. 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 (H-I) at the meeting on January 13, 2025. 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

Half Associates, Inc., representing KVS Development, LLC., owner
APPLICANT

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

2000 Block of East Military Highway
ADDRESS

Heavy Industrial District (H-I)
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 recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements and has adequate ingress and egress. The request is compatible with the residential trends and land use patterns in the area, and is in conformance with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

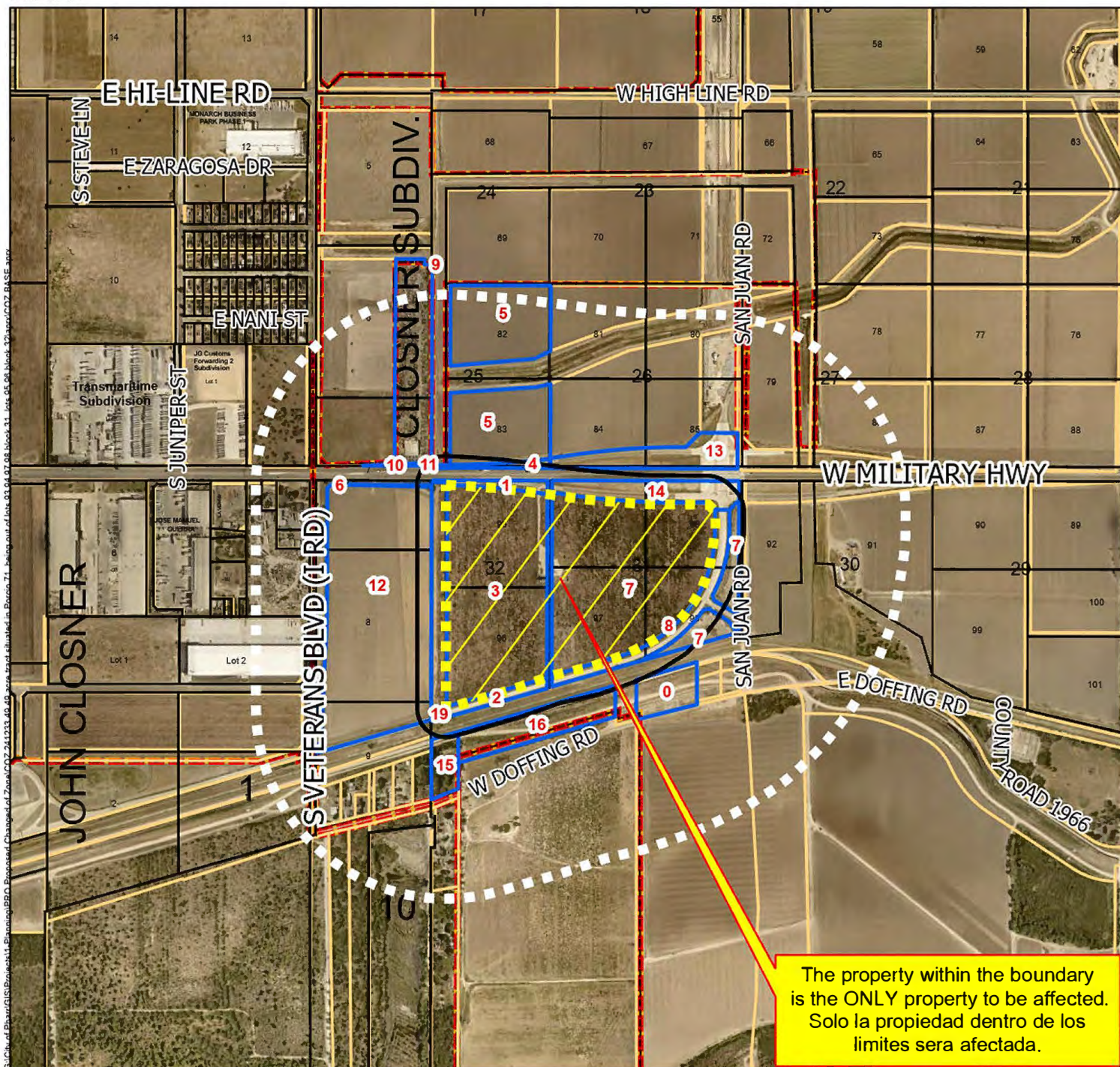
Laura Fonseca, Planner II
PREPARED BY

January 8, 2025
DATE

Proposed COZ
 49.49 acre being out of Lots 93, 94 97, and
 98, Block 31, Lots 95 and 96, Block 32
 Half Associates INC.



AERIAL



Quarter Mile Radius

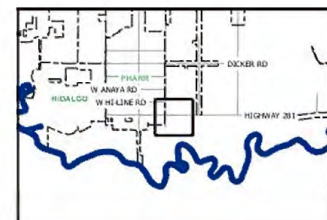
200ft_Radius

Subject

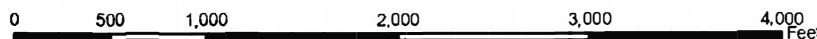
Property

Mailing List

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.



Scale: 1:12,000

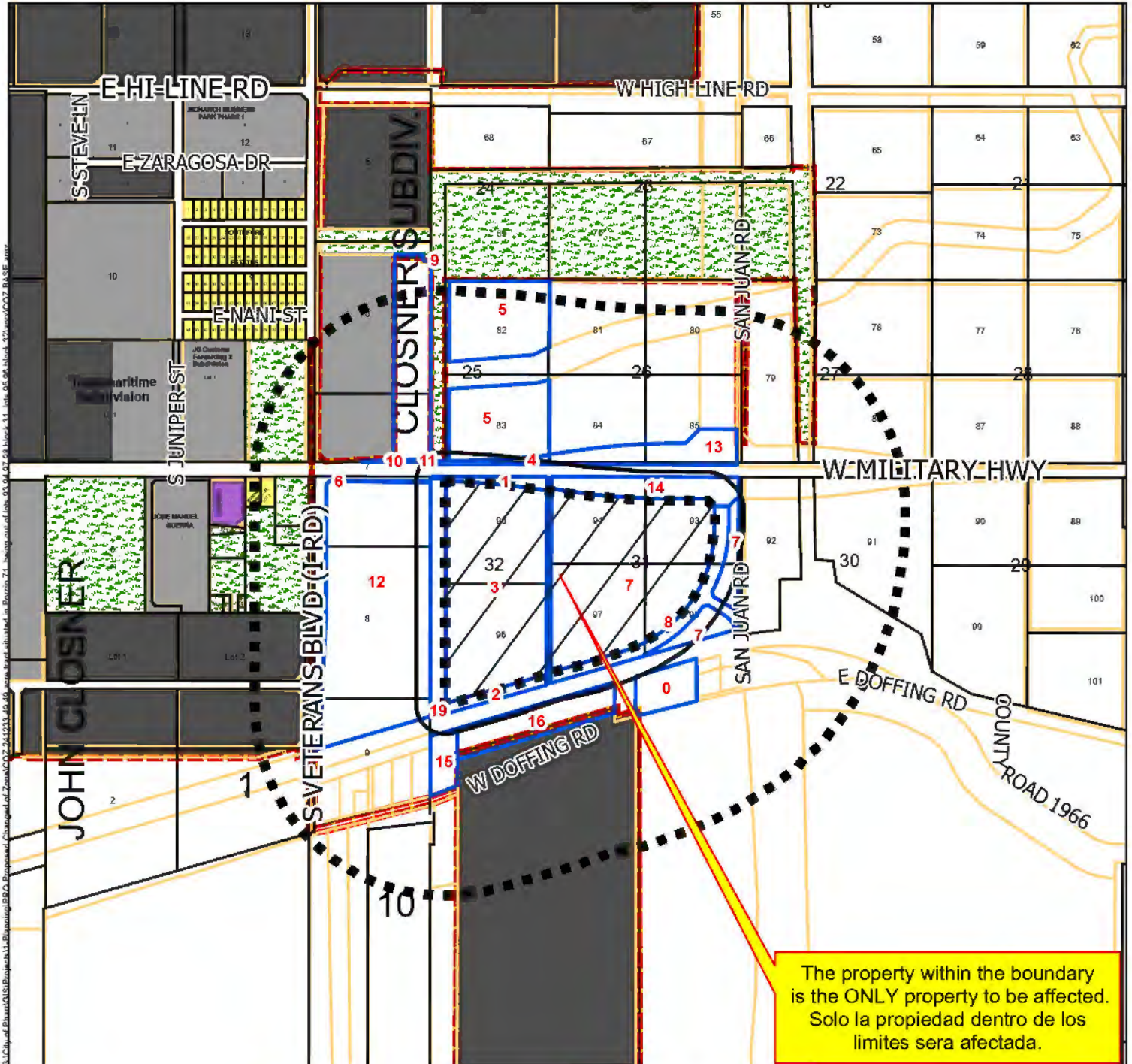


City of Pharr, Texas
 Engineering Department
 956:402.4242

Proposed COZ
49.49 acre being out of Lots 93, 94 97, and
98, Block 31, Lots 95 and 96, Block 32
Half Associates INC.



ZONING



- | | | | |
|-------------------------|---------------------------------------|-------------------|--------------------------|
| Quarter Mile Radius | Single Family | Rail Road R.O.W | Limited Industrial |
| 200ft_Radius | Single Family Small Lot | Government Owned | Neighborhood Commercial |
| Subject Property | Residential Multi-Family | General Business | Office Professional |
| Mailing List | Residential Multi-Family High Density | Business District | PSJA ISD |
| Zoning | Mobile Home | Drainage Easement | Hidalgo ISD |
| ZONE | Townhouse | Heavy Commercial | Valley View ISD |
| Agricultural Open Space | HUD Code | Heavy Industrial | Planned Unit Development |

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: 12/17/2024

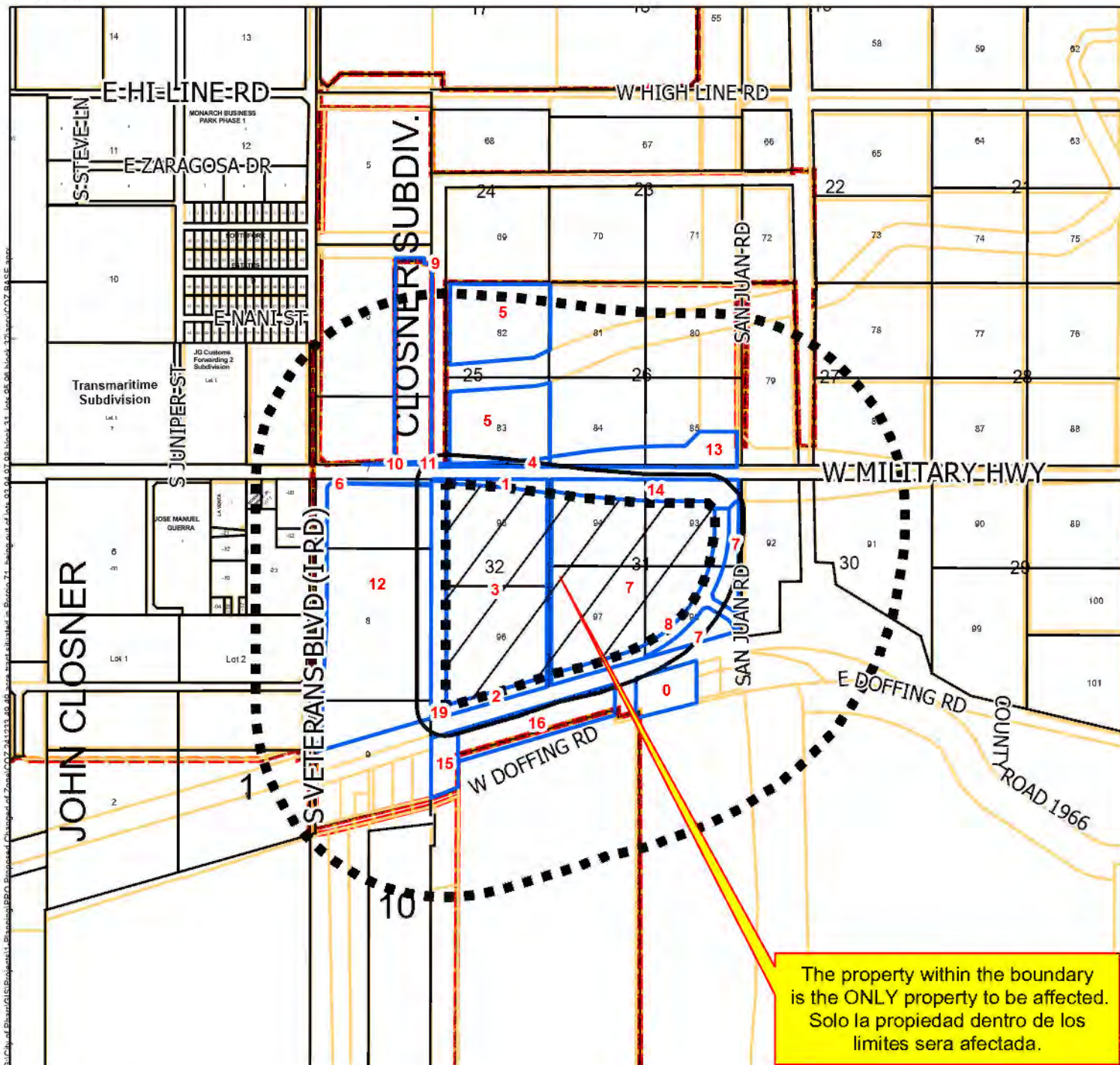
Scale: 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

Proposed COZ
49.49 acre being out of Lots 93, 94 97, and
98, Block 31, Lots 95 and 96, Block 32
Half Associates INC.

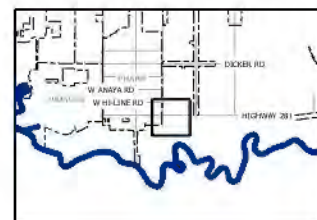


RADIUS



- Quarter Mile Radius
- 200ft_Radius
- Subject Property
- Mailing List

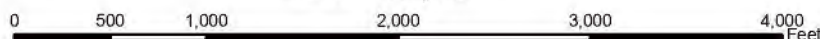
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City of Pharr, Texas
Engineering Department
956.402.4242

Date: 12/17/2024

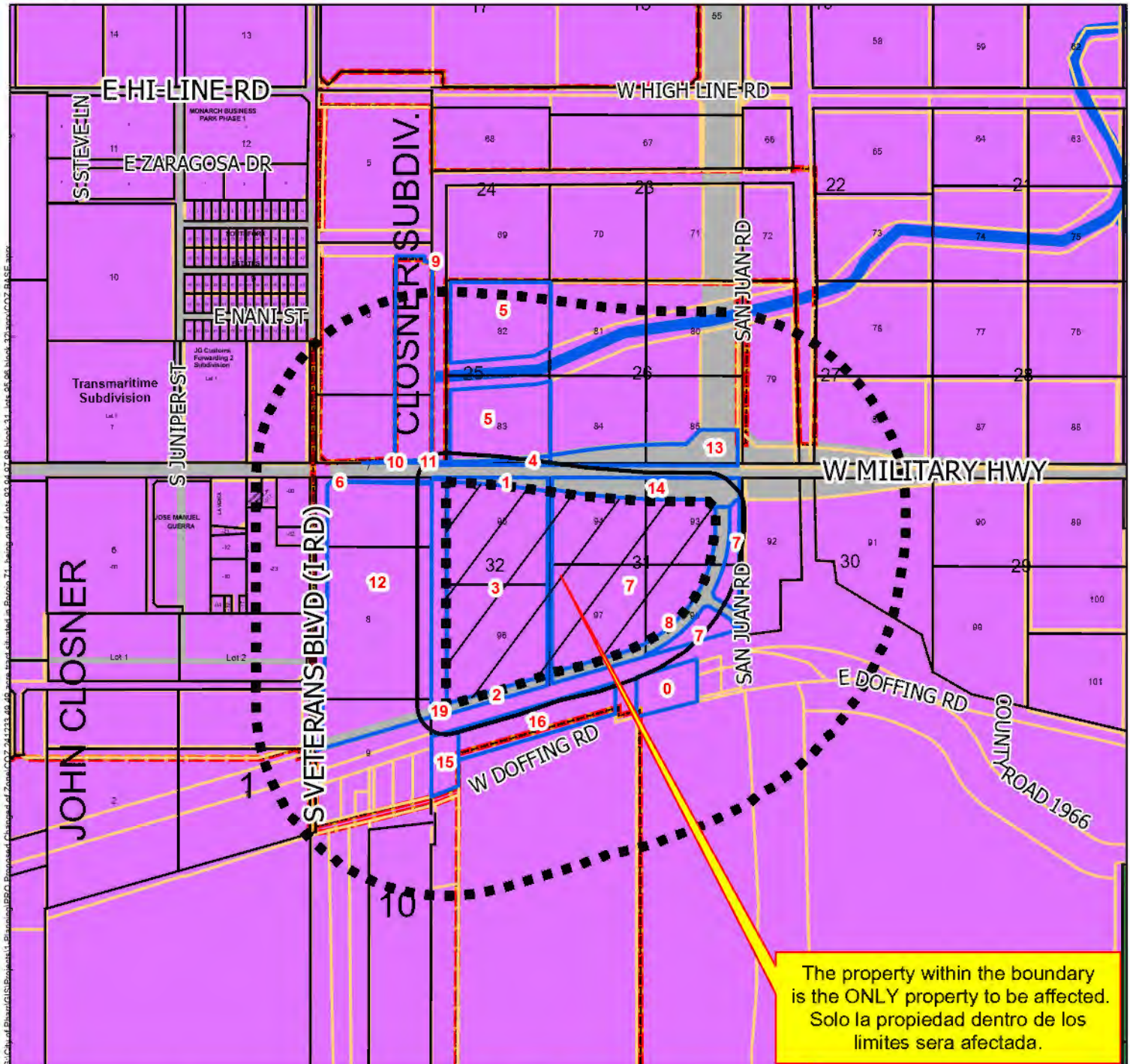
Scale: 1:12,000



Proposed COZ
49.49 acre being out of Lots 93, 94 97, and
98, Block 31, Lots 95 and 96, Block 32
Half Associates INC.



