



**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
TUESDAY, FEBRUARY 18, 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 16-22, 2025 as Engineer's Week.
- B) Proclamation proclaiming February 23, 2025 as Serve Above Self Day and Painting the Magic of Rotary Day.
- C) Proclamation proclaiming February 2025 as Teen Dating Violence Awareness Month.

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

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

A) Public hearing on development services cases

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

A) Submission of Sales Tax Collection Report for February 2025.

B) Recognition of Pharr Firefighters that assisted with Palisades Wildfire in California.

C) City Events of Interest

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

A) Approval of Minutes for February 3, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on renewal of Pharr Economic Development Corporation II (PEDC II) line of credit with Lone Star National Bank. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PEDC II)

C) Consideration and action, if any, on request from Hidalgo County Elections Department on use of Jose "Pepe" Salinas Recreation Center and Pharr Development and Research Center as Early Voting and Election Day polling locations for the upcoming 2025 election cycle. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

D) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor- Criminal Justice Division for the Crime Victim and Human Trafficking Liaison Project-Grant Number 2430514. **This item supports SSC - Safe and Secure Community.** (POLICE)

E) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit an application for the Operation Stonegarden Grant Program (OPSG-2025) to the Office of the Governor's Homeland Security Division- Grant Number 3173110. **This item supports SSC - Safe and Secure Community.** (POLICE)

F) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor, Homeland Security Grants Division for Operation Lone Star Grant Program-Grant Number 5059902. **This item supports SSC - Safe and Secure Community.** (POLICE)

G) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor-Criminal Justice Division: Pharr Border Bullet Resistant Shield Grant Program-Grant Number 5147202. **This item supports SSC - Safe and Secure Community.** (POLICE)

H) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a application to the Office of the Governor, Homeland Security Grants Division for FY2025 EMS Border Security Enhancement Project-Grant Number 4395703. **This item supports SSC - Safe and Secure Community.** (POLICE)

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

1. Villa Del Mar Restaurant 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 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 1. CUP#231029 **This item supports EV - Economic Vitality.**

J) PLATS:

1. Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plat of Arbor Vista Estates Subdivision. The property is legally described as being a Resubdivision of 14.996 acres out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of North Veterans Boulevard ("I" Road). SUB#250104 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing one (1) alternate member to the Planning and Zoning Commission. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

8. ADMINISTRATIVE:

A) Consideration and action, if any, on adoption of the Water and Waste Water Rate Study completed for the City of Pharr by Capex Consulting Group. **This item supports IF - Infrastructure.** (FINANCE)

9. PURCHASING:

A) Consideration and action, if any, ratifying the emergency purchase of replacement equipment and installation for the Waste Water Treatment Plant from Lewis Electric Motors from Harlingen, Texas in the amount of \$147,353.72. (BuyBoard Cooperative Purchasing Program #672-22) **This item supports QL - Quality of Life.** (PURCHASING)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on deduct change order number 4, release of retainage in the amount of \$116,792.34 to Asago Construction LLC, and acceptance of the PSJA Tri-City Pedestrian Safety Improvements Phase I as complete. **This item supports IF - Infrastructure. (ENGINEERING)**

B) Consideration and action, if any, authorizing City Manager to enter into a Service Agreement with Life Scan Wellness Center from Tampa, FL to provide annual medical physicals for the Fire Department. **This item supports SSC - Safe and Secure Community. (PURCHASING)**

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 14th day of February 2025 at 5:00 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 14th day of February 2025



IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

Name: _____

Title: _____

Proclamation



WHEREAS, engineers use their scientific skills and specialized knowledge and skills in creative and innovative ways to fulfill society's needs; and

WHEREAS, engineers help solve major technological challenges of our time - from designing efficient building systems to rebuilding towns devastated by natural disasters; and

WHEREAS, engineering has been called the invisible or stealth profession because everything around us and things we use every day have been engineered in some way, yet we may not see the engineers behind the scenes or know much about engineering; and

WHEREAS, founded in 1951, National Engineers Week (E-Week) is dedicated to ensuring a diverse and well-educated future engineering workforce by increasing understanding of, and interest in, engineering and technology careers; and

WHEREAS, E-Week promotes recognition among parents, teachers, and students on the importance of a technical education and a high level of math, science, and technology literacy, and motivates youth to pursue engineering careers in order to provide a diverse and vigorous engineering workforce; and

WHEREAS, the American Society of Civil Engineers (ASCE) and the Texas Society of Professional Engineers (TSPE) serve as a bridge between the academic world and the professional field, offering everything from educational resources to networking and licensure preparation, contributing significantly to the development of a better, safer, and more sustainable community.

WHEREAS, the Rio Grande Valley Chapter of ASCE and TSPE would like to acknowledge engineers across the City of Pharr in honor of National Engineers Week, observed February 16 - 22, 2025.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by the authority vested in me and on behalf of the City Commission, do hereby proclaim the week of February 16 - 22, 2025 as

“National Engineers Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 18th day of February 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Proclamation



WHEREAS, Rotary International celebrating 120 years of service is a worldwide service organization founded on February 23, 1905, with a membership of 1.4 million professionals and business leaders in 200 countries, organized into 46,000 clubs grouped into 527 Districts, and 34 Zones; and

WHEREAS, the Rotary Club of Pharr, since 1956 has provided 69 years of service demonstrating the Magic of rotary in serving its local community and the world; and

WHEREAS, the Rotary motto “Service Above Self” inspires members to provide humanitarian service, encourage high ethical standards, and promote good will and peace in the world, and

WHEREAS, Rotary International’s vision, “Together, we see a world where people unite and take action to create lasting change – across the globe, in our communities, and in ourselves,” is exemplified through The Rotary Foundation, a public charity that transforms donations into life-changing, sustainable projects addressing critical global needs, including promoting peace, fighting disease, providing clean water and sanitation, saving mothers and children, supporting education, growing local economies, and protecting the environment; and

WHEREAS, Rotary District 5930 South Texas and its 50 clubs are investing in local community-based service projects this year, funded through the Rotary Foundation; and

WHEREAS, the Rotary District 5930 South Texas and all its clubs are committed to promoting peace in our community, our schools, and within our families.

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 23rd day of February 2025 as:

“Serve Above Self Day” and “Painting the Magic of Rotary”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 18th day of February 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Proclamation



WHEREAS, teen dating violence is a serious and preventable public health issue that affects individuals, families, and communities; and

WHEREAS, the City of Pharr stands with Angels of Love and the Expect Respect program in their mission to educate, empower, and protect young people from the dangers of unhealthy relationships; and

WHEREAS, raising awareness about the warning signs of dating violence and promoting healthy relationships among teens is essential to breaking the cycle of abuse and fostering a future free of violence; and

WHEREAS, through education, advocacy, and community engagement, we can provide teens with the knowledge and support they need to make safe and respectful choices in their relationships; and

WHEREAS, we recognize the importance of collaborative efforts among schools, parents, youth organizations, and community leaders to prevent dating violence and create a culture of respect and nonviolence;

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by the authority vested in me and on behalf of the City Commission, do hereby proclaim the month of February 2025 as

“Teen Dating Violence Awareness Month”

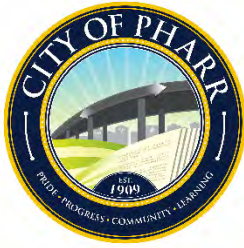
IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 18th day of February 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 4.A.

DATE SUBMITTED: February 13, 2025

MEETING DATE: February 18, 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:

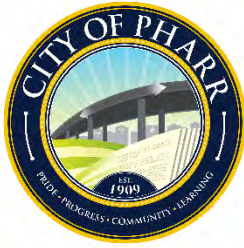
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 2/13/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.A.

DATE SUBMITTED: February 14, 2025

MEETING DATE: February 18, 2025

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Submission of Sales Tax Collection Report for February 2025.

Classification: Regular

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

Issue: Sales Tax Highlights. The City of Pharr shows an INCREASE of 5.23% FYTD February 2025 True Growth compared to last FYTD February 2024 and a 22.87% INCREASE compared to last February 2024 payments.

Fiscal Consideration: N/A

Staff Recommendation: Presentation Only.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
City Management Office

Created/Initiated - 2/14/2025
Final Approval - 2/14/2025



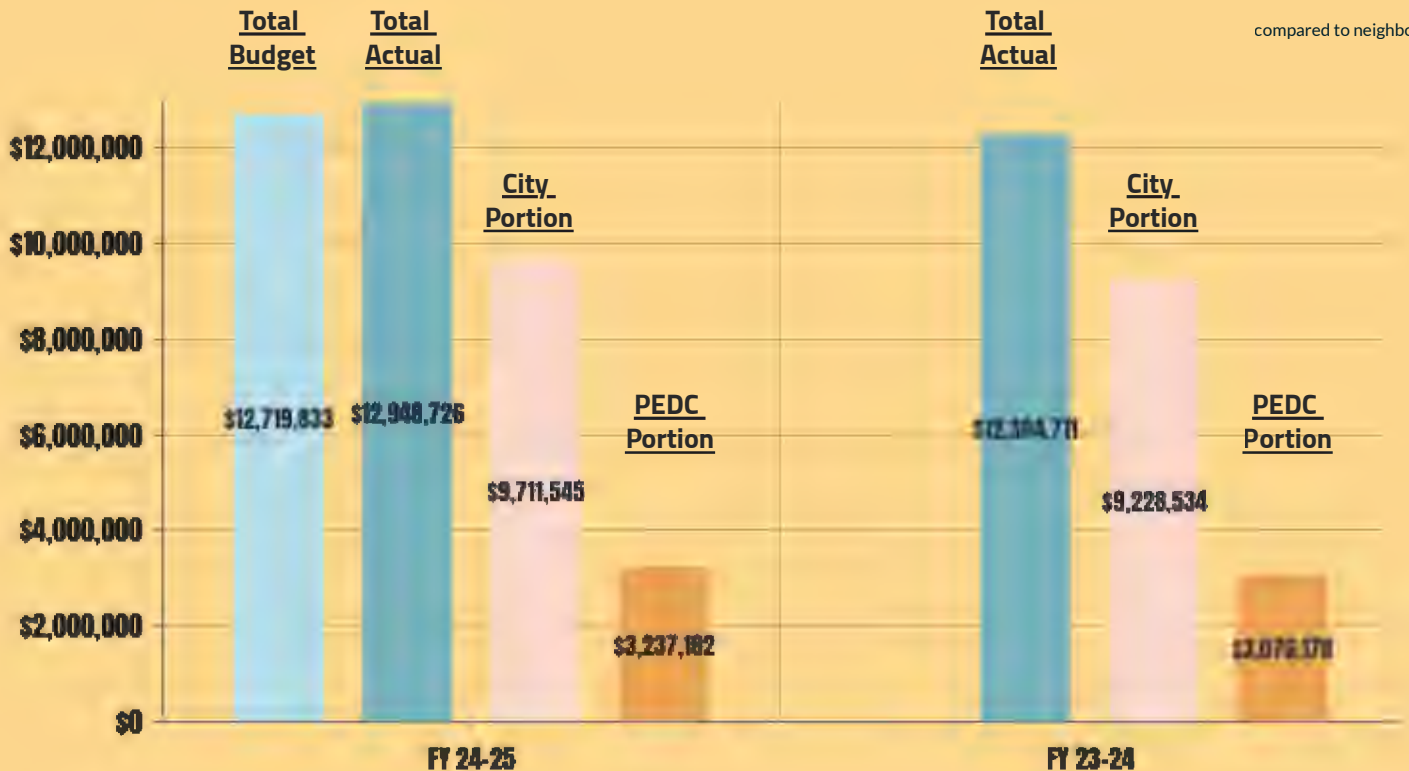
CITY OF PHARR SALES TAXES

as of February 2025
FY 2024-2025

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 6

compared to neighbor Cities



13.49% YTD

Increase in Sales Tax from
Last Year*



22.87%

Compared to February
2024 Cash Basis.