FUTURE LAND USE



- Quarter Mile Radius
- 200ft_Radius
- Subject Property
- Mailing List

Future Land Use

FUTURELAND

- Irrigation
- Agriculture

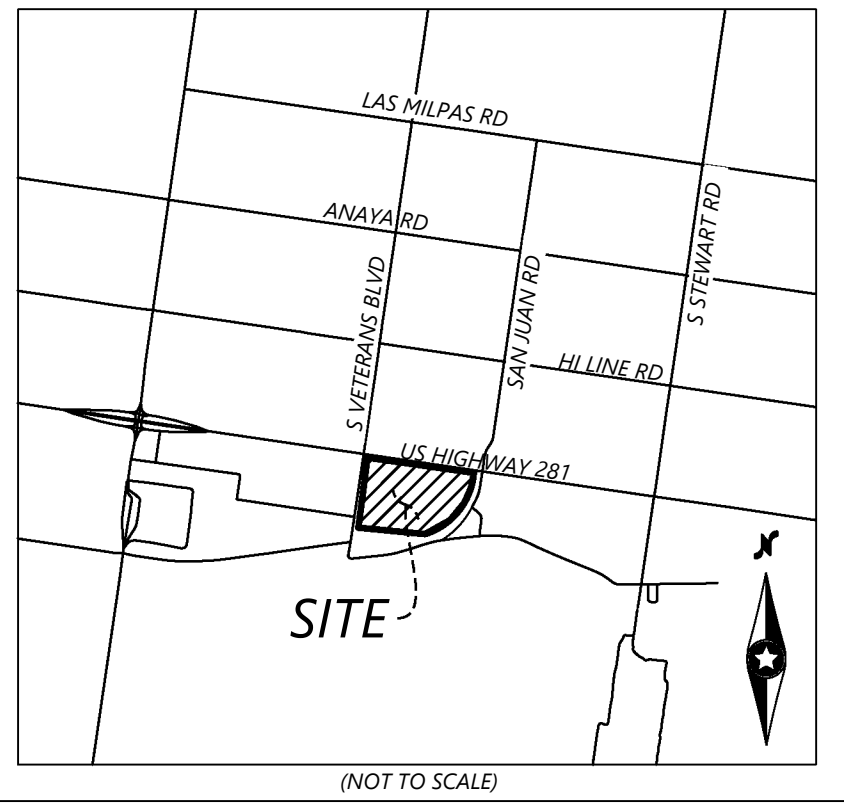
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial

- Commercial
- Public/Semi Public
- ROW
- Parks

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.



VICINITY MAP



SCH. B EXCEPTIONS

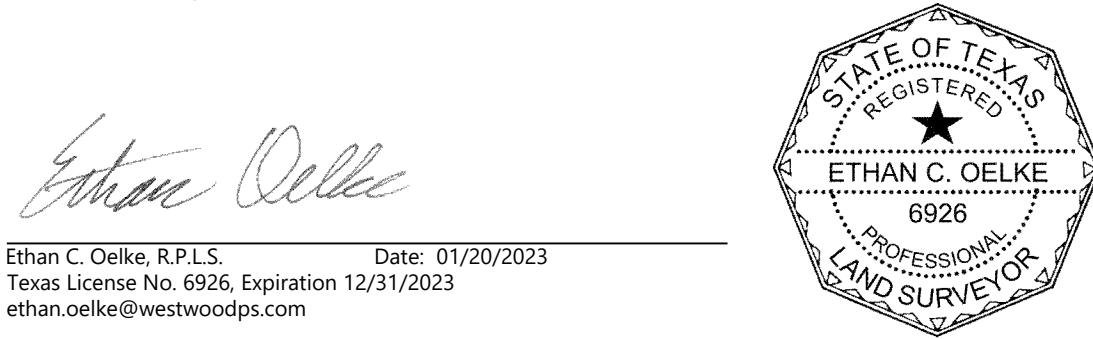
The following notes correspond to the numbering system of the above mentioned title commitment:

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- e. Easement created in instrument executed by F E Knapp and J A Knapp to State of Texas, dated July 16, 1948, filed July 20, 1948, recorded in Volume 648, Page 212, Real Property Records, Hidalgo County, Texas. Does not affect subject property, original US Highway 281 Deed.
- f. Intentionally Deleted.
- g. Intentionally Deleted.
- h. Intentionally Deleted.
- i. Water Line Easement created in instrument executed by KVS Family Limited Partnership to Hidalgo County Regional Mobility Authority, dated March 6, 2015, filed April 27, recorded in 20152605961, Real Property Records, Hidalgo County, Texas. Does not affect subject property.
- j. Intentionally Deleted.
- k. Intentionally Deleted.
- l. Terms and provision of Memorandum Agreement by and between KVS Development, LLC and MITP Partners, LLC dated March 3, 2021, filed March 5, 2021, recorded in 3199352, Real Property Records, Hidalgo County, Texas. Blanket in Nature, not plottable.
- m. Easement and condition as shown on the Maps recorded in Volume 1, Page 45 and Volume 3, Page 52, both in Map Records of Hidalgo County, Texas. Blanket in Nature, not plottable.
- n. Intentionally Deleted.
- o. Statutory rights, rules and regulation in favor of Hidalgo County Drainage District #1 pursuant to applicable sections of Texas Water Code. Blanket in Nature, not plottable.
- p. Intentionally Deleted.
- r. Any part of the herein described property lying within canal right of way claimed in fee simple by Hidalgo County Irrigation District No. 2.
- s. Subject to the subdivision regulation of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
- t. Intentionally Deleted.

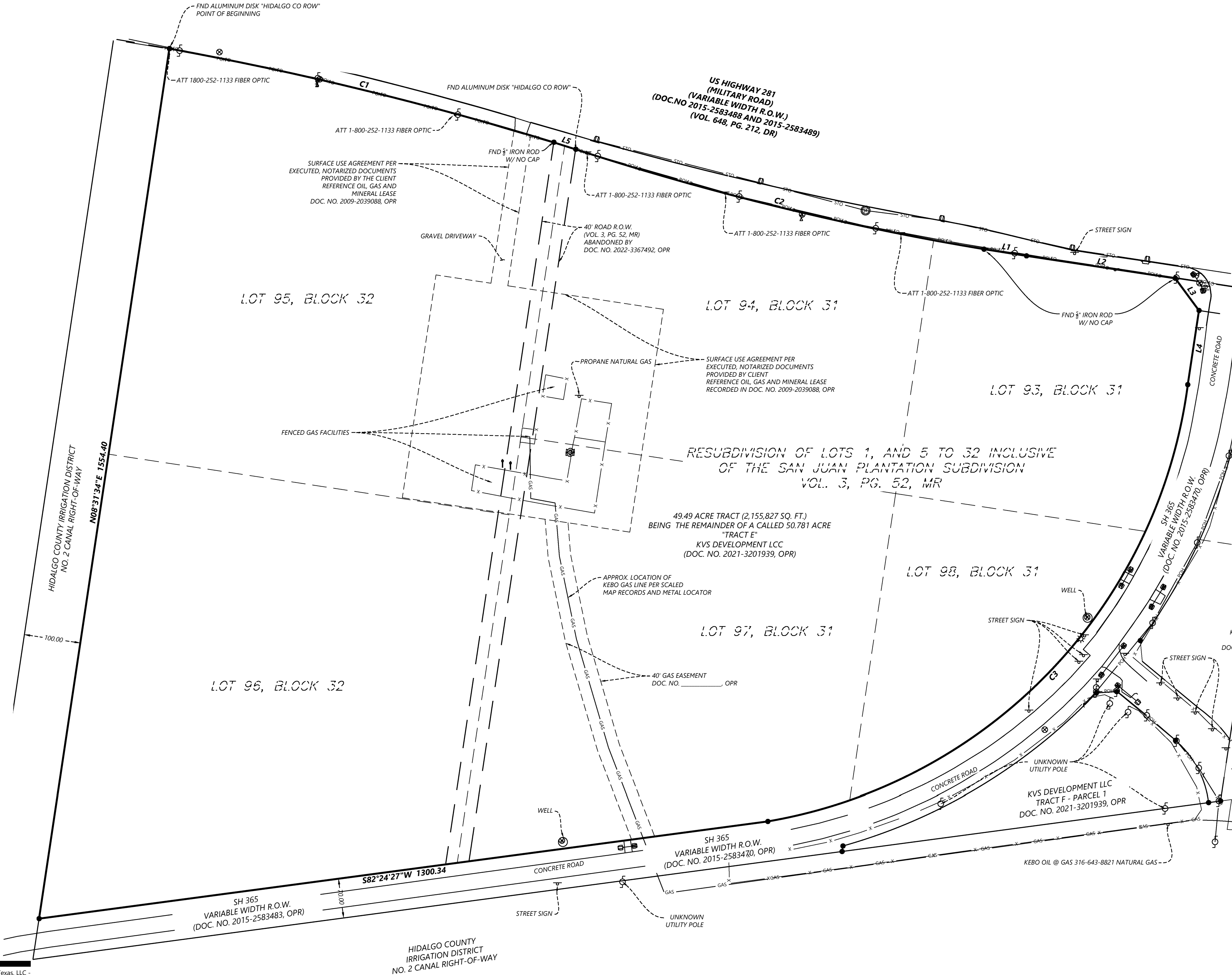
CERTIFICATION

To Majestic/KVS Partners Phase I, LLC, First National Title Insurance Company, and Capital Title of Texas, LLC - Dallas Center:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 11(a), 13, 16, and 18 of Table A thereof. The field work was completed on 04/05/2022.



Ethan C. Oelke, R.P.L.S. Date: 01/20/2023
Texas License No. 6926, Expiration 12/31/2023
ethan.oelke@westwoodps.com

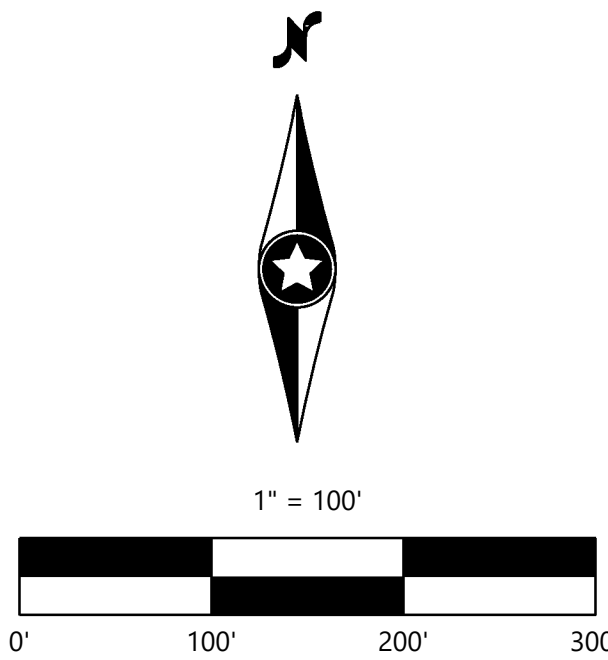


LEGEND

	NATURAL GAS VALVE		STORM SEWER
	WELL		CURB & GUTTER
	HAND HOLE/JUNCTION BOX		GAS LINE
	SIGN (AS-NOTED)		POWER OVERHEAD
	BOLLARD/POST		FIBER OPTIC
	STREET LIGHT		FENCE LINE
	NATURAL GAS RISER/SERVICE		CONCRETE SURFACE
	POWER POLE		ASPHALT SURFACE
	GATE VALVE		FOUND MONUMENT (SEE LABEL)
	GUY WIRE		SET 1/2" IRON ROD W/ ORANGE CAP "WESTWOOD" UNLESS OTHERWISE NOTED
	STEEL/WOOD POST		HIDALGO COUNTY OFFICIAL PUBLIC RECORDS
	RIGHT-OF-WAY LINE		HIDALGO COUNTY MAP RECORDS
	STUB		HIDALGO COUNTY DEED RECORDS
	STORM MANHOLE		
	CURB INLET		

TABLE A ITEMS

- Monuments placed at all major corners of the boundary of the property.
- The subject property has not been assigned an address, but has frontage on US Highway 281 and SH 365.
- The foregoing property is located within Zone C according to FEMA FIRM Panel Nos. 4803340500B, dated January 2, 1981. Zone C is not within a 100-year flood zone.
- Subject tract area is 49.4909 acres, or 2,155,827 square feet.
- No buildings were found on site.
- Substantial features observed in the process of conducting the survey are shown hereon.
- Evidence of underground utilities existing on or serving the surveyed property as determined by Texas811 ticket No. 2257523025, and 2257522768 placed on March 16, 2022. Utilities notified were AEP Texas, AT&T, Valley Telephone Coop Inc, and Windstream.
- Names of adjoining owners of platted lands according to current public records are shown hereon.
- No evidence of earth moving work and construction was found on site.
- All plottable offsite easements or servitudes disclosed in documents provided or obtained are shown hereon.



GENERAL NOTES

- Bearings are based on the North American Datum of 1983 (2011 Adjustment), Texas State Plane Coordinate System for the South Zone, 4205.
- This survey was completed using Title Commitment File No. 22-665685-DC, with effective date November 4, 2022, provided by First National Title Insurance Company.
- Reference field note description prepared this same date.

Line Table

Line #	Length	Direction
L1	76.08	S81°04'36"E
L2	266.02	S81°25'19"E
L3	70.70	S36°24'51"E
L4	132.56	S08°35'37"W
L5	40.50	S72°25'20"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	700.28	5970.50	006°43'13"	S 76°17'54" E	699.88
C2	744.37	5036.17	008°28'07"	S 76°16'03" E	743.69
C3	1146.49	902.65	072°46'24"	S 43°55'14" W	1070.96

Majestic Realty

ALTA/NSPS LAND
TITLE SURVEY

A 49.49 ACRE TRACT OUT OF LOTS 93, 94, 97, AND 98, BLOCK 31, LOTS 95 AND 96, BLOCK 32, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, BEING THE REMAINDER OF A CALLED 50.781 ACRE "TRACT E", RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS
HIDALGO COUNTY, TEXAS

Westwood

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Tel Fax (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

SHEET NUMBER:

1 OF 1

DATE: 01/20/2023



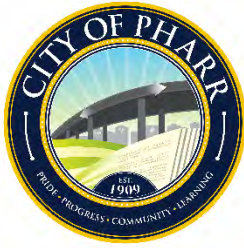
Pharr
Development Services



Site Photo

2000 Block of East Military Highway





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.2.

DATE SUBMITTED: January 24, 2025

MEETING DATE: February 3, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1904 West Ridge Road. COZ#241232 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartment complexes.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends and land use patterns in the general area along South Jackson Road and Old Ridge Road with commercial along the front and multi-family in the rear of the commercial developments. Hence, making it a reasonable fit for the area. Maintaining compatibility with the surrounding land uses is also crucial for ensuring a balanced community. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) at the meeting on January 13, 2025. 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 - 1/24/2025
Approved - 1/28/2025
Final Approval - 1/28/2025



MEMORANDUM

DATE: MONDAY, FEBRUARY 3, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1904 West Ridge Road. COZ#241232

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:

Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartment complexes.

The subject site is located on the north side of West Ridge Road, approximately 400 ft. east of North Jackson Road and has a physical address of 1904 West Ridge Road. The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Ridge Road, a 100-ft minor arterial street which runs west and east with a posted speed limit of 30 to 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property, the properties to the north, south, west, and east were zoned General Business District (C), when the city annexed in 1986. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for general business use in the Land Use Plan.

The Residential Multi-Family High Density District (R-MFHD) is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 23, 2024, and a legal notice was published in the Advance News Journal on December 18, 2024. A corrected legal notice was published in the Advance News Journal on January 15, 2025, to reflect the new City Commission date of January 27, 2025. An additional corrected legal notice was published on The Advance News Journal on January 22, 2025, to reflect the new City Commission date of February 3, 2025. Staff received no response to the letters or the legal notice.

Development Services recommended approval of the request to re-zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The proposed re-zoning aligns well with the existing development trends and land use patterns in the

general area along South Jackson Road and Old Ridge Road with commercial along the front and multi-family in the rear of the commercial developments. Hence, making it a reasonable fit for the area. Maintaining compatibility with the surrounding land uses is also crucial for ensuring a balanced community. 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 General Business District (C) to Residential Multi-Family High Density District (R-MFHD) at the meeting on January 13, 2025. 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

Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner
APPLICANT

General Business District (C)

CURRENT ZONE

1904 West Ridge Road

**Residential Multi-Family High Density District
(R-MFHD)**

ADDRESS

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 General Business District (C)

to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has

adequate ingress and egress. The proposed re-zoning aligns well with the existing development trends and land use

patterns in the general area along South Jackson Road and Old Ridge Road with commercial along the front and

multi-family in the rear of the commercial developments. Hence, making it a reasonable fit for the area. Maintaining

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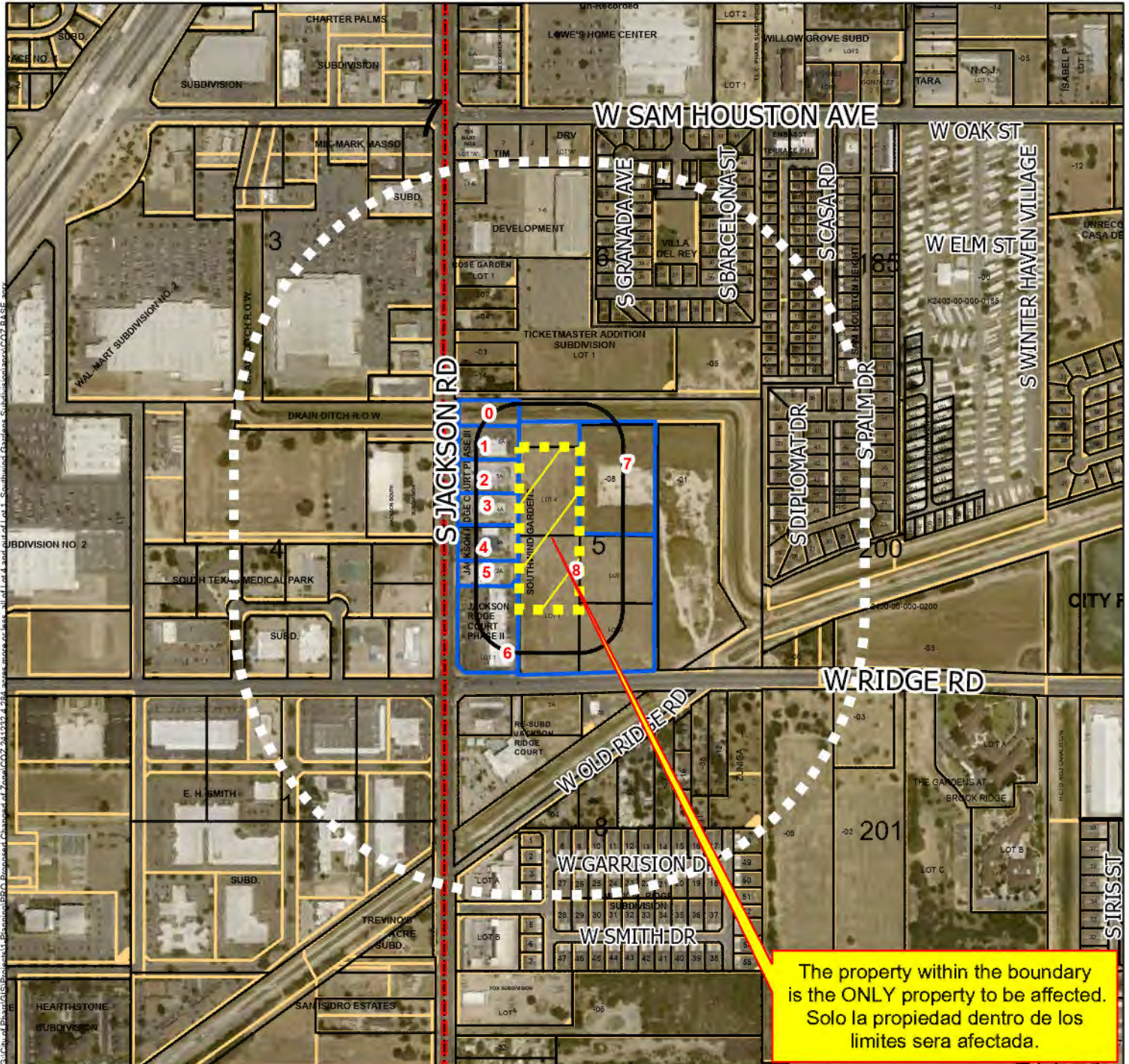
Laura Fonseca, Planner II

PREPARED BY

January 8, 2025

DATE

Proposed COZ
4.284 acres, more or less, all of
Lot 4 and out of Lot 1, Southwind
Gardens Subdivision
Melden & Hunt, INC.
AERIAL

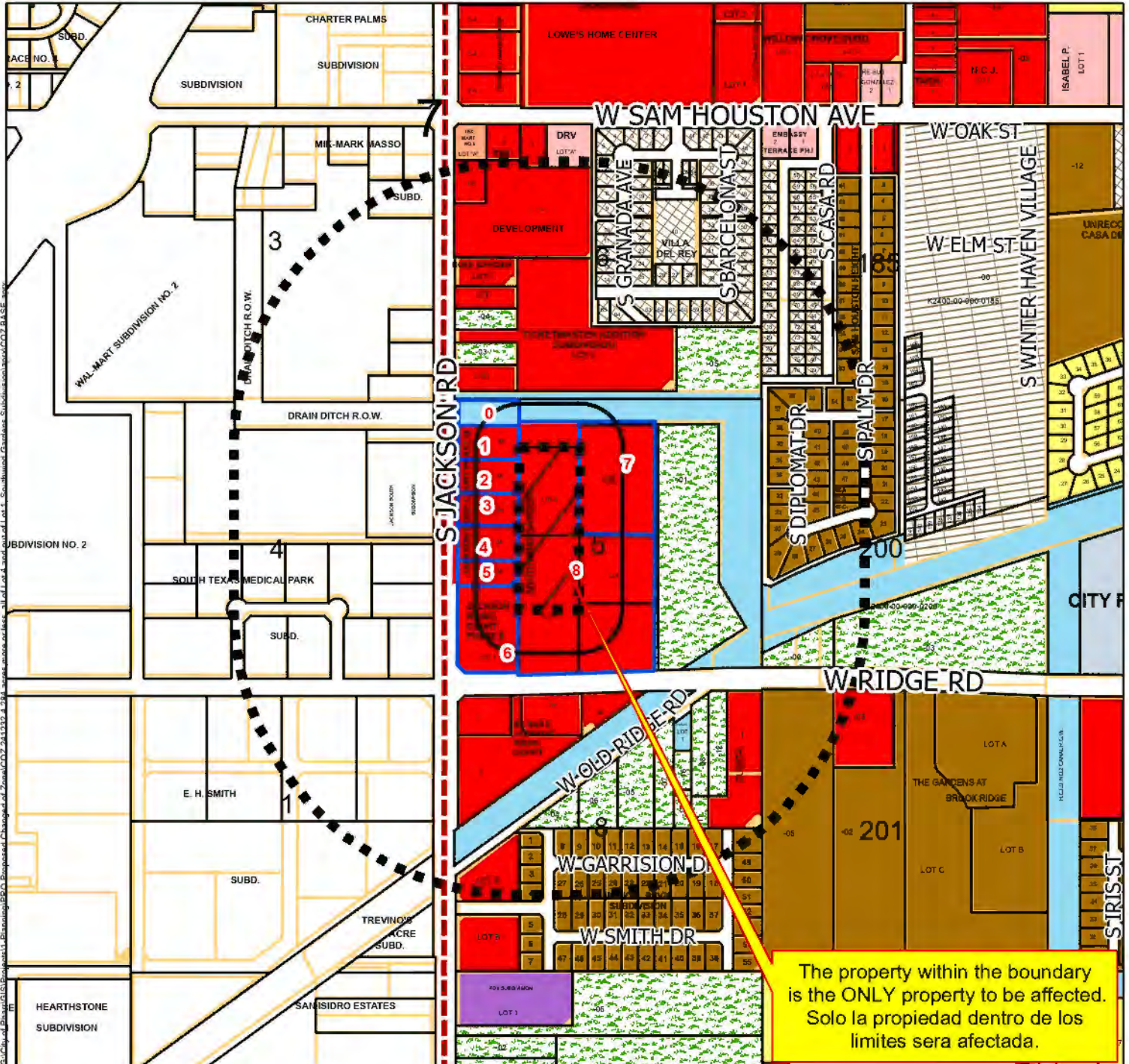


- Subject Property
- 200ft_Radius
- Mailing List
- Quarter Mile Radius

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.



Proposed COZ
4.284 acres, more or less, all of
Lot 4 and out of Lot 1, Southwind
Gardens Subdivision
Melden & Hunt, INC.
ZONING



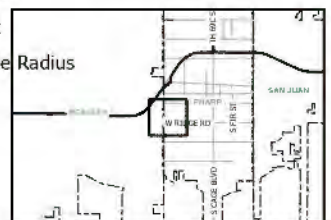
- Subject Property**
- Zoning**
- ZONE**
- Agricultural Open Space
 - Single Family
 - Single Family Small Lot
 - Residential Multi-Family

- 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
- 200ft_Radius
- Mailing List
- Quarter Mile Radius

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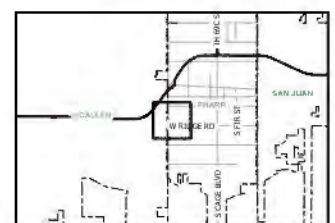


City of Pharr, Texas
Engineering Department
956.402.4242

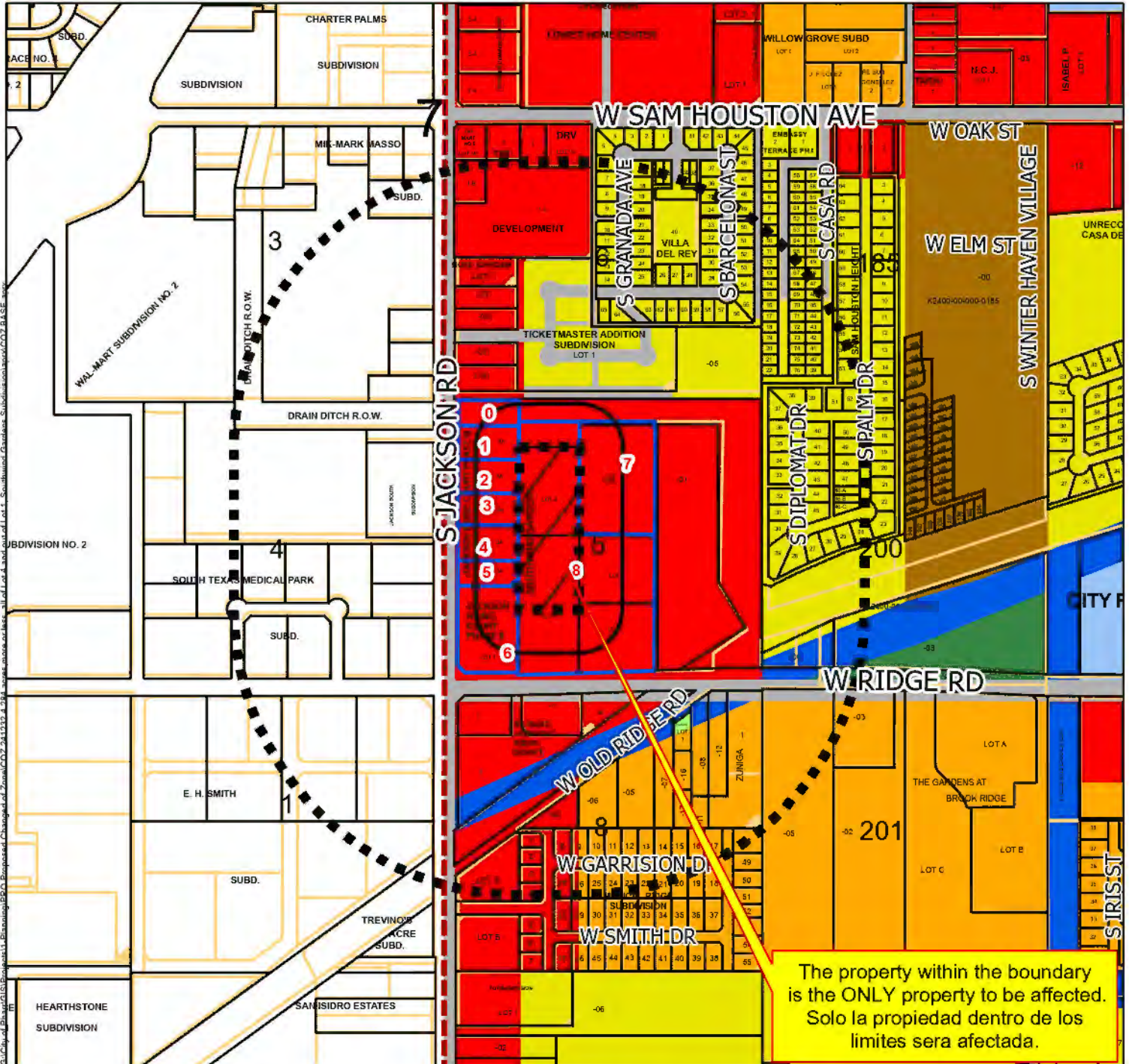
Date: 12/17/2024

Scale: 1:8,000

0 335 670 1,340 2,010 2,680 Feet



Proposed COZ
4.284 acres, more or less, all of
Lot 4 and out of Lot 1, Southwind
Gardens Subdivision
Melden & Hunt, INC.
FUTURE LAND USE



- Subject Property
- 200ft_Radius
- Mailing List
- Quarter Mile Radius

Future Land Use
FUTURELAND

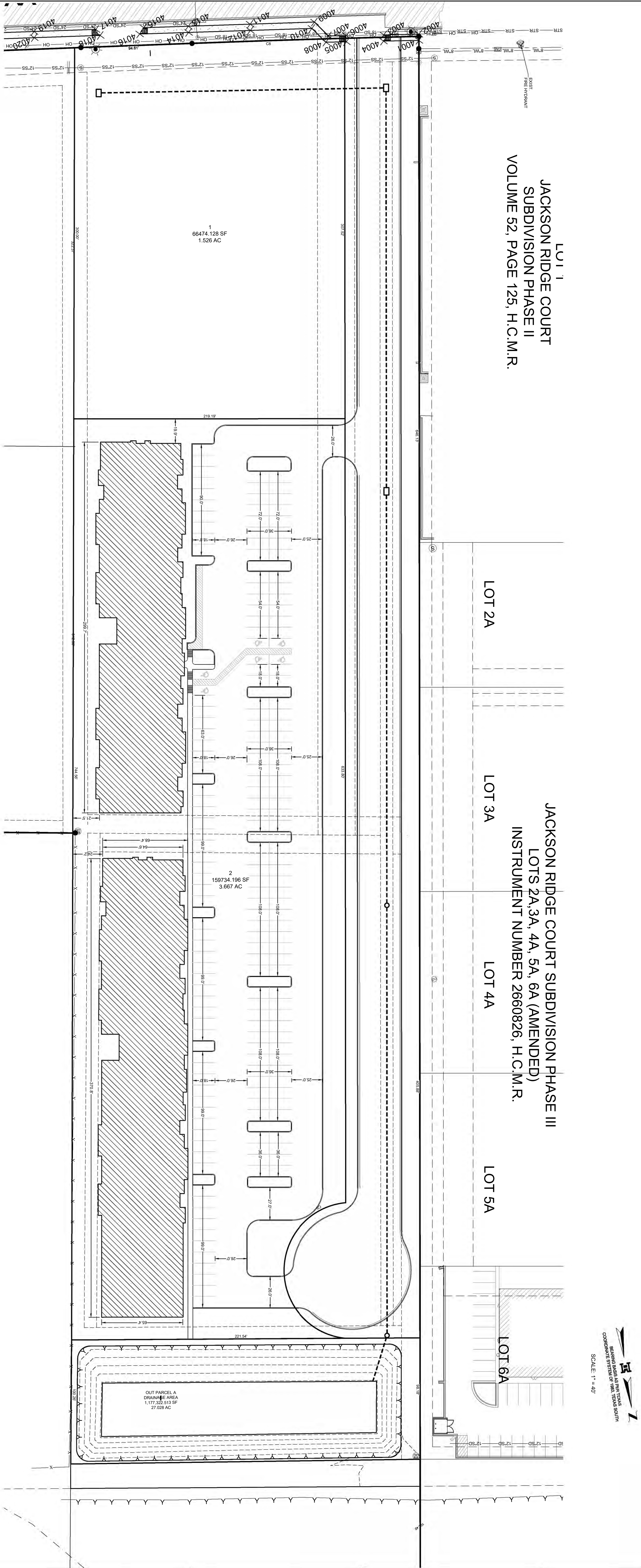
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SITE PLAN LAYOUT