1.80%

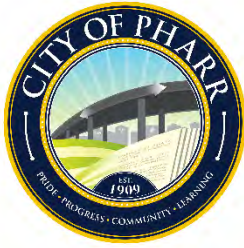
Above Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is 5.23%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.B.

DATE SUBMITTED: February 11, 2025

MEETING DATE: February 18, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Pilar Rodriguez

Agenda Item: Recognition of Pharr Firefighters that assisted with Palisades Wildfire in California.

Classification: Regular

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

Issue: Recognition of Pharr Firefighters that assisted with Palisades Wildfire in California.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends recognizing and commending Battalion Chief Sergio Vasquez, Engineer Carlos Cavazos, and Engineer Jesus Gonzalez for their dedication and service.

Alternatives: N/A

Exclude Material from Public Packet? No

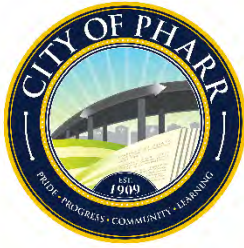
Reason: N/A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 2/11/2025

Final Approval - 2/11/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.C.

DATE SUBMITTED: February 11, 2025

MEETING DATE: February 18, 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:

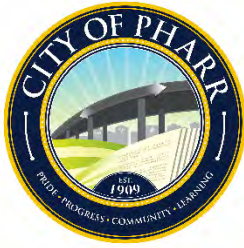
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 2/11/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.A.

DATE SUBMITTED: February 13, 2025

MEETING DATE: February 18, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for February 3, 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 February 3, 2025 - Regular Called Meeting.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval on minutes as presented.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 2/13/2025
Final Approval - 2/14/2025

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, FEBRUARY 3, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, February 3, 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
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
C. J. Sanchez, Pharr Chamber President
Michael Martinez, Asst. Chief Comm. Officer
Iliana Oliva, P.S. Communications
Niko Tapangan, Public Health Director
Victor Perez, PEDC Director
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 Hernandez called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Medina was not present at the time of roll call but arrived at 4:01 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING FEBRUARY 2025 AS CHILDREN'S GRIEF AWARENESS MONTH.

Jonathan Flores, City Manager, introduced the item.

Bill Reagan, Executive Director for Children's Bereavement Center, thanked the Commission for the recognition and the proclamation. He stated the Children's Bereavement Center offers help to children and families grieving the death of a loved one and services were at no cost.

Comm. Flores read the proclamation proclaiming February 2025 as Children's Grief Awareness Month and presented proclamation to Bill Reagan.

B) PROCLAMATION PROCLAIMING FEBRUARY 2025 AS BLACK HISTORY MONTH.

Jonathan Flores, City Manager, introduced the item.

Pastor Alphonzo Gatling, ViVa Co-Founder and Board Member, thanked the City of Pharr for the collaboration and partnership on multiple events throughout the year and looked forward to getting Black History Month.

Comm. Pacheco read the proclamation proclaiming February 2025 as Black History Month. Pastor Alphonzo Gatling received the proclamation.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item. He stated Maria Rangel, City Engineer, was in the audience and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Dulce Herrera, Media Journalist, for a report on upcoming city events.

Dulce Herrera, Media Journalist, presented video recaps of City of Pharr State of the City Address and City of McAllen and City of Pharr Collaboration Joint Fire Service Training.

Dulce Herrera, Media Journalist, reported a Healthier Texas Yoga event would take place on Wednesday, February 12, 2025, at the Jose "Pepe" Salinas Memorial Recreation Center located at 1011 W. Kelly Ave. starting at 6:00 p.m. She stated this was part of the Healthier Texas Challenge and extended an invitation to everyone to participate in this event.

Dulce Herrera, Media Journalist, further reported the Healthier Texas Bike with A Cop event would take place on Wednesday, February 19, 2025, at the Hike & Bike Trail located at 300 W. Hall Acres Rd. starting at 6:00 p.m. She extended an invitation to everyone to come out with their bikes and enjoy a bike ride with Pharr Police Officers.

Lastly, Dulce Herrera, Media Journalist, reported the Skate Jam event would take place on Saturday, February 22, 2025, at the Victor Garcia Municipal Park located at 205 W. Polk Ave. from 6:00 p.m. to 10:00 p.m. She extended an invitation to everyone to bring their skateboard and have a good time.

ITEM 6. 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, REQUESTED 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, REQUESTED 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, REQUESTED 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, REQUESTED 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.**

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

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

Resolution No's. R-2025-05 and R-2025-06 and Ordinance No's. O-2025-03 and O-2025-04 are filed with the City Clerk's Office.

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

ITEM 11. CLOSED SESSION

The time being 4:15 p.m., Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 12. RECONVENE

The time being 4:42 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE 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 DISTRITOS ELECTORALES Y CENTROS DE VOTACIÓN), (ADOPTION ON 1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

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

Ordinance No. O-2025-05 is filed with the City Clerk's Office.

- 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)**

Jonathan Flores, City Manager, introduced the item.

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

Ordinance No. O-2025-06 is filed with the City Clerk's Office.

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)

Jonathan Flores, City Manager, introduced the item and recommended the appointment of Carlos Alanis to the Golf Advisory Board.

Comm. Medina **moved** to appoint Carlos Alanis to the Golf Advisory Board. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-07 is filed with the City Clerk's Office.

ITEM 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)

Jonathan Flores, City Manager, introduced the item.

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

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)

Jonathan Flores, City Manager, introduced the item.

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

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)**

Jonathan Flores, City Manager, introduced the item.

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

ITEM 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)**

Jonathan Flores, City Manager, introduced the item.

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

- B) CONSIDERATION AND ACTION, IF ANY, ON 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)**

Jonathan Flores, City Manager, introduced the item.

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

- 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)**

Jonathan Flores, City Manager, introduced the item.

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

- 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)**

Jonathan Flores, City Manager, introduced the item.

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

ITEM 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)**

Jonathan Flores, City Manager, introduced the item.

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

- 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)**

Jonathan Flores, City Manager, introduced the item and stated the award of contract was contingent on completion of project within thirty (30) days.

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

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:47 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

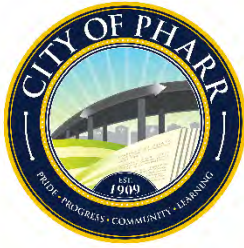
**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 3rd DAY OF FEBRUARY 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: February 13, 2025

MEETING DATE: February 18, 2025

FROM: Jamison Merrick, Finance Director

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on renewal of Pharr Economic Development Corporation II (PEDC II) line of credit with Lone Star National Bank. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: PEDC maintains a Line of Credit with Lone Star National Bank, which is renewed annually. The bank required that the City Commission and PEDC Board approve the renewal each year.

Fiscal Consideration: Line of Credit is for \$5,000,000.

Staff Recommendation: To Approve.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 2/13/2025
Approved - 2/14/2025
Final Approval - 2/14/2025



Lone Star National Bank

12/5/24

City of Pharr
118 S. Cage
Pharr, Texas 78577

Re: Renewal of existing Line of Credit for Pharr EDC II

This letter is being provided to you indicating Lone Star National Bank 's (the Bank) commitment to renew the above referenced line of credit with the following existing terms and conditions:

Borrower:	Pharr Economic Development Corporation II
Loan Amount:	\$5,000,000 line of credit with a current balance of \$1,179,150
Purpose:	To renew an existing line of credit for working capital; used for private development to support investors.
Collateral:	Pharr Economic Development II sales tax pledge
Interest rate:	Floating at Wall Street Journal Prime currently at 8.50% with a floor rate of 6.5%
Repayment:	11 monthly payments of interest only, followed by one final payment principal and accrued interest due at maturity. At maturity loan will be reviewed for continued renewal of line of credit.
Maturity:	1/19/26

If you should have any questions, please feel free to contact me at (956) 369-8103.

Respectfully submitted,
Lone Star National Bank


Sonia A. Falcon,
Senior Vice President



Lone Star National BankSM

12/5/24

Pharr Economic Development Corporation II
118 S. Cage
Pharr, Texas 78577

Re: Renewal of existing Line of Credit for Pharr EDC II

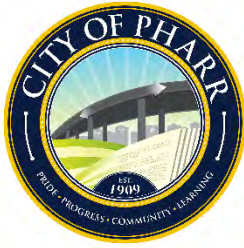
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Repayment:	11 monthly payments of interest only, followed by one final payment principal and accrued interest due at maturity. At maturity loan will be reviewed for continued renewal of line of credit.
Maturity:	1/19/26

If you should have any questions, please feel free to contact me at (956) 369-8103.

Respectfully submitted,
Lone Star National Bank


Sonid A. Falcon,
Senior Vice President



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.C.

DATE SUBMITTED: February 10, 2025

MEETING DATE: February 18, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Consideration and action, if any, on request from Hidalgo County Elections Department on use of Jose "Pepe" Salinas Recreation Center and Pharr Development and Research Center as Early Voting and Election Day polling locations for the upcoming 2025 election cycle. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: The Hidalgo County Elections Department is requesting the use of city facilities for the upcoming 2025 election cycle.

UPCOMING 2025 ELECTION CYCLE

ELECTION	EARLY VOTING	ELECTION DAY
May Local Entities Elections	April 22, 2025 - April 29, 2025	Saturday, May 3, 2025
May Local Entities Runoff Elections	May 27, 2025 - June 3, 2025	Saturday, June 7, 2025
November General Election	October 20, 2025 - October 31, 2025	Tuesday, November 4, 2025
General Runoff (Local Entities Only)	TBD	TBD

* Hours usually run 7:00 a.m. - 7:00 p.m., but an updated final schedule will be sent as we approach each election.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval for use of city facilities as polling locations.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 2/10/2025
Final Approval - 2/11/2025

From: John Posz <john.posz@co.hidalgo.tx.us>
Sent: Friday, January 31, 2025 4:30 PM
To: Hilda Pedraza; Imelda Perez
Cc: Eberto Gauna; Iliana Bazan; Laura Marquez; Monserrat Ozuna
Subject: 2025 Election Cycle - Polling Location Request
Attachments: Email Letter - 2025 Schedule - City of Pharr.pdf; Development and Research Center - 2025 Polling Location Request Form.pdf; Jose Pepe Salinas Center - 2025 Polling Location Request Form.pdf

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Good afternoon,

Our office is requesting the use of the following facility/facilities for the **2025 Election Cycle**.

The **Development and Research Center** for **Early Voting and/or Election Day**.