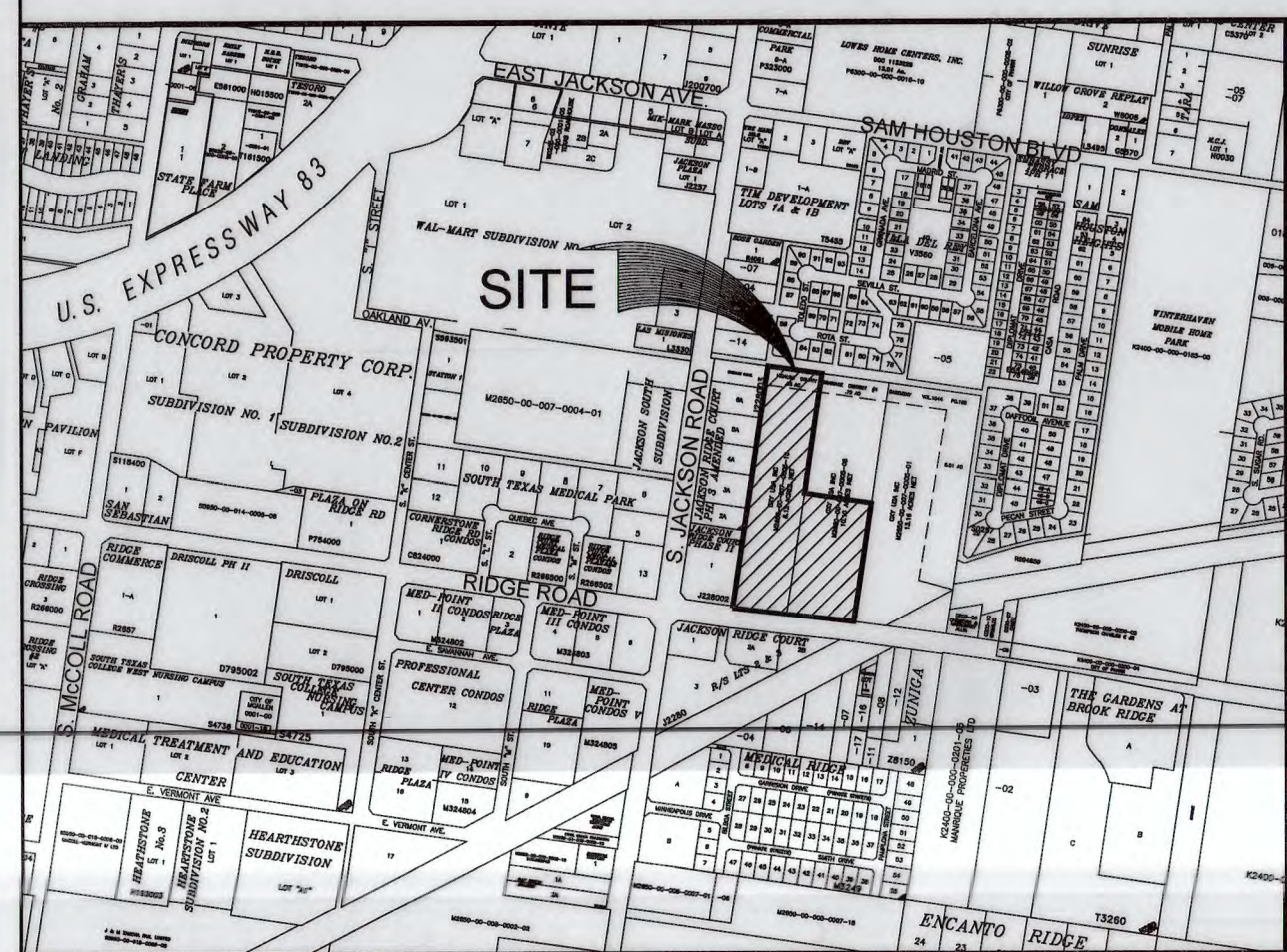
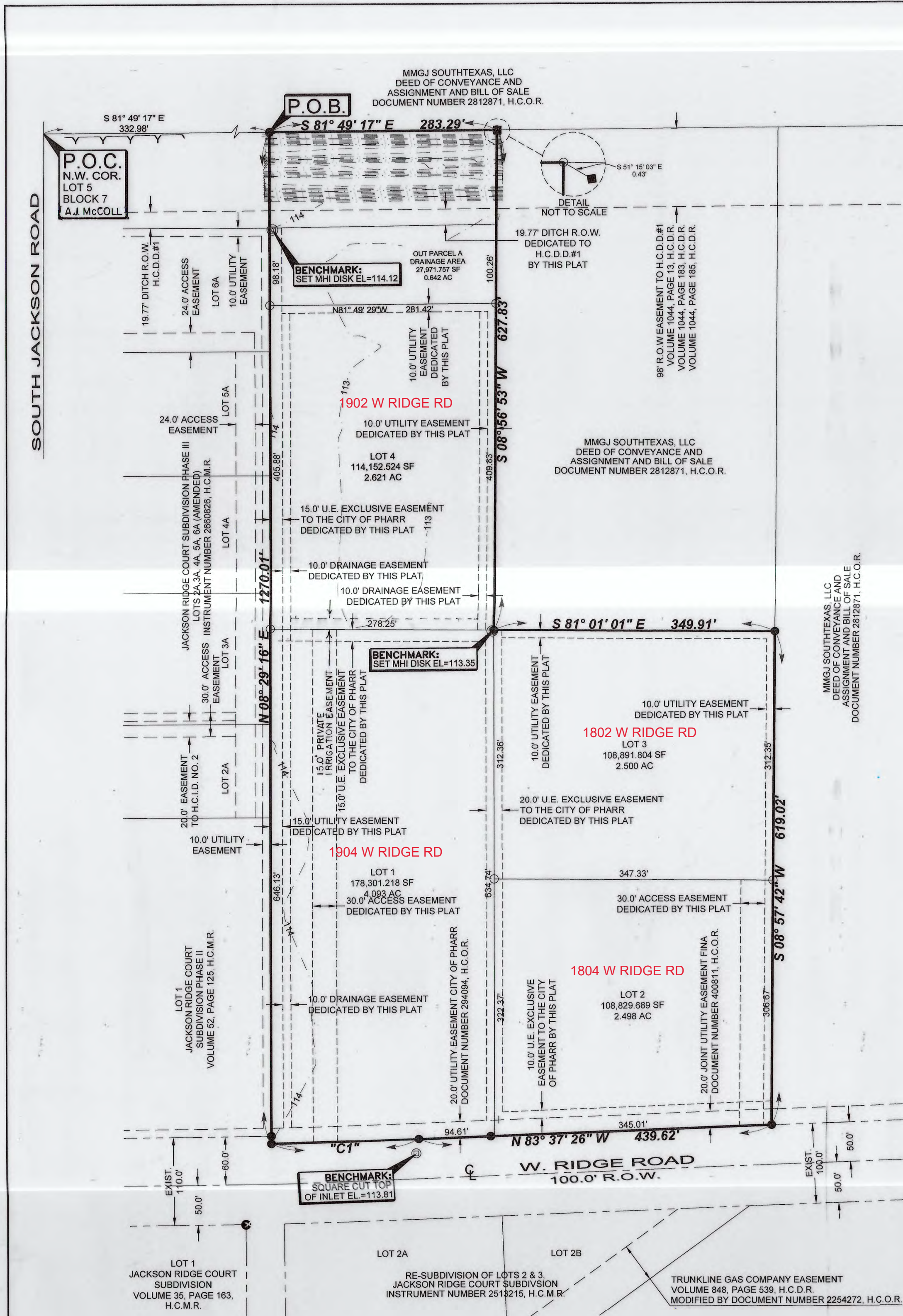
SOUTHWIND GARDENS
SUBDIVISION

PHARR, TEXAS
HIDALGO COUNTY

ENG. TECH: EM
PROJECT ENG: MARIO REYNA
T-BOOK: 1014, PG. 66
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

REVISION	DATE	BY
M MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS		
115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com		

JOB No.
23060.00



LEGEND

- FOUND NO. 4 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND ALUMINUM MONUMENT
- SET MHI DISK MONUMENT
- SET SQUARE CUT
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT, INC.
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- SF - SQUARE FEET
- AC - OF ONE ACRE
- CL - CENTER LINE

Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	00° 56' 22"	1144.02	163.79	91.80	163.76	N 83° 10' 40" W

MELDEN & HUNT, INC.
TEXAS REGISTER F-1435
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 77641
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

SUBDIVISION MAP OF SOUTHWIND GARDENS SUBDIVISION

BEING A 13.125 ACRES BEING
OUT OF LOT 5, BLOCK 7,
A.J. MCCOLL SUBDIVISION
CITY OF PHARR
HIDALGO COUNTY, TEXAS

GENERAL NOTES:

- SETBACKS: AS PER CITY OF PHARR ORDINANCE
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN FLOOD ZONE "C" AND ZONE "B". ZONE "C" IS DESIGNATED AS AREAS OF MINIMAL FLOODING. ZONE "B" ARE 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.
- COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
- BENCH MARK: DOCUMENTATION FOR CITY OF PHARR BENCHMARK SYSTEM INDICATES INFORMATION FOR THE NEAREST MONUMENT AS POINT #34, NORTHING: 16592043.578, EASTING: 1081709.507 ELEV.=114.09
BENCH MARK #1: SQUARE CUT TOP OF INLET LOCATED IN THE NORTH R.O.W. OF W. RIDGE ROAD A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF: NORTHING: 16592105.8280, EASTING: 1080964.6590, EL=113.81.
BENCH MARK #2: SET MHI DISK ON THE NORTH WEST CORNER OF SAID LOT 1. WITH A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF: NORTHING: 16592739.6340, EASTING: 1081155.9790, EL=113.35.
BENCH MARK #3: SET MHI DISK ON THE NORTH WEST CORNER OF LOT 6A. JACKSON RIDGE COURT SUBDIVISION PHASE III WITH A GPS ELEVATION PER NAVD 88 (GEIOD 2003) OF: NORTHING: 16593279.7110, EASTING: 1080960.6930, EL=114.12.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 175.197 ACRES AND A VOLUME OF APPROXIMATELY 4,022 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. 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 COMMERCIAL DEVELOPMENT.
- 5.0-FOOT SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED WITHIN SUBDIVISION CONSTRUCTION PHASE.
- NO STRUCTURES ALLOWED OVER ANY EASEMENT.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER'S TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- PROVIDE STEEL CASING FOR PORTIONS OF WATERLINE UNDER DRIVEWAYS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 06 DAY OF March, 20 24

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: [Signature]
PRESIDENT SECRETARY

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 §49.211 (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. SESIN, P.E., C.E.M.
GENERAL MANAGER

METES & BOUNDS

A TRACT OF LAND CONTAINING 13.125 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 5, BLOCK 7, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, SAID 13.125 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MMGJ SOUTHWIND GARDENS, LLC, BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NUMBER 2812871, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.125 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 7 AND WITHIN THE EXISTING RIGHT-OF-WAY OF SOUTH JACKSON ROAD;

THENCE, S 81° 49' 17" E, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 7, A DISTANCE OF 332.98 FEET TO A NO. 4 REBAR FOUND, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81° 49' 17" E ALONG THE EXISTING NORTH LINE OF SAID LOT 5, BLOCK 7, A DISTANCE OF 283.29 FEET TO A NO. 4 REBAR SET FROM WHICH A CONCRETE MONUMENT WITH ALUMINUM CAP FOUND BEARS S 51° 15' 03" E, A DISTANCE OF 0.43 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 56' 53" W A DISTANCE OF 627.83 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 01' 01" E A DISTANCE OF 349.91 FEET TO A NO. 4 REBAR FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 57' 42" W A DISTANCE OF 619.02 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF WEST RIDGE ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 83° 37' 26" W ALONG THE EXISTING NORTH RIGHT-OF-WAY OF WEST RIDGE ROAD, AT A DISTANCE OF 350.08 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 439.62 FEET, TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00° 55' 22", A RADIUS OF 11,410.00 FEET, AN ARC LENGTH OF 183.79 FEET, A TANGENT OF 91.89, AND A CHORD THAT BEARS N 83° 13' 46" W, A DISTANCE OF 183.78 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 29' 16" E ALONG THE EAST LINES OF JACKSON RIDGE COURT SUBDIVISION PHASE II ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52, PAGE 125, HIDALGO COUNTY MAP RECORDS, AND JACKSON RIDGE COURT SUBDIVISION PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2680826, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 1, SAID JACKSON RIDGE COURT SUBDIVISION PHASE II, AT A DISTANCE OF 410.74 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID JACKSON RIDGE COURT SUBDIVISION PHASE II AND THE SOUTHEAST CORNER OF SAID JACKSON RIDGE COURT SUBDIVISION PHASE III, CONTINUING A TOTAL DISTANCE OF 1,270.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.125 ACRES, OF WHICH 0.536 OF ONE ACRE LIES WITHIN THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE EASEMENT, LEAVING A NET OF 12.489 ACRES OF LAND, MORE OR LESS.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE 04 DAY OF April, 20 24

DANNY WYLLIE,
PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "SOUTHWIND GARDENS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

SOUTHWIND GARDENS, LLC A TEXAS LIMITED LIABILITY COMPANY

MICHAEL BIRD, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

DIANA S. BIRD, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

ROSS M. TROUTMAN, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

EMILY R. TROUTMAN, MANAGING MEMBER
2007 E SILVERBELL STREET
MISSION, TX 78573

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL BIRD 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF October, 20 23.

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIANA S. BIRD 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF October, 20 23.

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS M. TROUTMAN 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF October, 20 23.

Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EMILY R. TROUTMAN 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF October, 20 23.

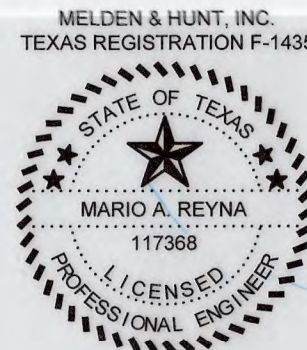
Wendy B. Rodriguez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA P.E. # 117368
DATE PREPARED: 03-23-2023
ENGINEERING JOB NO. 23060.00

10-18-23
DATE:



STATE OF TEXAS
COUNTY OF HIDALGO:

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATED THIS THE 16th DAY OF October, 20 23

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 2-09-2023
T-1170, PAGE 55
SURVEYING JOB NO. 23316.08



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON 4-24-24 AT 3:03 AM/PM
INSTRUMENT NUMBER 3542531
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] DEPUTY

DRAWN BY: EM DATE: 03-23-23
SURVEY CHECKED BY: J.L.G. DATE: 10-06-23
FINAL CHECK DATE:

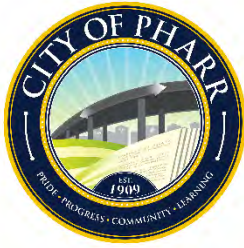


Pharr
Development Services



Site Photo
1904 West Ridge Road





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.3.

DATE SUBMITTED: January 24, 2025

MEETING DATE: February 3, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Texas Nightlife, LLC., d/b/a Gallinas Locas Bar and Grill, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being all of Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. CUP#231030 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Texas Nightlife, LLC., d/b/a Gallinas Locas Bar and Grill, 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). This request constitutes the 1st renewal for Gallinas Locas Bar and Grill.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to 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 - 1/24/2025
Approved - 1/28/2025
Final Approval - 1/28/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 03, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#231030 (GALLINAS LOCAS BAR AND GRILL)
--

GENERAL INFORMATION:

APPLICANT: Texas Nightlife, LLC., d/b/a Gallinas Locas Bar and Grill, 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 all of Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 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 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 recommends **approval** of the
renewal request for the Conditional Use Permit to allow
the sale of alcoholic beverages for on-premise
consumption in a General Business District (C) subject to
site and applicant being in compliance with all City
Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

February 03, 2025

Conditional Use Permit **Renewal** for ABC –

Gallinas Locas Bar and Grill

Background:

Texas Nightlife, LLC., d/b/a Gallinas Locas Bar and Grill, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 1st renewal for Gallinas Locas Bar and Grill.

The property is located at 6905 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.

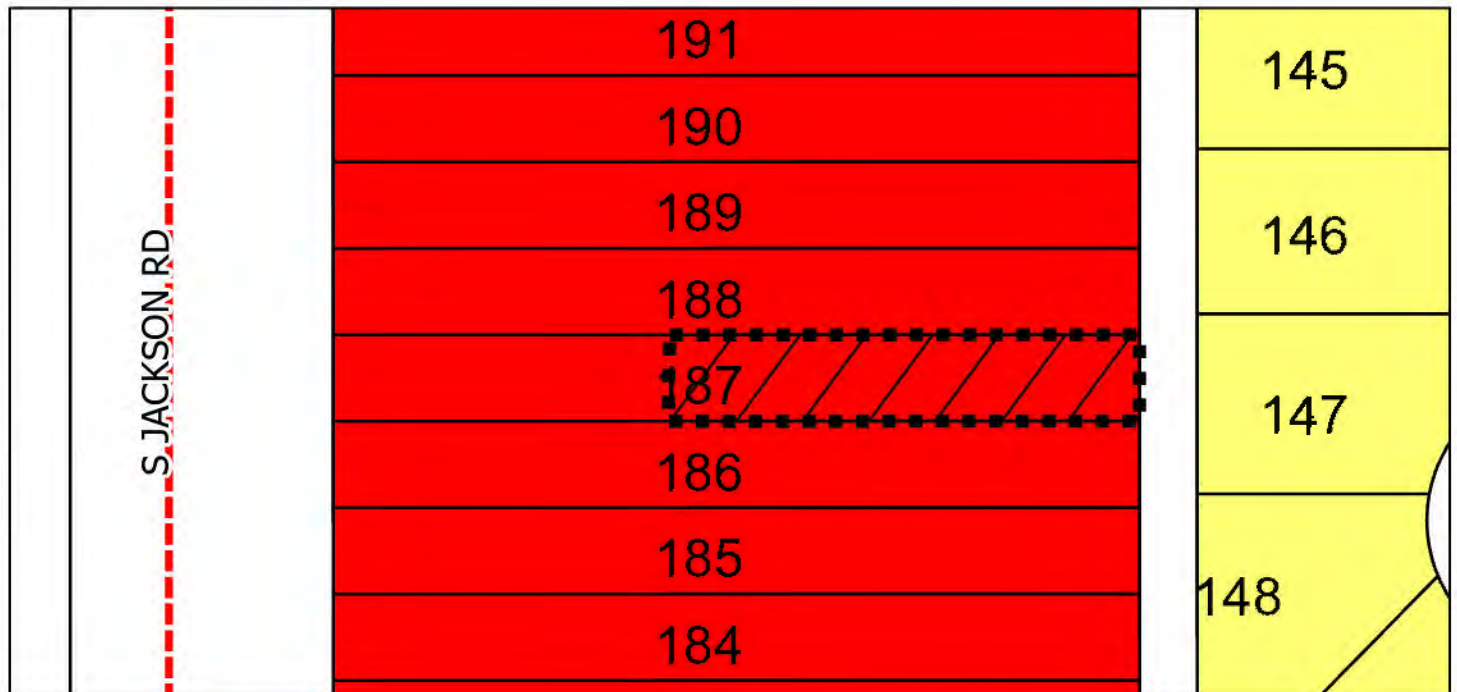
Recommendations:

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

CUP RENEWAL
 GALLINAS LOCAS BAR & GRILL
 6905 S JACKSON RD
 LOT 187, VALLE DE LA PRIMAVERA SUBDIVISION
 DAVID ELLIOT



G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP_Renewal 0905 S JACKSON RD GALLINAS LOCAS BAR & GRILL\00_Renewal Base.aprx



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:800
 0 30 60 120 180 240 Feet



Date: 11/25/2024



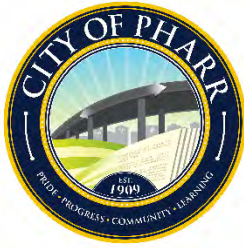
Pharr
Development Services



Site Photo

6905 South Jackson Road





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.4.