The **Jose Pepe Salinas Civic Center** for **Early Voting and/or Election Day**.

Attached please find the letter containing the current election dates for the entire year. The hours usually run 7:00 am - 7:00 pm, but an updated final schedule will be sent as we approach each election.

We are working to maintain a consistent list of locations. The location requested is based on what was last used in the 2023 Election Cycle.

If a different voting area within the same building is available for this year's elections, that is fine with us, as long as it meets the compliance requirements.

As I mentioned above, we are trying to maintain consistency for the voters that utilize this location in your area. We understand things can change so we are always willing to work with you to ensure the best voting experience for the voters. We can always visit the location to meet and discuss if needed.

Please review and fill out the **2025 Polling Location Request Form**, and return at your earliest convenience. At this moment the deadline to return is **Friday March 7, 2025**. If you require additional time for approval of the document, an email confirmation will suffice so that we may continue our preparations.

NOTE: This is a single request form for the entire 2025 Election Year.

Should there be any changes to the facility's information (name/address) please feel free to make corrections.

If you have any questions or concerns, please feel free to reach out to me.

--

Thank you,

John Posz

Elections Surveyor I

Hidalgo County Elections Department



Via facsimile

ELECTIONS DEPARTMENT
County of Hidalgo



2025 Election Cycle
Early Voting and Election Day Request(s)

January 31, 2025

To: Hilda Pedraza, Assistant City Manager City of Pharr
118 S. Cage Blvd, Pharr, TX 78577

Via: hilda.pedraza@pharr-tx.gov

Dear Ms. Pedraza,

We are requesting the use of your facility(s) as an Early Voting and/or Election Day polling location(s) for the upcoming 2025 Election Cycle. Please review the dates below and add to your calendar.

Please note that your location will not be required during the Local Entities Election(s) if your entity is not on the ballot or requested by another entity. Additional note, due to HB 357, the Runoff Dates have been modified and will be confirmed by the Texas Secretary of State as the election approaches.

Reminder emails will be sent once the election approaches, but if you have any questions or concerns, please feel free to reach out at any time.

Upcoming 2025 Elections

Election	Early Voting	Election Day
May Local Entities Elections	April 22, 2025 - April 29, 2025	Saturday May 3, 2025
May Local Entities Runoff Elections	May 27, 2025 – June 3, 2025	Saturday, June 7, 2025
November General Election	Oct. 20, 2025 – Oct. 31, 2025	Tuesday, November 4, 2025
General Runoff (Local Entities ONLY)	TBD	TBD

Please complete the separate request form and return by fax, or email by **March 7, 2025**. I know this may require approval from your board, so if you could provide an email response confirming the use of the location(s), that will allow us to continue with our preparations for the 2025 Election Cycle.

We truly appreciate you and the partnership we have in providing great polling locations to the voters of Hidalgo County.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Eberto A. Gauna

Division Manager II

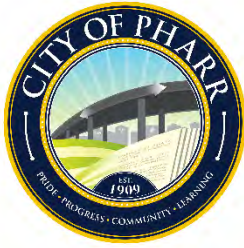
Office: (956)318-2570 ext. 5730

Fax: (956) 393-2039

Email: eberto.gauna@co.hidalgo.tx.us

Visit our website <https://www.hidalgocounty.us/105/Elections-Department>

Register & Vote!



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.

DATE SUBMITTED: February 12, 2025

MEETING DATE: February 18, 2025

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor-Criminal Justice Division for the Crime Victim and Human Trafficking Liaison Project-Grant Number 2430514. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: Submission of grant application for the Crime Victim and Human Trafficking Liaison Project to the Office of the Governor, Criminal Justice Division. **This item supports SSC - Safe and Secure Community.**

Fiscal Consideration: Salaries are reimbursable thru this grant.

Staff Recommendation: Staff recommends approval

Alternatives: Not approve grant application

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 2/12/2025
Approved - 2/12/2025
Approved - 2/14/2025
Final Approval - 2/14/2025

RESOLUTION NO. R-2025-__

**OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE
CRIMINAL JUSTICE DIVISION
(GENERAL VICTIMS ASSISTANCE DIRECT SERVICES GRANT PROGRAM,
FY2025-2026)**

WHEREAS, the City of Pharr finds it in the best interest of the citizens of Pharr, that the Crime Victim and Human Trafficking Liaison Project be operated from 10/01/25 thru 09/30/2026; and

WHEREAS, the City of Pharr City Commission agrees to provide applicable matching funds for the said project as required by the Office of the Governor Criminal Justice Division grant application; and

WHEREAS, the City of Pharr City Commission agrees that in the event of loss or misuse of the Criminal Justice Division funds, The City of Pharr City Commission assures that the funds will be returned to the Criminal Justice Division in full; and

WHEREAS, the City of Pharr City Commission designates the **Chief of Police** as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the City of Pharr City Commission approves submitting the grant application for the **Crime Victim and Human Trafficking Liaison Project** to the Office of the Governor, Criminal Justice Division.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR TEXAS, THIS _____ DAY OF February 2025.

Grant Number: 2430514

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Secretary

C e r t i f i c a t i o n

The State of Texas

County of Hidalgo

City of Pharr

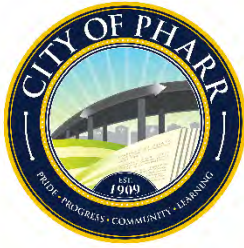
I, Imelda Perez, the duly appointed City Clerk of the City of Pharr, Texas, hereby certify that the above text constitutes an accurate and authentic copy of the original Resolution duly passed and adopted by the Board of Commissioners of the City of Pharr, Texas, on the ____ day of February 2025, AD.

(Resolution No. _____)

In witness whereof, I affix my official signature and imprint the seal of the City of Pharr, Texas, this ____ day of February 2025 AD.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.E.

DATE SUBMITTED: February 12, 2025

MEETING DATE: February 18, 2025

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit an application for the Operation Stonegarden Grant Program (OPSG-2025) to the Office of the Governor's Homeland Security Division-Grant Number 3173110. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: Operation Stonegarden is a Homeland Security Grant that will run from March 1, 2025, to February 28, 2026. The Pharr Police Department uses OPSG Funding to enhance enforcement efforts along ingress/egress routes leading to and from the U.S./Mexico border and into the interior of the United States. **This item supports SSC - Safe and Secure Community.**

Fiscal Consideration: The Office of the Governor's Homeland Security Grants Division has allocated funding for the Pharr Police Department to use for overtime funds and the purchase of police equipment. **This item supports SSC - Safe and Secure Community.**

Staff Recommendation: Staff recommends approval

Alternatives: Not approve grant program

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 2/12/2025
Approved - 2/12/2025
Approved - 2/14/2025
Final Approval - 2/14/2025

RESOLUTION NO. R-2025-

**OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION
OPERATION STONEGARDEN (OPSG), (FY 2025)**

WHEREAS, OPSG funding is to enhance enforcement efforts along ingress/egress routes leading from the U.S./Mexico border into the interior of the United States; and

WHEREAS, the City of Pharr City Commission finds it in the best interest of the citizens of Pharr that the Operation Stonegarden Grant Program (OPSG-2025) be operated for the fiscal year 03-01-2025 to 02-28-2026; and

WHEREAS, the purpose of the Operation Stonegarden Grant Program (OPSG-2025) is to support overtime and operational costs for increased patrol and investigative capacity for certified peace officers and law enforcement support personnel conducting border security operations; and

WHEREAS, the City of Pharr City Commission agrees to provide, if applicable matching funds for the said project as required by the Office of the Governor, Homeland Security Grants Division grant application, and

WHEREAS, the City of Pharr City Commission agrees that in the event of loss or misuse of the Office of the Governor Homeland Security Grants Division funds, The City of Pharr City Commission assures that the funds will be returned to the Office of the Governor, Homeland Security Grants Division in full; and

WHEREAS, the City of Pharr City Commission designates the Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the Pharr Board of Commissioners approve submitting the application for the Operation Stonegarden Grant Program (OPSG-2025) to the Office of the Governor, Homeland Security Grants Division.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, ON THIS DAY OF 2025.

Grant Number: 3173110

ATTEST:

CITY OF PHARR:

Ambrosio Hernandez, Mayor

Imelda Perez. CITY CLERK

C e r t i f i c a t i o n

The State of Texas

County of Hidalgo
City of Pharr

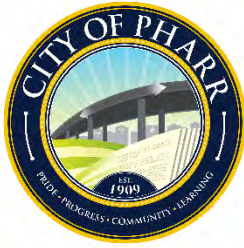
*I, **Imelda Perez**, duly appointed City Clerk of the City of Pharr, Texas, do hereby certify that the foregoing Constitutes a true and correctly copy of the original Resolution duly passed and adopted by the board of Commissioners of the City of Pharr, Texas, on the _____ day of February 2025, ad.*

(Resolution no. _____)

In witness whereof, I have hereunto subscribed my official Signature and impressed the seal of the City of Pharr, Texas, This the _____ day of February 2025, ad.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.F.

DATE SUBMITTED: February 12, 2025

MEETING DATE: February 18, 2025

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor, Homeland Security Grants Division for Operation Lone Star Grant Program-Grant Number 5059902. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: The Pharr Police Department seeks funding from the Office of the Governor, Homeland Security Grants Division. The grant is operated for the fiscal year 09/01/2025 to 08/31/2026. The funds requested would be designated for law enforcement overtime hours and specialized police equipment to assist in Homeland Security. **This item supports SSC - Safe and Secure Community.**

Fiscal Consideration: The Office of the Governor's Homeland Security Grants Division has allocated funding for the Pharr Police Department to bolster interagency border security. **This item supports SSC - Safe and Secure Community.**

Staff Recommendation: Staff recommends approval

Alternatives: Not approve grant program.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 2/12/2025
Approved - 2/12/2025
Approved - 2/14/2025
Final Approval - 2/14/2025

RESOLUTION NO. R-2025- ____
OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION
OPERATION LONE STAR GRANT PROGRAM (OLS), (FY 2025)

WHEREAS, funding for **Operation Lone Star (OLS)** in FY 2025 aims to bolster interagency border security operations, thereby supporting the initiative to deter and interdict criminal activity through facilitated directed actions; and

WHEREAS, the City of Pharr City Commission finds it in the best interest of the citizens of Pharr that Operation Lone Star (OLS) be operated for the fiscal year 09/01/2025 to 08/31/2026 and,

WHEREAS, the purpose of Operation **Lone Star (OLS)** is to increase patrol, search and rescue, recovery operations, and/or investigative capacity for certified peace officers; and

WHEREAS, Operation **Lone Star (OLS)** aims to increase patrol, search and rescue, recovery operations, or investigative capacity for certified peace officers; and

WHEREAS, the City of Pharr City Commission agrees to participate in implementing and increasing the effectiveness of operational methods, measures, and techniques for outbound/southbound operations; and

WHEREAS, The City of Pharr City Commission designates the **Chief of Police** as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the Pharr Board of Commissioners approves submitting the grant application for **Operation Lone Star (OLS)** to the Office of the Governor, Public Safety Office (PSO).

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR TEXAS, THIS ____ DAY OF ____ 2025.