DATE SUBMITTED: January 24, 2025

MEETING DATE: February 3, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Michael Wright, CFO, DBA Parry's Pizza, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. 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's physical address is 550 North Jackson Road. CUP#231132 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Michael Wright, CFO, DBA Parry's Pizza, 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). This request constitutes the 1st renewal for Parry's Pizza.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to 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 - 1/24/2025
Approved - 1/28/2025
Final Approval - 1/28/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 03, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC - FILE NO. CUP#231132 (PARRY'S PIZZA)

GENERAL INFORMATION:

APPLICANT: Michael Wright, CFO, DBA Parry's Pizza, 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 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's physical address is 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 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.

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



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

February 03, 2025

Conditional Use Permit **Renewal** for ABC –

Parry's Pizza

Background:

Michael Wright, CFO, DBA Parry's Pizza, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 1st renewal for Parry's Pizza.

The property is located at 550 North 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.

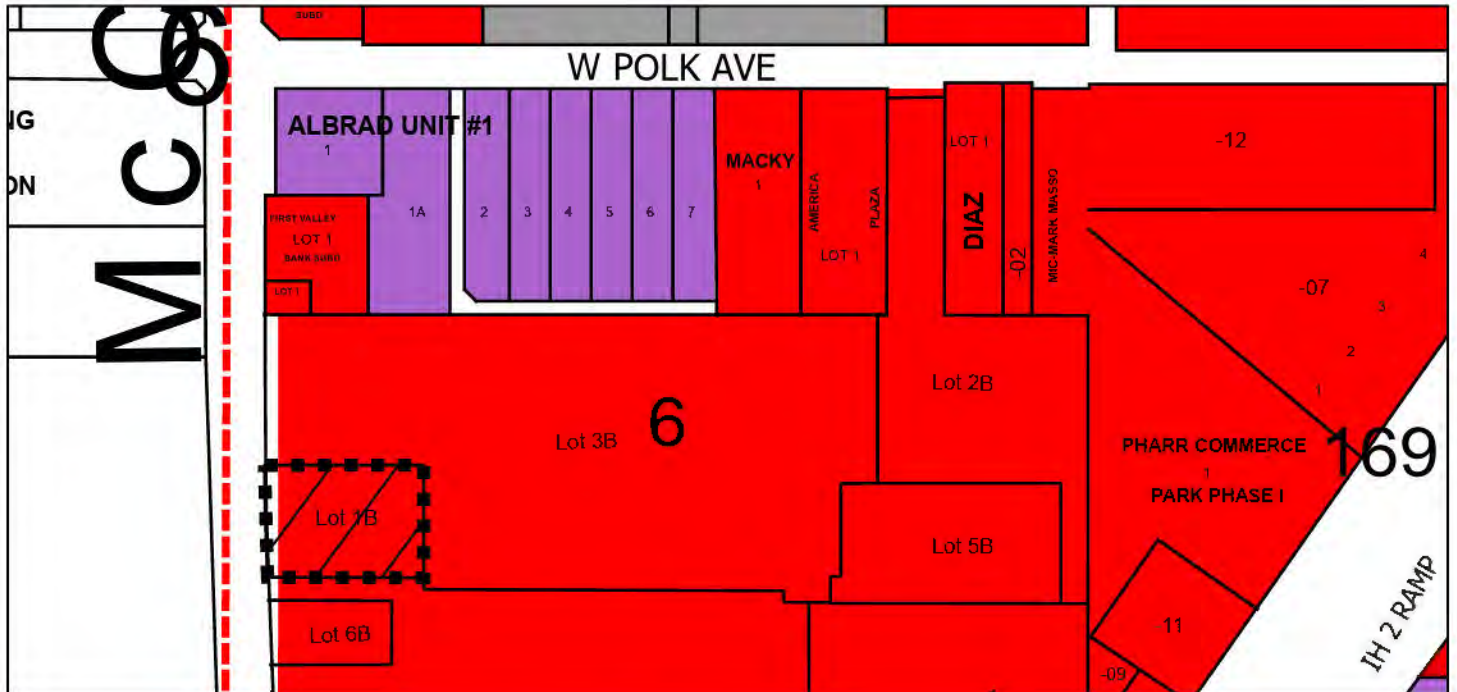
Recommendations:

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

CUP Renewal
 550 N JACKSON RD
 LOT 1B OF THE 2ND REPLAT
 OF VACATED CAR-MEL SUBDV,
 VACATED EL CENTRO MALL NO.3 & 4
 MICHAEL WRIGHT



G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP Renewal\550 N JACKSON RD PARRY'S PIZZERIA\00_Renewal Base.aprx



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:4,000

0 165 330 660 990 1,320 Feet



Date: 11/21/2024



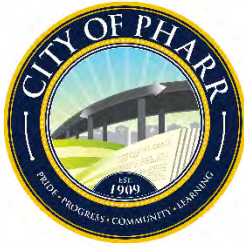
Pharr
Development Services



Site Photo

550 North Jackson Road





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.A.

DATE SUBMITTED: January 30, 2025

MEETING DATE: February 3, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Consideration and action, if any, on Ordinance calling the City of Pharr General Municipal Election for May 3, 2025, for election of City Commissioners Places 2, 3 and 4 and designating Election Precincts and Polling Places.

(Consideración y acción, en Ordenanza para ordenar la Elección Municipal General de la Ciudad de Pharr el 3 de mayo de 2025 para elegir Comisionados Lugares 2, 3, y 4, y la designación de Districtos Electorales y Centros de Votación), (Adoption on 1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.

Classification: Regular

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

Issue: Adoption of an Ordinance calling a general municipal election to be held on Saturday, May 3, 2025. Seats up for vote as part of the general election are Commissioner Place No. 2, Commissioner Place No. 3 and Commissioner Place No. 4. The last day to file for a place on the ballot is Friday, February 14, 2025, at 5:00 p.m.

EARLY VOTING SCHEDULE:

Tuesday, April 22, 2025	7:00 a.m. to 7:00 p.m.
Wednesday, April 23, 2025	8:00 a.m. to 6:00 p.m.
Thursday, April 24, 2025	8:00 a.m. to 6:00 p.m.
Friday, April 25, 2025	8:00 a.m. to 6:00 p.m.
Saturday, April 26, 2025	7:00 a.m. to 7:00 p.m.
Sunday, April 27, 2025	CLOSED
Monday, April 28, 2025	8:00 a.m. to 6:00 p.m.
Tuesday, April 29, 2025	7:00 a.m. to 7:00 p.m.

POLLING PLACES FOR EARLY VOTING:

Jose "Pepe" Salinas Recreation Center	1011 W. Kelly, Pharr, TX.
Development & Research Center	850 W. Dicker Road, Pharr, TX.

ELECTION DAY - POLLING PLACES OPEN FROM 7:00 A.M. TO 7:00 P.M.:

Precincts: 61, 116 and 240	Polling Place No. 1 Pharr Natatorium	3001 N. Cage Blvd. Pharr, TX.
Precincts: 6, 25, 35 and 147	Polling Place No. 2 Jose "Pepe" Salinas Recreation Center	1011 W. Kelly Pharr, TX.
Precincts: 60 and 115	Polling Place No. 3 Pharr One Building	1121 E. Nolana Pharr, TX.
Precincts: 36, 168, 208 and 258	Polling Place No. 4 Pharr City Hall	118 S. Cage Blvd. Pharr, TX.
Precincts: 5, 122, 137, 146 and 227	Polling Place No. 5 Development & Research Center	850 W. Dicker Road Pharr, TX.

Fiscal Consideration: \$70,000 Approximately

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 1/30/2025
Approved - 1/31/2025
Approved - 1/31/2025
Final Approval - 1/31/2025

ORDINANCE NO. O-2025-__

AN ORDINANCE OF THE CITY OF PHARR, TEXAS, AUTHORIZING A GENERAL MUNICIPAL ELECTION TO BE HELD ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING A COMMISSIONER PLACE 2, COMMISSIONER PLACE 3, AND COMMISSIONER PLACE 4; PROVIDING FOR THE PUBLICATION AND POSTING OF NOTICE; PROVIDING FOR EARLY VOTING; PROVIDING FOR THE APPOINTMENT OF ELECTION OFFICIALS; ESTABLISHING REGULAR BUSINESS HOURS OF THE CITY CLERK'S OFFICE ON THE DAYS OF EARLY VOTING BY PERSONAL APPEARANCE; REPEALING ALL ORDINANCES IN CONFLICT; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Pharr, Texas is a home rule municipal corporation in Hidalgo County, Texas; and

WHEREAS, Section 41.001(a)(1) of the Texas Election Code establishes the first Saturday of May 2025, as a uniform election day for the purposes of conducting a general election; and

WHEREAS, Section 3.004(a) (3) of the Texas Election Code provides that the governing body of a municipality shall be the authority to order a general election of electing municipal officers.

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

SECTION 1. A general municipal election is hereby ordered to be held on the 3rd day of May 2025, for the purpose of electing the following city officers:

**Commissioner Place # 2
Commissioner Place # 3
Commissioner Place # 4**

SECTION 2. The hours during which the polling places for each voting precinct are to be open on Election Day shall be from 7:00 o'clock a.m. to 7:00 o'clock p.m.

SECTION 3. The election precincts and polling places for the general election to be held in the City of Pharr, Hidalgo County, Texas are described in Exhibit "A" attached hereto and made a part of this Ordinance for all purposes.

In the event the Mayor shall find that one or more of the polling places designated above shall have become unavailable or unsuitable for use at the Election, he is hereby authorized to designate substitute polling places and provide such notice as required by applicable law.

SECTION 4. The Election shall be held under the provisions of the Charter of the City of Pharr, the Constitution and laws of the State of Texas and United States, and this Ordinance.

SECTION 5. The City Clerk is hereby authorized and directed to have prepared and provided the ballots for the Election and any other necessary supplies and services to conduct said Election.

SECTION 6. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing of the City Clerk as provided by section 52.094 of the Texas Election Code.

The form of the ballot for the election shall be as follows:

OFFICIAL BALLOT
General Election
City of Pharr, Texas
May 3, 2025

INSTRUCTION NOTE: Vote for the candidate of your choice in each race by placing an "X" in the square beside the candidate's name.

For Commissioner, Place No. 2 (Vote for one)

- ☐ (candidates' name)
- ☐ (candidates' name)

For Commissioner, Place No. 3 (Vote for one)

- ☐ (candidates' name)
- ☐ (candidates' name)

For Commissioner, Place No. 4 (Vote for one)

- ☐ (candidates' name)
- ☐ (candidates' name)

SECTION 7. Voting at the Election shall utilize a voting system approved pursuant to the provisions of the Texas Election Code and/or the United States Department of Justice, as applicable ("an approved voting system").

SECTION 8. The City Clerk is designated as Early Voting Clerk for the Election. The City Clerk will appoint Deputy Early Voting Clerks for the Election.

SECTION 9. The dates and times for early voting by personal appearance shall be at the locations for the general election as shown on Exhibit "B" hereto. If the Deputy Early Voting Clerk or any clerk appointed hereby to assist the Early Voting Clerk is an employee of the City of Pharr, Texas, then such person shall serve as clerk without

additional compensation unless the clerk is required to work on a day which is not a regular city workday or during hours which are not regular city workday hours. In this latter case, the clerk shall be compensated at the person's regular hourly rate for the hours worked that are not part of a regular city workday, properly adjusted for overtime or holiday pay, if applicable.

SECTION 10. The Early Voting Clerk shall receive applications for early voting ballots to be voted by mail in accordance with the Election Code. Applications for Election ballots to be voted by mail shall be mailed to:

Early Voting Clerk
City of Pharr, Texas
118 S. Cage 4th Floor
P. O. Box 1729
Pharr, Texas 78577

Or request an application by phone at 956-402-4100; fax at 956-702-5313; or email imelda.perez@pharr-tx.gov or alessandra.garcia@pharr-tx.gov .

SECTION 11. The election materials as outlined in Section 272.005, Texas Election Code, shall be printed in both English and Spanish for use at the polling places and for early voting for said election.

SECTION 12. This Ordinance constitutes the election order for the Election and notice of the Election shall be given by publication and posting as required by the Texas Election Code and other applicable law.

SECTION 13. It is hereby found, determined and declared that a written notice of the date, hour, place and subject of the meeting of the City Commission at which this Ordinance was adopted was given for the time required by law preceding this meeting as required by the Open Meetings Law, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Commission further ratifies, approves, and confirms such written notice and the contents and posting thereof.

SECTION 14. The Mayor is authorized to execute, and the City Clerk is authorized to attest this Election Order on behalf of the Board of City Commissioners. The Mayor is further authorized to do all other things legal and necessary in connection with the holding and consummation of the Election.

SECTION 15. The importance of the subject matter hereof creates an emergency and an imperative public necessity requiring the suspension of the rule that Ordinance be read on three separate days, and such rule is hereby suspended and said

requirement is dispensed with by a vote of not less than a majority of all the members of the Board of Commissioners. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 3rd day of February 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

EXHIBIT “A”

POLLING LOCATIONS FOR MAY 3, 2025 GENERAL MUNICIPAL ELECTION

HIDALGO COUNTY ELECTION PRECINCT NOS.	CITY POLLING PLACES	ADDRESS
61, 116 and 240	<u>Polling Place No. 1</u> Pharr Natatorium	3001 N. Cage Blvd. Pharr, Texas
6, 25, 35 and 147	<u>Polling Place No. 2</u> Jose “Pepe” Salinas Recreation Center	1011 W. Kelly Pharr, TX
60 and 115	<u>Polling Place No. 3</u> Pharr One Building	1121 E. Nolana Pharr, TX
36, 168, 208 and 258	<u>Polling Place No. 4</u> Pharr City Hall	118 S. Cage Blvd. Pharr, TX
5, 122, 137, 146 and 227	<u>Polling Place No. 5</u> Development & Research Center	850 W. Dicker Road Pharr, TX

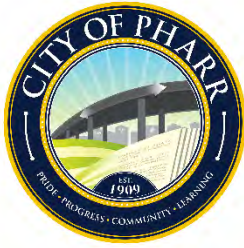
EXHIBIT “B”

City of Pharr Early Voting Schedule May 3, 2025 – General Election

Early Voting shall commence on Tuesday, April 22, 2025 and terminate on Tuesday, April 29, 2025. The main polling place for early voting by personal appearance shall be at the Jose "Pepe" Salinas Recreation Center, 1011 W. Kelly, Pharr, Texas.

A temporary branch early voting polling place for early voting by personal appearance shall be at the Development & Research Center, 850 W. Dicker Road, Pharr, Texas. Any voter who is entitled to vote an early voting ballot by personal appearance may do so at the temporary branch early voting polling place. Early voting shall be conducted in accordance with the Texas Election Code on the following days, dates, and hours during the early voting period.

DAY	DATE	HOURS
Tuesday	April 22, 2025	7:00 a.m. to 7:00 p.m.
Wednesday	April 23, 2025	8:00 a.m. to 6:00 p.m.
Thursday	April 24, 2025	8:00 a.m. to 6:00 p.m.
Friday	April 25, 2025	8:00 a.m. to 6:00 p.m.
Saturday	April 26, 2025	7:00 a.m. to 7:00 p.m.
Sunday	April 27, 2025	CLOSED
Monday	April 28, 2025	8:00 a.m. to 6:00 p.m.
Tuesday	April 29, 2025	7:00 a.m. to 7:00 p.m.



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.B.

DATE SUBMITTED: January 31, 2025

MEETING DATE: February 3, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Ordinance authorizing the transfer of real property to the Pharr Economic Development Corporation, Inc. II, providing for severability clause; providing for effective date; declaration of emergency; proper notice of meeting; and ordaining other matters relating to the foregoing. **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Transfer of Property to Pharr Economic Development Corporation, Inc. II

Fiscal Consideration: None

Staff Recommendation: Staff recommends to approve transfer of real property.

Alternatives: Deny transfer of real property.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 1/31/2025
Approved - 1/31/2025
Approved - 1/31/2025
Final Approval - 1/31/2025

ORDINANCE NO. O-2025-__

AN ORDINANCE AUTHORIZING THE TRANSFER OF REAL PROEPRTY TO THE PHARR ECONOMIC DEVELOPMENT CORPORATION, INC. II, PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR EFFECTIVE DATE; DECLARATION OF EMERGENCY; PROPER NOTICE OF MEETING; AND ORDAINING OTHER MATTERS RELATING TO THE FOREGOING

WHEREAS, in accordance with Article I, Section 3 of the Pharr City Charter, the enumeration of powers granted and authorized by the charter shall not be held or deemed exclusive, but shall be in addition to the powers appropriate for the exercise necessary of local self-government, and shall all powers granted by law, constitution, and ordinance;

WHEREAS, pursuant to Texas Local Government Code section 51.001, the City has authority to adopt ordinances that are for the good government, peace, or order of the municipality or for the trade and commerce of the municipality and that are necessary to carry out powers granted to the City; and

WHEREAS, pursuant to the Texas Constitution, article XI, section 5, and Texas Local Government Code section 51.072, the City, as a home-rule municipality, has full power of local self-government; and

WHEREAS, the City of Pharr is authorized to transfer the property as indicated herein in accordance with Chapter 253, Section 253.009 of the Texas Local Government Code.