Grant Number: [5059902](#)

ATTEST:

CITY OF PHARR:

Ambrosio Hernandez, Mayor

Imelda Perez. CITY CLERK

C e r t i f i c a t i o n

The State of Texas

County of Hidalgo
City of Pharr

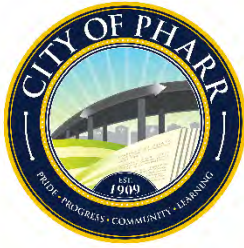
*I, **Imelda Perez**, the duly appointed City Clerk of the City of Pharr, Texas, hereby certify that the above text constitutes an accurate and authentic copy of the original Resolution duly passed and adopted by the Board of Commissioners of the City of Pharr, Texas, on the ____ day of February 2025, AD.*

(Resolution No. _____)

In witness whereof, I affix my official signature and imprint the seal of the City of Pharr, Texas, this ____ day of February 2025, AD.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.

DATE SUBMITTED: February 14, 2025

MEETING DATE: February 18, 2025

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor-Criminal Justice Division: Pharr Border Bullet Resistant Shield Grant Program-Grant Number 5147202. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: In the ongoing effort to provide enhanced ballistic protection and increase officer safety, the Pharr Police Department intends to purchase Ballistic Shields. These ballistic shields allow officers to respond quickly to an active shooter incident, while providing ballistic protection and enhanced officer safety. **This item supports SSC - Safe and Secure Community.**

Fiscal Consideration: Expenses will be reimbursable thru this grant.

Staff Recommendation: Staff recommends approval

Alternatives: Not approve grant program

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 2/14/2025
Approved - 2/14/2025
Approved - 2/14/2025
Final Approval - 2/14/2025

RESOLUTION NO. R-2025_____

**OFFICE OF THE GOVERNOR, CRIMINAL JUSTICE
DIVISION (BULLET-RESISTANT SHIELD GRANT
PROGRAM, (FY2025)**

WHEREAS, the City of Pharr recognizes the paramount importance of ensuring the safety and security of its citizens, hereby deciding to operate the Pharr Border Bullet Resistant Shields from October 1, 2025, through September 30, 2026, and

WHEREAS, the City of Pharr is committed to acquiring body armor that complies with the National Institute of Justice (NIJ) standard (Ballistic Resistance of Body Armor NIJ Standard-0101.06), encompassing type III (rifles) or type IV (armor-piercing rifle) body armor, along with bullet-resistant vests, ballistic plates, and plate carriers; and

WHEREAS, the City of Pharr City Commission pledges to provide matching funds as required by the Office of the Governor Criminal Justice Division grant application; and

WHEREAS, the City of Pharr City Commission affirms its responsibility to promptly return any misused or lost funds allocated by the Criminal Justice Division, ensuring full restitution; and

WHEREAS, the City of Pharr City Commission appoints the Chief of Police as the authorized official for the grant, empowering them to oversee the application, acceptance, rejection, alteration, or termination of the grant on behalf of the city.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Pharr City Commission approves submitting the **Pharr Border Bullet Resistant Shields** grant application to the Office of the Governor, Criminal Justice Division.

**PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF
THE CITY OF PHARR TEXAS, THIS _ DAY OF February_____2025.**

Grant Number: 5147202

ATTEST:

CITY OF PHARR:

Ambrosio Hernandez, Mayor

Imelda Perez. CITY CLERK

C e r t i f i c a t i o n

**The State of Texas
County of Hidalgo
City of Pharr**

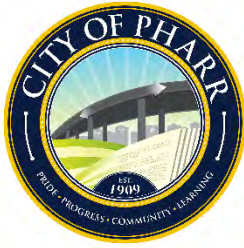
*I, **Imelda Perez**, the duly appointed City Clerk of the City of Pharr, Texas, hereby certify that the above text constitutes an accurate and authentic copy of the original Resolution duly passed and adopted by the Board of Commissioners of the City of Pharr, Texas, on the ____ day of February 2025, AD.*

(Resolution No. _____)

In witness whereof, I affix my official signature and imprint the seal of the City of Pharr, Texas, this ____ day of February 2025, AD.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.H.

DATE SUBMITTED: February 12, 2025

MEETING DATE: February 18, 2025

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a application to the Office of the Governor, Homeland Security Grants Division for FY2025 EMS Border Security Enhancement Project-Grant Number 4395703. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: The EMS Border Security Enhancement Project is to support overtime and operational costs for increased patrol and investigative capacity for certified peace officers and law enforcement support personnel conducting border security operations. **This item supports SSC - Safe and Secure Community.**

Fiscal Consideration: This grant provides reimbursements for overtime and operational costs. **This item supports SSC - Safe and Secure Community.**

Staff Recommendation: Staff recommends approval

Alternatives: Not approve grant project

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 2/12/2025
Approved - 2/13/2025
Approved - 2/14/2025
Final Approval - 2/14/2025

RESOLUTION NO. R-2025_____

OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION
FY2026 Border Zone Fire Departments (BZFD)

WHEREAS, the City of Pharr City Commission finds it in the best interest of the citizens of Pharr that the EMS Border Security Enhancement Project be operated for the fiscal year 09/01/2025 to 08-31-2026; and

WHEREAS, the purpose of the EMS Border Security Enhancement Project is to support overtime and operational costs for increased patrol and investigative capacity for certified peace officers and law enforcement support personnel conducting border security operation; and

WHEREAS, the City of Pharr City Commission agrees to provide, if applicable matching funds for the said project as required by the Office of the Governor, Homeland Security Grants Division grant application; and

WHEREAS, the City of Pharr City Commission agrees that in the event of loss or misuse of the office of the Governor, Homeland Security Grants Division funds, the City of Pharr assures that the funds will be returned to the Office of the Governor, Homeland Security Grants Division in full; and

WHEREAS, the City of Pharr City Commission designates the Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the Pharr Board of Commissioners approves submitting the grant application for the EMS Border Security Enhancement Project to the Office of the Governor, Homeland Security Grants Division.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, ON THIS DAY OF _____ 2025.