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

SECTION 1. AUTHORITY; AREA

The authority granted to the City of Pharr and the City's development corporation known as the Pharr Economic Development Corporation, Inc. II ("PEDC") are provisions referenced in Chapter 253, Section 253.009 of the Texas Local Government Code.

SECTION 2. TRANSFER OF MUNICIPAL PROPERTY TO DEVELOPMENT CORPORATION

(a) In accordance with property acquired through or in lieu of legal settlement as authorized by law, the City of Pharr directs that TRACT 1: ALL OF LOT 103, OF THE RE-SUBDIVISION OF LOTS 1 AND 5 TO 32, INCLUSIVE OF SAN JUAN PLANTATION SUBDIVISION OUT OF PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 52, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY TEXAS, REFERENCES TO WHICH IS HERE MADE FOR ALL PURPOSES.

SAVE AND EXCEPT THAT TRACT OF LAND CONVEYED UNTO UNITED STATES OF AMERICA AND ITS ASSIGNS, DATED MAY 5, 2020 , FILED MAY 28, 2020 UNDER DOCUMENT NUMBER 3115969, OFFICIAL RECORDS OF HIDALGO, COUNTY, TEXAS.

TRACT 2: ALL THAT CERTAIN OF LAND, BEING THE WILLIAM BREWSTER TRACT OUT OF PORCION 71, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE INTERSECTION OF THE WEST LINE OF THE WILLIAMS BREWSTER TRACT AND THE SOUTH LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND; SAID POINT LOCATED NORTH 82 DEGREES 31 MINUTES EAST, 80.0 FEET AND SOUTH 8 DEGREES 14 MINUTES WEST, 103.88 FEET FROM THE SOUTHWEST CORNER OF LOT 96, SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOLUME 3, PAGE 52, MAP RECORDS;

THENCE, WITH THE SOUTH LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY NORTH 82 DEGREES 31 MINUTES EAST, 1162.28 FEET TO AN IRON ROD, FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF;

THENCE, SOUTH 8 DEGREES 42 MINUTES WEST, AT 277.3 FEET PASS AN IRON ROD ON THE NORTH LINE OF THE OLD MILITARY ROAD AND AT 308.54 FEET A POINT IN THE CENTER OF SAID MILITARY ROAD, FOR AN INTERIOR CORNER HEREOF;

THENCE, WITH THE CORNER OF THE OLD MILITARY ROAD, NORTH 83 DEGREES 31 MINUTES EAST, 151.4 FEET TO A POINT ON THE EAST LINE OF THE WILLIAM BREWSTER TRACT, FOR THE MOST SOUTHERLY NORTHEAST CORNER HEREOF;

THENCE, WITH THE EAST LINE OF SAID BREWSTER TRACT, SOUTH 8 DEGREES 29 INUTES 30 SECONDS WEST, AT 31.24 FEET PASS AN IRON ROD ON THE SOUTH LINE OF THE OLD MILITARY ROAD, AND AT 8519.78 FEET AN IRON ROD ON THE NORTH BANK OF RIO GRANDE RIVER, FOR THE SOUTHEAST CORNER, HEREOF;

THENCE, WITH THE MEANDERS OF RIO GRANDE RIVER AS FOLLOWS: NORTH 35 DEGREES 25 MINUTES 47 SECONDS WEST, 68.28 FEET; NORTH 53 DEGREES 01 MINUTE 31 SECONDS WEST, 235.22 FEET; NORTH 63 DEGREES 56 MINUTES 02 SECONDS WEST, 231.79 FEET; NORTH 71 DEGREES 14 MINUTES 30 SECONDS WEST, 550.21 FEET; NORTH 70 DEGREES 45 MINUTES WEST, 200.1 FEET AND NORTH 81 DEGREES 21 MINUTES WEST, 101.80 FEET TO AN IRON ROD ON THE WEST LINE OF THE WILLIAM BREWSTER TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE WEST LINE OF THE WILLIAM BREWSTER TRACT AS FOLLOWS: NORTH 9 DEGREES 00 MINUTES EAST, 1990.19 FEET TO AN IRON ROD; NORTH 9 DEGREES 02 MINUTES 30 SECONDS EAST, 3150.0 FEET TO AN IRON ROD; NORTH 8 DEGREES 38 MINUTES 30 SECONDS EAST, AT 2466.66 FEET PASS AN IRON ROD ON THE SOUTH LINE OF THE OLD MILITARY ROAD AND AT 2497.9 FEET A POINT IN THE CENTER OF SAID ROAD, FOR A POINT IN THE WEST LINE HEREOF; THENCE, CONTINUE WITH THE WEST LINE OF THE BREWSTER TRACT, NORTH 8 DEGREES 14 MINUTES EAST, AT 31.24 FEET PASS AN IRON ROD ON THE NORTH LINE OF THE OLD MILITARY ROAD AND AT 464.4 FEET THE POINT OF BEGINNING, CONTAINING 246.14 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THAT TRACT CONVEYED UNTO UNITED STATES OF AMERICA AND ITS ASSIGNS, DATED MAY 5, 2020, FILED MAY 28, 2020 UNDER DOCUMENT NUMBER 3115969, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS as described legally, be transferred by necessary legal instrument to the Pharr Economic Development Corporation, Inc. II. The PEDC shall use, exchange, lease, transfer, and/or develop the property in any necessary way to benefit the economy of the City and the State.

- (b) The PEDC further may reserve for itself the right and authority to transfer the property to any other corporation, or other transfer as may be allowed by law.
- (c) The conveyance shall comply with the Texas Property Code, except a covenant of general warranty is not required. The fair consideration paid for the transfer of property shall be one dollar (\$1.00).

SECTION 3. SAVINGS CLAUSE

Except as hereby amended, any provisions of the code of ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 4. SEVERABILITY CLAUSE

The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, local, and other guidelines as directed.

SECTION 5. PUBLICATION; EFFECTIVE DATE; DECLARATION OF EMERGENCY

The importance of the subject matter of this Ordinance is such as to create an emergency and the reading of this Ordinance on three (3) separate readings is hereby waived and dispensed with and this Ordinance shall take effect and be in force from and after its passage and approval in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

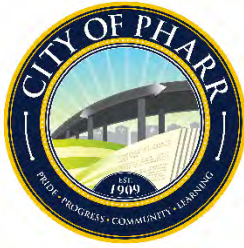
APPROVED AND PASSED on first reading on the 3rd day of February 2025, by the Board of City Commissioners of the City of Pharr, Texas.

CITY OF PHARR

Ambrosio Hernandez
Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.C.

DATE SUBMITTED: January 22, 2025

MEETING DATE: February 3, 2025

FROM: Elva Guajardo, Administrative Assistant

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

Agenda Item: Consideration and action, if any, on Resolution appointing/re-appointing one (1) member to the Golf Advisory Board. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: The term of Hector Gomez expired November 2024; personal contact was made with him, and he indicated that he could no longer serve.

Fiscal Consideration: N/A

Staff Recommendation: City commission approve a new board member to the Golf Advisory Board.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Elva Guajardo
Sergio Alanis
City Management Office

Created/Initiated - 1/22/2025
Approved - 1/29/2025
Final Approval - 1/29/2025

STATE OF TEXAS { }

COUNTY OF HIDALGO { }

CITY OF PHARR { }

R E S O L U T I O N
NO: R-2025-

WHEREAS, in accordance with city ordinance, Chapter 90, Article II, Section 99-23, has created and appointed Tierra del Sol Golf Club Advisory Board composed of nine members who shall be residents of the City of Pharr and serve a term of two and three years. Any member of the Committee may be reappointed by the City Commission upon completion of a full term.

WHEREAS, the term of Hector Gomez's term expired on November 1, 2024;

WHEREAS, the appointment/re-appointment of one (1) member needs to be made at this time; and such Board member shall perform his duties as may be prescribed by ordinance or state law.

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

The following person is hereby appointed as member of the Parks and Recreation Committee of the City of Pharr

NAME:

LENGTH OF TERM

1.

2-Year Term (to expire on 11/1/26)

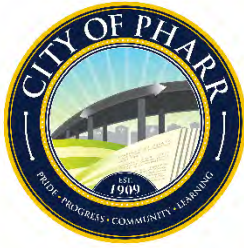
PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR on this the 3rd day of February, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 8.A.

DATE SUBMITTED: January 30, 2025

MEETING DATE: February 3, 2025

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Maria Rangel

Agenda Item: Consideration and action, if any, authorizing City Manager to reject bids for the Commercial Vehicle Parking Area and re-advertise for bids. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The Pharr City Commission has taken three separate actions related to the award of this project in an effort to award the project to the second lowest bidder. TxDOT has not provided concurrence for these actions, however they have suggested that if the City decides not to award the contract to the low bidder, then bids will need to be rejected and re-bid the project as soon as possible to avoid the project from being listed on the inactive list by the Federal Highway Administration (FHWA). If approved for rejection of bids and re-bid of project, staff shall re-let in spring 2025. - Project No. 2324-71-510-C07-293

Fiscal Consideration: Cost to advertise in the newspaper for at least twenty-one (21) consecutive days.

Staff Recommendation: Staff recommends awarding to the lowest and most responsible & responsive bidder.

Alternatives: Award the project to the lowest and most responsible and responsive bidder. Another alternative is to terminate the project.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
Mayra Gomez
Ricardo Rodriguez
City Management Office

Created/Initiated - 1/30/2025
Approved - 1/31/2025
Approved - 1/31/2025
Final Approval - 1/31/2025



600 W. Interstate 2 | Pharr, Texas 78577
956.702.6100
txdot.gov

January 9, 2025

Dr. Jonathon B. Flores
City Manager
City of Pharr
P.O. Box 1729
Pharr, TX 78577

RE: CSJ: 0921-02-423
Commercial Vehicle Parking Area

Subject: Rescinding of Award and Award to IOC Company, LLC

Dear Dr. Flores,

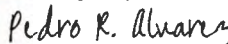
This letter is in response to your letter dated October 22, 2024, regarding the above-mentioned project and subject. In reviewing the specification Item 3L *Award and Execution of Contract* included in the project bid proposal, the justification to award the contract to the second lowest Bidder (IOC Company, LLD) is not approved.

In order to award the contract to the second lowest bidder, the City needs to follow the process under Item 3L. Section 1.1 *Award*. To our knowledge, the City never awarded the Contract to the low Bidder (NM Contracting) as was approved by TxDOT in a letter dated August 16, 2024. Therefore, section 2 *Rescinding of Award* is not applicable.

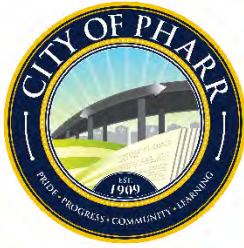
If the City decides not to award the contract to the low bidder (NM Contracting), then it will need to reject and re-let the project as soon as possible to avoid the project from being listed on the inactive list by the Federal Highway Administration (FHWA).

If you have any further questions, feel free to contact Norma Y. Garza, P.E., Director of Transportation Planning & Development at norma.garza@txdot.gov.

Sincerely,

DocuSigned by:

FABA335C2DA448C
Pedro R. Alvarez, P.E.
District Engineer

cc: Cynthia Garza Reyes, Assistant City Manager, City of Pharr
Rex Costley, P.E., Deputy District Engineer
Norma Y. Garza, P.E., Director of Transportation Planning and Development



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 8.B.

DATE SUBMITTED: January 31, 2025

MEETING DATE: February 3, 2025

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Maria Rangel

Agenda Item: Consideration and action, if any, authorizing the City Manager to re-advertise for bids for the I Road Reconstruction and Hike and Bike Trail (Rancho Blanco to Military Hwy.). **This item supports IF - Infrastructure.**

Classification: Consent

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

Issue: At the Regular City Commission Meeting on July 15, 2024, the Commission voted to reject bids for the I Road project. TxDOT had not provided concurrence for this action, but considered the City's proposed change of scope. In January 2025, the City received concurrence from TxDOT on the proposed change of scope and permission to proceed with updating the contract documents. The project is expected to re-let no later than May 2025. Project No. 2425-40-510-C02-343

Fiscal Consideration: Cost to advertise the project in the newspaper for a minimum of twenty-one (21) consecutive calendar days.

Staff Recommendation: Staff recommends re-advertising the I Road Project.

Alternatives: No alternative except to terminate the project.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
Mayra Gomez
Ricardo Rodriguez
City Management Office

Created/Initiated - 1/31/2025
Approved - 1/31/2025
Approved - 1/31/2025
Final Approval - 1/31/2025



600 W. Interstate 2 | Pharr, Texas 78577
956.702.6100
txdot.gov

January 10, 2025

Dr. Jonathon B. Flores
City Manager
City of Pharr
P.O. Box 1729
Pharr, TX 78577

**RE: CSJ: 0921-02-363/499/491
"I" Road**

Subject: Updated Proposed Change of Scope

Dear Dr. Flores:

We are in receipt of your letter dated November 7, 2024, regarding the above referenced project and subject.

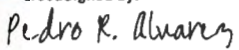
We also received the letter from the City of Pharr (City) dated July 17, 2024, advising us that the City was rejecting the lowest bid for construction by IOC Company, LLC. We subsequently received the letter dated November 7, 2024, with the proposed change of scope to be implemented in the re-letting project. We concur with your proposed change of scope by removing lighting and adding concrete pavement for three intersections along I Road (La Milpas Road, Anaya Road, and Hi-Line Road).

However, we will need to re-coordinate with our Construction Division for approval to reject and re-let the I Road project initially let on March 27, 2024. As well as rescinding the previous approval to award the contract to IOC Company, LLC as stated in our letter dated May 17, 2024.

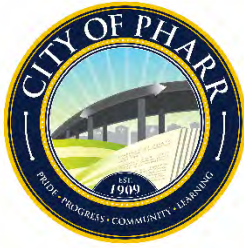
The City may proceed with updating your proposed construction plans, while we re-coordinate with our Construction Division. Please continue coordinating with our project manager to provide a revised schedule, budget, and contract documents. Once we have approval to reject and re-let we will submit a new letter to the City.

If you have any questions, please contact Norma Y. Garza, P.E., Director of Transportation Planning and Development at norma.garza@txdot.gov.

Sincerely,

DocuSigned by:

E:ABA335C2DAA48C
Pedro R. Alvarez, P.E.
District Engineer

cc: Cynthia Garza Reyes, Asst. City Manager, City of Pharr
Rex A. Costley, P.E., Deputy District Engineer
Norma Y. Garza, P.E., Director of Transportation Planning and Development



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 8.C.

DATE SUBMITTED: January 31, 2025

MEETING DATE: February 3, 2025

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Maria Rangel

Agenda Item: Consideration and action, if any, authorizing the City Manager to re-advertise a Request for Proposals (RFP) for Professional Engineering Services for Inspection, Material Testing, and Construction Management for the I Road Reconstruction and Hike and Bike Trail (Rancho Blanco to Military Hwy.). **This item supports IF - Infrastructure.**

Classification: Consent

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

Issue: At the Regular City Commission Meeting on July 15, 2024, the Commission voted to reject proposals for the I Road Construction Engineering Inspection (CEI). TxDOT had not provided concurrence for this action, but considered the City's request to transfer funds from CEI to Construction. In January 2025, TxDOT concurred with the transfer of funds out of CEI. The CEI will now be covered 100% by local funds and will be re-advertised.

(Project No. 2425-01-528-S11-455)

Fiscal Consideration: Cost to advertise the project in the newspaper for a minimum of twenty-one (21) consecutive calendar days.

Staff Recommendation: Staff recommends to re-advertise the project.

Alternatives: Terminate the project, but staff does not have the capacity to perform the work in-house.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
Mayra Gomez
Ricardo Rodriguez
City Management Office

Created/Initiated - 1/31/2025
Approved - 1/31/2025
Approved - 1/31/2025
Final Approval - 1/31/2025



600 W. Interstate 2 | Pharr, Texas 78577
956.702.6100
txdot.gov

January 17, 2025

Dr. Jonathan B. Flores
City Manager
City of Pharr
P.O. Box 1729
Pharr, TX 78577

**RE: "I" Road Project- CSJ: 0921-02-363/499/491
Construction and Construction Engineering (CE)**

Subject: Request for Re-Allocation of CAT 7 funds from CE to Construction

Dear Dr. Flores:

We are in receipt of your letter dated December 9, 2024, regarding the above referenced project and subject.

We will work with your engineering staff to begin amending the AFAs for CSJ 0921-02-363 and 0921-02-499 to consolidate the Category 7 Construction Engineering (CE) funds with the Category 7 Construction funding. The AFA amendments must be executed prior to re-letting the project.

Also, please coordinate with the RGVMPPO regarding this change in Category 7 funding to consolidate the CE funds with the Construction funding.

If you have any questions, please contact Norma Y. Garza, P.E., Director of Transportation Planning and Development at norma.garza@txdot.gov.

Sincerely,

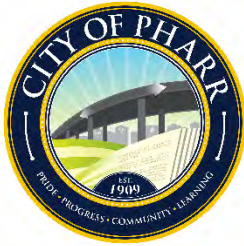
DocuSigned by:

Pedro R. Alvarez

EABA335C2DAA48C...

Pedro R. Alvarez, P.E.
District Engineer

cc: Cynthia Garza Reyes, Asst. City Manager, City of Pharr
Maria Rangel, P.E., City Engineer, City of Pharr
Michael Medina, Executive Director, RGVMPPO
Rex A. Costley, P.E., Pharr District Deputy District Engineer
Norma Y. Garza, P.E., Pharr District Director of TP&D
Margil Maldonado, Jr., P.E., Pharr District APD Supervisor
Beethoven Garcia, P.E., Pharr District, APD Lead Worker
Robert Macheska, P.E., GDJ Engineering, Executive VP/COO



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.A.

DATE SUBMITTED: January 30, 2025

MEETING DATE: February 3, 2025

FROM: Daniela Villarreal, Buyer II

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, on the purchase of two (2) 2024 Silverado 4x4 Vehicles from Sam Pack's Five Star Ford from Carrollton Texas in the amount of \$104,088.10 through BuyBoard Cooperative Purchasing Program #724-23. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: The Pharr Police Department is a partner with Homeland Security Operations and receives funds in order to purchase special police equipment. Staff requests authorization to purchase two (2) 2024 Silverado 4x4 Vehicles for the amount of \$104,088.10 through BuyBoard Purchasing Cooperative Contract No. 724-23 for the Pharr Police Department. Homeland Security Grant Program #3173109 Funds will be used. Project No. 2425-21-512-P05-01

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval to purchase both vehicles

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Villarreal

Created/Initiated - 1/30/2025

Mayra Gomez

Approved - 1/30/2025

Juan Gonzalez

Approved - 1/31/2025

Elizabeth Diaz

Approved - 1/31/2025

Hilda Pedraza

Approved - 1/31/2025

Ricardo Rodriguez

Approved - 1/31/2025

Jamison Merrick

Approved - 1/31/2025

City Management Office

Final Approval - 1/31/2025

	\$104,088.10
--	---------------------

Vendor Sam Packs Five Star Ford
Contact Alan Rosner
Phone 888-835-3389
Phone Extension 6
Email bidtx@spford.com
Vendor Website www.spford.com
TIN 75-1007322
Address Line 1 1635 IH 35E
Vendor City Carrollton
Vendor Zip 75006
Vendor State TX
Vendor Country USA
Delivery Days 10
Freight Terms FOB Destination
Payment Terms Net 30
Shipping Terms Freight prepaid by vendor and added to invoice
Ship Via Common Carrier
Designated Dealer No
EDGAR Received Yes
Service-disabled Veteran Owned No
Minority Owned No
Women Owned No
National No
No Foreign Terrorist Orgs Yes
No Israel Boycott Yes
MWBE No
ESCs All Texas Regions
States All States
Contract Name Vehicles, Police Motorcycles, Parts, and Maintenance Repair Services
Contract No. 724-23
Effective 12/01/2023
Expiration 11/30/2026
Accepts RFQs Yes
Service Fee Note Vehicle purchase orders are subject to a \$400 service fee
Return Policy Within 5 days of delivery if vehicle does not meet specifications, the vehicle may be returned as long as it has not been titled.



SAM PACKS FIVE STAR FORD LTD

Unique Entity ID F926RF96MLM5	CAGE / NCAGE 70PG5	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Sep 5, 2025	
Physical Address 1635 S Interstate 35E Carrollton, Texas 75006-7415 United States	Mailing Address 1635 Intestate 35 E Carrollton, Texas 75006-7415 United States	

Business Information

Doing Business as (blank)	Division Name Sam Packs Five Star Ford Ltd	Division Number (blank)
Congressional District Texas 33	State / Country of Incorporation Texas / United States	URL www.spford.com

Registration Dates

Activation Date Sep 9, 2024	Submission Date Sep 5, 2024	Initial Registration Date Nov 21, 2013
---------------------------------------	---------------------------------------	--

Entity Dates

Entity Start Date Feb 11, 1980	Fiscal Year End Close Date Dec 31
--	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors (blank)
Profit Structure For Profit Organization		

Socio-Economic Types

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments	Debt Subject To Offset
No	No
EFT Indicator	CAGE Code
0000	70PG5

Points of Contact

Electronic Business

👤	1635 Interstate 35 E
Alan Rosner, Mr.	Carrollton, Texas 75006
	United States

Government Business

👤	1635 Interstate 35 E
Alan Rosner, Mr.	Carrollton, Texas 75006
	United States

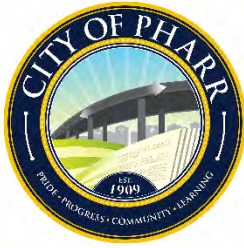
Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	441110	New Car Dealers
	423110	Automobile And Other Motor Vehicle Merchant Wholesalers
	441120	Used Car Dealers
	811111	General Automotive Repair
	811191	Automotive Oil Change And Lubrication Shops
	811198	All Other Automotive Repair And Maintenance
	811310	Commercial And Industrial Machinery And Equipment (Except Automotive And Electronic) Repair And Maintenance

Disaster Response

This entity does not appear in the disaster response registry.



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.B.

DATE SUBMITTED: January 29, 2025

MEETING DATE: February 3, 2025

FROM: Maritza Magallan, Contract Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, on repair services for Fire Department Truck 1 Aerial Apparatus with Evtechxas Fire Apparatus Repair from Brownsville, Texas. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: The City of Pharr Fire Department is requesting to approve the repair services for the ladder/platform for Truck 1 Aerial Apparatus. The apparatus is seventeen (17) years old and the aerial ladder/platform needs to be rebuilt due to normal wear and tear. The work will consist of replacing the ladder/platform wear pads, pullies, sheaves and cables for the bed and three fly sections.

The department has obtained two (2) quotes from the most qualified vendors for emergency repair services and would like to award Evtechxas Fire Apparatus Repair from Brownsville, TX for the amount not to exceed \$55,123.57.
Project No. 2425-01-515-S10-02

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval for Service Repair for Fire Department Truck 1 Aerial Apparatus.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Mayra Gomez

Pilar Rodriguez

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 1/29/2025

Approved - 1/30/2025

Approved - 1/30/2025

Approved - 1/31/2025

Approved - 1/31/2025

Approved - 1/31/2025

Final Approval - 1/31/2025

Evtechxas Fire Apparatus Repair

3590 Rey Fausto Dr
Brownsville, Texas 78521
9565923193
evtechxas@gmail.com

Bill To
CITY OF PHARR ASSIST.CHIEF CARLOS
ARISPE
118 S.CAGE BLVD.-3RD FLOOR P.O BOX
1749
PHARR, 5X
78577

ESTIMATE #98

Date: 1/31/25
Due Date: 2/7/25

Qty	Item	Description	Price	Amount
1	TRUCK#32/382 FERRARA AERIAL 1F95281388H140563	COMPLETE AERIAL REBUILD OF FOUR SECTION BASE, MID BASE,MID FLY AND FLY SECTION LADDER ALL SECTION SHEAVES, PIN SHEAVES, SHEAVE D- ENDS, LOCK SNAP RINGS, AND DIFFERENT DIAMETER CABLE/ROPE. PERFORM AERIAL CLEAN AND LUBRICATION, TO AERIAL BASE, MID FLY SECTION, LUBRICATE ROPE/CABLES, TURN TABLE/OUTRIGGERS, INNER LADDER GUIDES, TIP NOZZLE AND WATER WAY SYSTEM. [[[50%DOWN , 50% DONE]] Note:Estimate good for 30 days due to changes on parts prices.	7,910.20	7,910.20
1	PARTS NEEDED	16- SHEAVE CABLE 6-1/2OD X 1-1/2ID X 1/2 - SMEAL 4- SHEAVE CABLESTL 5 X 3/8 BRONZE BUS- SMEAL 8- PIN SHEAVE 1-1/2 X 2-1/4(1-13/16) 85MMPL PAINTED- SMEAL 4- PIN SHEAVE TRAVEL1-1/2 X 3-3/4-PS - SMEAL 4- PIN SHEAVE STL 1-1/4 X 2-PS - SMEAL 8- RING SNAP 1-1/2 HEAVY DUTY 146 - SMEAL 4- SNAP RING 1-1/4 HD 146 - SMEAL 2- CABLE 1/2 X 71'-4.5""6 X 26 F - SMEAL 2- CABLE 1/2 X 82'-7""6X26 FLE - SMEAL 2- CABLE 3/8 X 35'-9.5""7 X 19 G - SMEAL 2- CABLE 3/8 X 36'-6" 7 X19 GAC - SMEAL CLEANING SULVENTS CLEANING RAGS 3-FM NSF 2 HIGH PRESSURE GREASE 1-TACKY RED TURN TABLE BARING GREASE 1F95281388H140563 4 TO 6 WEEK LEAD TIME	47,213.37	47,213.37
			Subtotal	55,123.57
			Discount	0.00
			Shipping	0.00
			Taxes	0.00
			TOTAL	55,123.57

Thank you for your business.



Siddons-Martin Emergency Group
700 Independence Dr
Edinburg, TX, 78541
USA
Phone: (956) 588-2735

ESTIMATE

DO NOT PAY

Customer info:

Pharr Fire Dept., City of
118 S Cage Blvd
3rd Floor
Pharr, TX, 78577
USA

Document info:

Work order #: 310-0000027644
Estimate date: 1/29/2025
Service advisor: Andrew Dorado
(A0C8)

Unit info:

Job #: 140563
VIN: 1F95281388H140563
Unit: TRUCK 2 H3920 UNIT#382
In / Out
Hours: 3051/3051
Miles: 22583/23715

Line # 1 Description: **Condition:** CUST REQUEST-COMPLETE AERIAL REBUILD OF FOUR SECTION BASE, MID BASE,MID FLY AND FLY SECTION.
Correction:

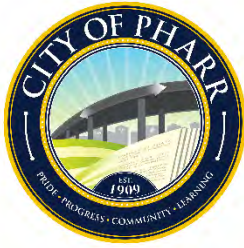
Part description:	Part #:	Qty:	Item price:	Total price:
FREIGHT	300056	1.00	\$3,500.00	\$3,500.00
SHV CABLE 6-1/2 OD X 1-1/2 ID X 1/2 C	183322	16.00	\$1,299.94	\$20,799.12
SHV CABLE STL 5X3/8 BRONZE BUS	297871	4.00	\$990.27	\$3,961.08
PIN SHV 1-1/2X2-1/4 PAINT	297872	8.00	\$776.70	\$6,213.63
PIN SHV STL 1-1/4X2-PS	297873	4.00	\$531.10	\$2,124.40
PIN SHV TRVL 1-1/2X3-3/4-PS	297874	4.00	\$571.14	\$2,284.58
RING SNAP 1-1/2 HEAVY DUTY 146	297875	8.00	\$13.20	\$105.58
SNAP RING REV	116322	4.00	\$13.20	\$52.79
CABLE, 1/2X71"-4.5"	184575	2.00	\$2,116.84	\$4,233.68
CABLE, 5/16X30"-3	184574	2.00	\$2,325.07	\$4,650.14
CABLE, 3/8X35-9.5"	184577	2.00	\$750.01	\$1,500.01
CABLE, 3/8X36-6"	184576	2.00	\$1,081.04	\$2,162.08
WEAR PAD 1/2X3X12	118174	4.00	\$195.52	\$782.08
WEAR PAD 1/2X2X10-1/2	118173	2.00	\$142.86	\$285.72
NYLA,WEARPAD LADD 0.5X1.5X10.5	118172	2.00	\$142.86	\$285.72

Labor total: \$26,994.00 Parts total: \$49,440.62 Sublet total: \$0.00 Freight total: \$3,500.00 Line total: \$79,934.62

Total of All Services

Labor total	\$26,994.00	Shop supplies	\$250.00
Parts total	\$49,440.62	Sublet total	\$0.00
Freight total	\$3,500.00	Sales tax	\$0.00

Estimate total: \$80,184.62



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.C.

DATE SUBMITTED: January 30, 2025

MEETING DATE: February 3, 2025

FROM: Kenneth Ennis, Communications
Director

DEPARTMENT: Communications

DIRECTOR: Kenneth Ennis

Agenda Item: Consideration and action, if any, authorizing City Manager to issue payment in the amount of \$100,000.00 for Mark 43 Record Management System and Computer Aided Dispatch systems. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: This is for the replacement of our current Computer Aided Dispatch systems from New World to Mark 43 as approved in budget.

Fiscal Consideration: No impact to additional fiscal responsibilities as item was approved for budget.

Staff Recommendation: Staff recommends approval.

Alternatives: No alternatives.

Exclude Material from Public Packet? No

Reason: No exclusion required.

ROUTING:

Kenneth Ennis
Kenneth Ennis
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 1/30/2025
Approved - 1/30/2025
Approved - 1/31/2025
Approved - 1/31/2025
Final Approval - 1/31/2025

**Freeit Data Solutions, Inc.**

PO Box 1572
Austin, TX 78767 US
+1 8004785161
finance@freeitdata.com
www.freeitdata.com

INVOICE

BILL TO
City of Pharr
100 W Ferguson St.
Pharr, TX 78577

SHIP TO
City of Pharr
PO # TBA
100 W Ferguson St.
Pharr, TX 78577
Kenneth L. Ennis Ph: (956) 402-4911 x4447
kenneth.ennis@pharr-tx.gov

INVOICE 12616
DATE 10/08/2024
TERMS Net 30
DUE DATE 11/07/2024

SALES REP
Joe White

DIR#
DIR-TSO-4229

DESCRIPTION	QTY	RATE	AMOUNT
Analytics and Data Lake	1	0.00	0.00
ANA 1: Analytics BI Suite Viewer - 4 licenses			
ANA 2: Analytics BI Suite Explorer - 2 licenses			
DLK 1: Data Lake Base - 1 instance			
CAD Modules			
CAD 1: CAD Dispatcher/Call Taker - NTE 40 Telecommunicators			
CAD 2: LE First Responder - NTE 212 Total Sworn			
CAD 3: Fire First Responder - NTE 70 Fire Responders			
MOB-1-CAD: OnScene Mobile Application for CAD: ConnectCIC - NTE 282 Total Sworn			
RMS Modules			
Quantity: Not to exceed 140 total sworn			
Report Writing - Standard - NTE 5 report types			
Case Management Module-Standard - NTE 1 case type			
- Out of the box fields and configurations			
Property and Evidence Management Module - Standard			
- Out of the box fields and retention policies			
- configurable storage locations			
RMS 7: RMS Fillable PDFs			
MOB-1-RMS: OnScene Mobile Application for RMS			
RMS 11: Booking Module			
Interface Maintenance			
Custom Level 1 Interface Maintenance - NTE 7 interfaces			
Standard Level Interface Maintenance - NTE 4 interfaces			
Partner			
PAR 6: ConnectCIC State Only - NTE 140 Total Sworn			
Incentive			
Incentive for Initial Term Only: 2024 Project Kickoff			
Year 1 Payment, due on Effective Date	1	100,000.00	100,000.00

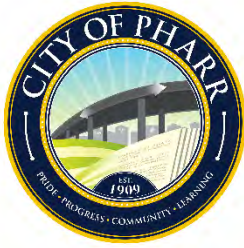
Please send electronic payments to:
Frost Bank
Routing: 114000093
ACCT: 592078651

SUBTOTAL	100,000.00
TAX	0.00

Please mail checks to:
PO Box 1572
Austin, TX 78767

We appreciate your business!

TOTAL	100,000.00
BALANCE DUE	\$100,000.00



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.D.

DATE SUBMITTED: January 30, 2025

MEETING DATE: February 3, 2025

FROM: Daniela Villarreal, Buyer II

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, on the purchase of Vermeer heavy equipment for Pharr Connect from Vermeer Texas-Louisiana from Alamo Texas in the amount of \$269,946.87 through Sourcewell Cooperative Purchasing Program #110421-VRM. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Staff requests authorization to purchase one (1) 2025 Vermeer D10X15 S3 HHDD DRILL Package for the amount of \$269,946.87 through Sourcewell Purchasing Cooperative Contract No. 110421-VRM for the Innovation & Technology Department. This proposal includes the drill, water tank, vacuum excavator and hole hammer. Project No. 2425-01-518-P06-01.

Fiscal Consideration: N/A

Staff Recommendation: Based on review by this office, staff recommends award of purchase to the Vermeer Texas-Louisiana utilizing Sourcewell Cooperative Purchasing Program Number 112401-WRM in the amount of \$269,946.87

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Villarreal

Mayra Gomez

Jose Pena

Elizabeth Diaz

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 1/30/2025

Approved - 1/30/2025

Approved - 1/31/2025

Approved - 1/31/2025

Approved - 1/31/2025

Final Approval - 1/31/2025



Vermeer Texas-Louisiana
222 Frontage Road
Alamo, TX 78516
Ph: (956) 782-5580
vermeertexas.com

Please remit to:
Vermeer Texas-Louisiana
PO Box 227283
Dallas, TX 75222-7283

Ship To: IN STORE PICKUP

Invoice To: CITY OF PHARR
1000 SOUTH BLUE BONNET
PHARR TX 78577

Branch 05 - ALAMO		
Date 01/30/2025	Time 14:29:12 (O)	Page 1
Account No PHARR001	Phone No 9567873311	Est No 02 Q01019
Ship Via		Purchase Order
Tax ID No		
WALTER MIKA		Salesperson 154 / 154

EQUIPMENT QUOTE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 02/27/2025 Amount

Stock #: 1067543 Serial #: 1VRA130VPS1004010 172368.81

New 2025 VE D10X15III

New 2025 VERMEER D10X15III VALUE PACKAGE-DOM IN'TL

****INCLUDING THE FOLLOWING OPTIONS****

D10X15III4VP D10X15III VALUE PACKAGE-DOM IN'TL RLO ORFS

D10X15III1650 ~TRACK DRIVE MOTOR OPTION (PARKER)

D10X15III2102 ROTATION MOTOR OPTION (WHITE DRIVE)

D10X15IIICP249910 CP PREM 24 MOS, UNLIMITED HRS - 1000
HRS MAINT

F2 FALCON PLUS ELECTRONICS PACKAGE INCLUDING AF8 COLOR
DISPLAY

PREMIUM HOUSING, STARTER ROD, BIT, ADAPTER & COLLAR

PRICING PER SOURCEWELL PUBLIC UTILITY CONTRACT #110421-VRM

Stock #: 1067640 Serial #: 1VRX030UVRF010803 13675.09

New 2024 VE MX125

New 2024 VERMEER MX125 VALUE PACKAGE W/500N GALLON TAN

****INCLUDING THE FOLLOWING OPTIONS****

MX1252VP MX125 VALUE PACKAGE W/500N GALLON TANK

MX125CP249905 CP PREM 24 MOS, UNLIMITED HRS - 500 HRS MAINT

PRICE PER SOURCEWELL PUBLIC UTILITY CONTRACT #110421-VRM

Stock #: 1068766 Serial #: 7NWH19A88SK050929 78961.58

New 2025 VE LP XD Traile

New 2025 VERMEER LP873XDT, 14K GVWR, 2X100 GAL

****INCLUDING THE FOLLOWING OPTIONS****

LPXDT1008 LP873XDT, 14K GVWR, 2X100 GAL WTR TANKS

LPXDT4489 NON-SHT TRAILER

LPXDT3510 MANUAL JACK

LPXDTPL3 3 YR PARTS & LABOR WARRANTY

PRICE PER SOURCEWELL PUBLIC WORKS CONTRACT # 110421-VRM

New MCLAUGHLIN VPT250 MCLAUGHLIN VPT250 4941.39

****INCLUDING THE FOLLOWING OPTIONS****

Good for thirty (30) days from date of quote.

Thank You For Your Business!



Vermeer Texas-Louisiana
222 Frontage Road
Alamo, TX 78516
Ph: (956) 782-5580
vermeertexas.com

Please remit to:
Vermeer Texas-Louisiana
PO Box 227283
Dallas, TX 75222-7283

Ship To: IN STORE PICKUP

Invoice To: CITY OF PHARR
1000 SOUTH BLUE BONNET
PHARR TX 78577

Branch 05 - ALAMO		
Date 01/30/2025	Time 14:29:12 (O)	Page 2
Account No PHARR001	Phone No 9567873311	Est No 02 Q01019
Ship Via		Purchase Order
Tax ID No		
WALTER MIKA		Salesperson 154 / 154

EQUIPMENT QUOTE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 02/27/2025 Amount

VPT250 MCLAUGHLIN VPT250
INCLUDES OILER, HOSE, QUICK CONNECTS & ONE GALLON OF
PIERCING OIL
PRICE PER SOURCEWELL PUBLIC WORKS CONTRACT # 110421-VRM

Authorization: _____ Subtotal: 269946.87
Quote Total: 269946.87



Good for thirty (30) days from date of quote.

Thank You For Your Business!

Products & Services

Buy Sourcewell

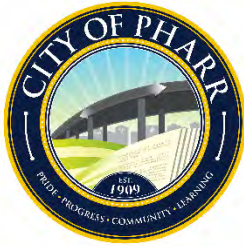
Documents

Contact Information

Products & Services

Sourcewell contract 110421-VRM gives access to the following types of goods and services:

- Directional drills
- Mixing systems
- Reclaimers
- Piercing tools
- Vacuum excavators
- Augers & heads
- Pedestrian trenchers & plows
- Ride-on trenchers, plows, & rock wheels
- Trailers
- Pile drivers
- Specialty excavation



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 10.A.

DATE SUBMITTED: January 31, 2025

MEETING DATE: February 3, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Memorandum of Understanding (MOU) between the City of Pharr and Healthy Kids and Teens of South Texas, Inc. on usage of Jones Box Park for free meals to children program. **This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: Over the past 6 years, Healthy Kids and Teens of South Texas, Inc. has successfully served over 225,000 meals free of charge to children at seven (7) sites within the Hidalgo community. They would like to start serving suppers to children after school at the City of Pharr's Jones Box Park free of charge. They would greatly appreciate the opportunity to add Jones Box Park as an additional site for their program and they have included a Memorandum of Understanding (MOU) for the City's consideration and approval.

Fiscal Consideration: Meals are free of charge to the children. City is providing Jones Box Park to utilize as an additional site for this program.

Staff Recommendation: Staff recommends approval of MOU.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 1/31/2025
Approved - 1/31/2025
Approved - 1/31/2025
Final Approval - 1/31/2025

Memorandum of Understanding (MOU)
Between the City of Pharr and Healthy Kids and Teens of South Texas, Inc.

I. Purpose

The purpose of this Memorandum of Understanding (MOU) is to establish a formal partnership between the City of Pharr ("City") and Healthy Kids and Teens of South Texas, Inc. ("Organization") to provide meals to children in the community. The partnership will focus on delivering nutritious meals at designated site/s, including the Jones Box Park.

II. Objectives

1. To ensure that children in the City of Pharr have access to nutritious meals through the collaboration between the City and the Organization.
2. To operate meal service programs at the following location/s:
 - o Jones Box Park
3. To promote health and wellness among the children served by the program.

III. Roles and Responsibilities

Healthy Kids and Teens of South Texas, Inc.:

1. Provide meals that meet federal and state nutritional standards for children.
2. Coordinate the preparation and delivery of meals to the designated sites.
3. Maintain compliance with food safety regulations during meal preparation and distribution.
4. Track and report the number of meals provided at each site to the City of Pharr on a monthly basis.

City of Pharr:

1. Provide access to the City of Pharr (Water Splash facility) for meal distribution.
2. Collaborate with the Organization to promote the meal program to the community.
3. Ensure that the facilities are safe and ready for meal distribution, including providing any necessary equipment or support.
4. Monitor the overall success of the program and provide feedback to the Organization as needed.

IV. Duration and Termination

This MOU will be effective from the date of signature and will remain in effect for one year, with the option for renewal upon mutual agreement by both parties. Either party may terminate this agreement with 30 days' written notice.

V. Indemnity

Each party agrees to hold the other harmless for any claims arising out of the performance of this MOU, except to the extent caused by the negligence or willful misconduct of the other party.

VI. Amendment

This MOU may be amended by written agreement of both parties.

VII. Signatures

This MOU represents the complete understanding of both parties and is signed by their duly authorized representatives.

City of Pharr

Signature: _____

Name: _____

Title: _____

Date: _____

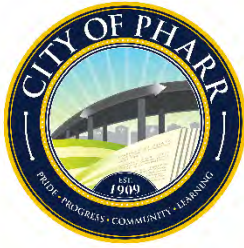
Healthy Kids and Teens of South Texas, Inc.

Signature: Martin Alvarado

Name: Martin Alvarado

Title: CEO

Date: 01/30/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 10.B.

DATE SUBMITTED: January 31, 2025

MEETING DATE: February 3, 2025

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Maria Rangel

Agenda Item: Consideration and action, if any, authorizing the City Manager to award a construction contract for the Traffic Signal at Sugar and Minnesota to The Levy Company, LLC from Selma, TX in the amount of \$311,361.50. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The project consists of a new traffic signal at the intersection of N Sugar Rd and W Minnesota Rd.

On Thursday, January 23, 2025, formal bids were received and opened with two (2) respondents ranging from \$311,361.50 to \$386,237.50.

Bids were analyzed and documents were reviewed for responsibility and responsiveness.

Project No. 2425-40-510-C01-162

Fiscal Consideration: The award is in the amount of \$311,361.50.

Staff Recommendation: Staff recommends awarding the project to the Levy Company, LLC.

Alternatives: Reject bids.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel

Maria Rangel

Mayra Gomez

Jamison Merrick

Ricardo Rodriguez

City Management Office

Created/Initiated - 1/31/2025

Approved - 1/31/2025

Approved - 1/31/2025

Approved - 1/31/2025

Approved - 1/31/2025

Final Approval - 1/31/2025



BID OPENING: JANUARY 23, 2025 AT 2:00 PM (CST)

LOCATION: CITY HALL - 1st FLOOR LARGE CONFERENCE ROOM

PROJECT NO. 2425-40-510-C01-162 - SUGAR AND MINNESOTA TRAFFIC SIGNAL INSTALLATION

BIDDERS:					LEVY COMPANY		TEXAS TRAFFIC LLC	
ITEM		DESCRIPTION	U/M	QTY	UNIT COST	EXTENDED	UNIT COST	EXTENDED
1	680	GROUND MOUNTED CONTROLLER FULL ACTUATED W/ CABINET TS TY 2	EA	1	\$26,400.00	\$26,400.00	\$17,000.00	\$17,000.00
2	680	TRAFFIC SIGNAL CONTROLLER CABINET FOUNDATION	EA	1	\$3,800.00	\$3,800.00	\$5,000.00	\$5,000.00
3	680	ROD, 5/8"X10" COPPER GROUND (CONTROLLER ONLY)	EA	1	\$43.00	\$43.00	\$300.00	\$300.00
4	680	SIGN, "SUGAR RD"	EA	2	\$490.00	\$980.00	\$700.00	\$1,400.00
5	680	SIGN, "MINNESOTA RD"	EA	2	\$490.00	\$980.00	\$700.00	\$1,400.00
6	680	SIGN, "LEFT TURN YIELD ON FLASHING YELLOW ARROW" (30"X30") R10-17	EA	4	\$250.00	\$1,000.00	\$500.00	\$2,000.00
7	680	SIGN, PED. PUSHBUTTON SYM. TY (9"X15") R10-3eL	EA	4	\$1.00	\$4.00	\$200.00	\$800.00
8	680	SIGN, PED. PUSHBUTTON SYM. TY (9"X15") R10-3eR	EA	4	\$1.00	\$4.00	\$200.00	\$800.00
9	680	250 W EQUIVALENT LED	EA	4	\$450.00	\$1,800.00	\$600.00	\$2,400.00
10	6008	RVDS PRESENCE COMM CABLE	LF	780	\$2.85	\$2,223.00	\$5.00	\$3,900.00
11	6008	RVDS ADVANCE COMM CABLE	LF	460	\$2.85	\$1,311.00	\$5.00	\$2,300.00
12	687	PED POLE ASSEMBLY	EA	8	\$1,200.00	\$9,600.00	\$3,000.00	\$24,000.00
13	688	PED DETECT PUSH BUTTON (APS)	EA	8	\$900.00	\$7,200.00	\$1,500.00	\$12,000.00
14	6007	BBU SYSTEM (EXTERNAL BATTERY CABINET)	EA	1	\$8,800.00	\$8,800.00	\$8,000.00	\$8,000.00
15	6008	RVDS (PRESENCE DETECTION ONLY)	EA	4	\$6,600.00	\$26,400.00	\$6,800.00	\$27,200.00
16	682	VEH SIG SEC (12")LED(GRN)	EA	8	\$340.00	\$2,720.00	\$350.00	\$2,800.00
17	500	MOBILIZATION	LS	1	\$31,000.00	\$31,000.00	\$8,000.00	\$8,000.00
18	502	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	3	\$5,650.00	\$16,950.00	\$3,000.00	\$9,000.00
19	531	CONC SIDEWALKS (4")	SY	35	\$90.00	\$3,150.00	\$180.00	\$6,300.00
20	625	ZINC-COAT STL WIRE STRAND (3/16")	LF	820	\$3.60	\$2,952.00	\$2.50	\$2,050.00
21	624	GROUND BOX TY A (122311)W/APRON	EA	5	\$1,200.00	\$6,000.00	\$2,500.00	\$12,500.00
22	682	VEH SIG SEC (12")LED(GRN ARW)	EA	4	\$340.00	\$1,360.00	\$350.00	\$1,400.00
23	6008	RVDS (ADVANCE DETECTION ONLY)	EA	2	\$6,600.00	\$13,200.00	\$6,800.00	\$13,600.00
24	680	INSTALL HWY TRF SIG (ISOLATED)	EA	1	\$1,000.00	\$1,000.00	\$65,000.00	\$65,000.00
25	682	VEH SIG SEC (12")LED(YEL)	EA	8	\$340.00	\$2,720.00	\$350.00	\$2,800.00
26	625	ZINC-COAT STL WIRE STRAND (5/16")	LF	1,230.00	\$3.60	\$4,428.00	\$2.50	\$3,075.00
27	682	VEH SIG SEC (12")LED(YEL ARW)	EA	8	\$340.00	\$2,720.00	\$350.00	\$2,800.00
28	680	REMOVING TRAFFIC SIGNALS	EA	1	\$3,600.00	\$3,600.00	\$2,500.00	\$2,500.00
29	682	VEH SIG SEC (12")LED(RED)	EA	8	\$340.00	\$2,720.00	\$350.00	\$2,800.00
30	682	VEH SIG SEC (12")LED(RED ARW)	EA	4	\$340.00	\$1,360.00	\$350.00	\$1,400.00
31	624	GROUND BOX TY C (162911)W/APRON	EA	1	\$1,600.00	\$1,600.00	\$3,000.00	\$3,000.00
32	677	ELIM EXT PM & MRKS (12")	LF	200	\$6.00	\$1,200.00	\$3.00	\$600.00
33	678	PAV SURF PREP FOR MRK (24")	LF	290	\$4.00	\$1,160.00	\$4.00	\$1,160.00
34	686	INS TRF SIGPL AM (S)STR(TY B)LUM	EA	4	\$9,300.00	\$37,200.00	\$12,000.00	\$48,000.00
35	620	ELEC CONDR (NO.8) INSULATED	LF	1,025.00	\$1.60	\$1,640.00	\$2.50	\$2,562.50
36	620	ELEC CONDR (NO.6) BARE	LF	400	\$2.00	\$800.00	\$2.40	\$960.00
37	620	ELEC CONDR (NO.4) BARE	LF	65	\$2.40	\$156.00	\$5.00	\$325.00
38	620	ELEC CONDR (NO.4) INSULATED	LF	130	\$2.90	\$377.00	\$7.00	\$910.00
39	104	REMOVING CONC (SIDEWALK, RAMP, OR SUP)	SY	35	\$75.00	\$2,625.00	\$80.00	\$2,800.00



BID OPENING: JANUARY 23, 2025 AT 2:00 PM (CST)

LOCATION: CITY HALL - 1st FLOOR LARGE CONFERENCE ROOM

PROJECT NO. 2425-40-510-C01-162 - SUGAR AND MINNESOTA TRAFFIC SIGNAL INSTALLATION

BIDDERS:					LEVY COMPANY		TEXAS TRAFFIC LLC	
ITEM		DESCRIPTION	U/M	QTY	UNIT COST	EXTENDED	UNIT COST	EXTENDED
40	682	PED SIG SEC (LED)(COUNTDOWN)	EA	8	\$780.00	\$6,240.00	\$1,200.00	\$9,600.00
41	104	REMOVING CONC (SAWCUT)	LF	95	\$3.50	\$332.50	\$50.00	\$4,750.00
42	684	TRF SIG CBL (TY A)(14 AWG)(5 CONDR)	LF	3,490.00	\$2.20	\$7,678.00	\$3.00	\$10,470.00
43	684	TRF SIG CBL (TY A)(14 AWG)(7 CONDR)	LF	2,145.00	\$2.40	\$5,148.00	\$4.00	\$8,580.00
44	666	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	LF	290	\$12.00	\$3,480.00	\$15.00	\$4,350.00
45	682	BACKPLATE W/REFL BRDR(4 SEC)	EA	4	\$240.00	\$960.00	\$250.00	\$1,000.00
46	416	DRILL SHAFT (TRF SIG POLE) (24 IN)	LF	48	\$300.00	\$14,400.00	\$175.00	\$8,400.00
47	416	DRILL SHAFT (TRF SIG POLE) (36 IN)	LF	56	\$380.00	\$21,280.00	\$275.00	\$15,400.00
48	618	CONDT (PVC) (SCH 80) (2")	LF	185	\$25.00	\$4,625.00	\$25.00	\$4,625.00
49	682	BACKPLATE W/REFL BRDR(3 SEC)	EA	8	\$160.00	\$1,280.00	\$250.00	\$2,000.00
50	644	IN SM RD SN SUP&AM TYTWT(1)WS(P)	EA	4	\$1,100.00	\$4,400.00	\$530.00	\$2,120.00
51	618	CONDT (PVC) (SCH 80) (4")	LF	35	\$39.00	\$1,365.00	\$50.00	\$1,750.00
52	644	REMOVE SM RD SN SUP&AM	EA	2	\$230.00	\$460.00	\$200.00	\$400.00
53	628	ELC SRV TY D 120/240 060(NS)SS(E)TS(O)	EA	1	\$5,950.00	\$5,950.00	\$6,500.00	\$6,500.00
54	666	PAVEMENT SLER 24"	LF	290	\$2.00	\$580.00	\$5.00	\$1,450.00
GRAND TOTAL					\$311,361.50		\$386,237.50	
BIDDERS QUALIFICATIONS					SUBMITTED		SUBMITTED	
BID FORM SIGNATURE PAGE-PAGE 22					SUBMITTED		SUBMITTED	
CALENDAR DAYS TO COMPLETE WORK					90		30	
IRS FORM W-9					SUBMITTED		SUBMITTED	
BID BOND					SUBMITTED		SUBMITTED	