Grant Number: 4395703

ATTEST:

CITY OF PHARR:

Imelda Perez. CITY CLERK

Ambrosio Hernandez, Mayor

C e r t i f i c a t i o n

The State of Texas

County of Hidalgo
City of Pharr

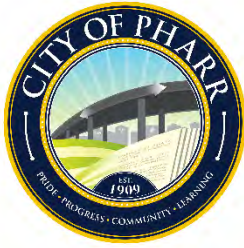
*I, **Imelda Perez**, the duly appointed City Clerk of the City of Pharr, Texas, hereby certify that the above text constitutes an accurate and authentic copy of the original Resolution duly passed and adopted by the Board of Commissioners of the City of Pharr, Texas, on the ____ day of February 2025, AD.*

(Resolution No. _____)

In witness whereof, I affix my official signature and imprint the seal of the City of Pharr, Texas, this ____ day of February 2025, AD.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.I.

DATE SUBMITTED: February 13, 2025

MEETING DATE: February 18, 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:

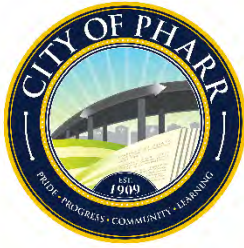
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 2/13/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.I.1.

DATE SUBMITTED: February 12, 2025

MEETING DATE: February 18, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

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

Classification: Regular

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

Issue: Villa Del Mar Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) This request constitutes the 1st renewal for Villa Del Mar Restaurant.

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 the site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 2/12/2025
Approved - 2/14/2025
Final Approval - 2/14/2025

MEMORANDUM

DATE: TUESDAY, FEBRUARY 18, 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#231029 (VILLA DEL MAR RESTAURANT)
--

GENERAL INFORMATION:

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

LEGAL DESCRIPTION: The property is legally described as being 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6502 South Cage Boulevard, Suite 1.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east, north and south. The property to the west is zoned Single-Family Residential District (R-1). 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
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 the 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 18, 2025

Conditional Use Permit **Renewal** for ABC –

Villa del Mar Restaurant

Background:

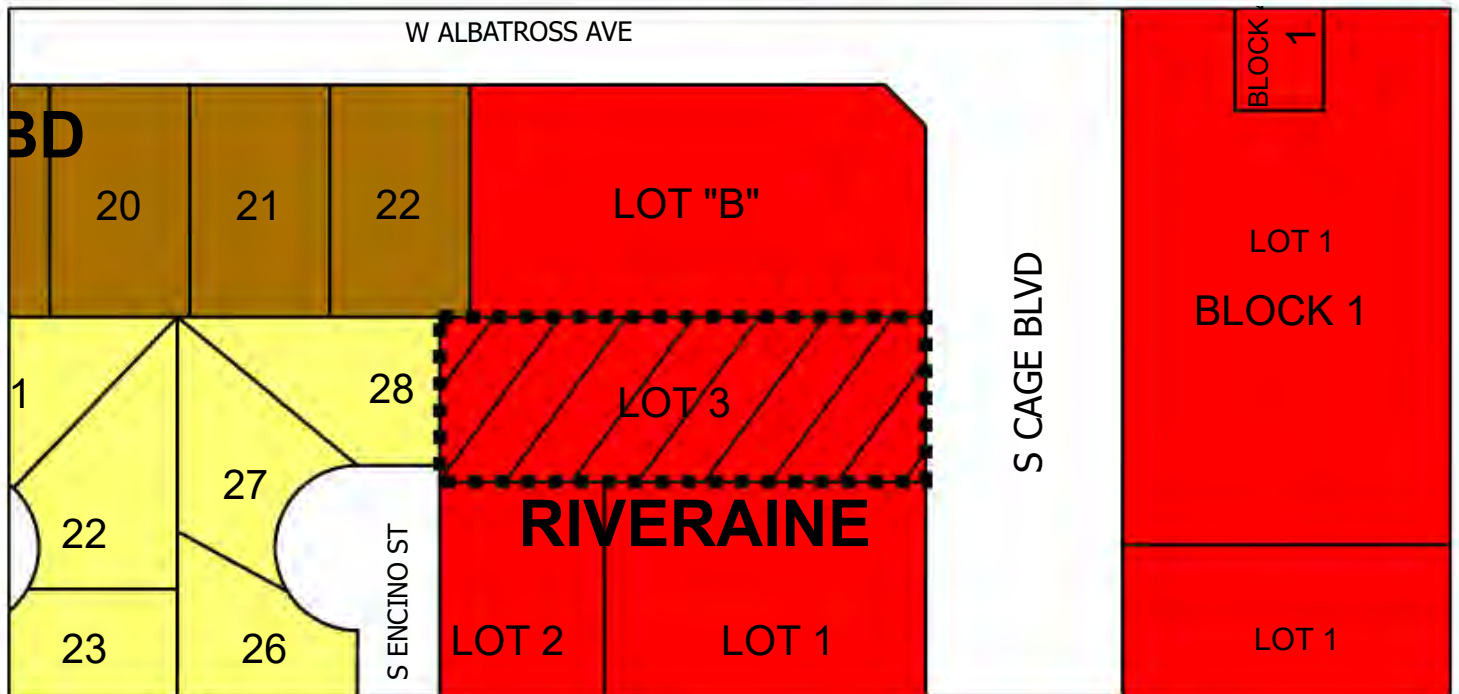
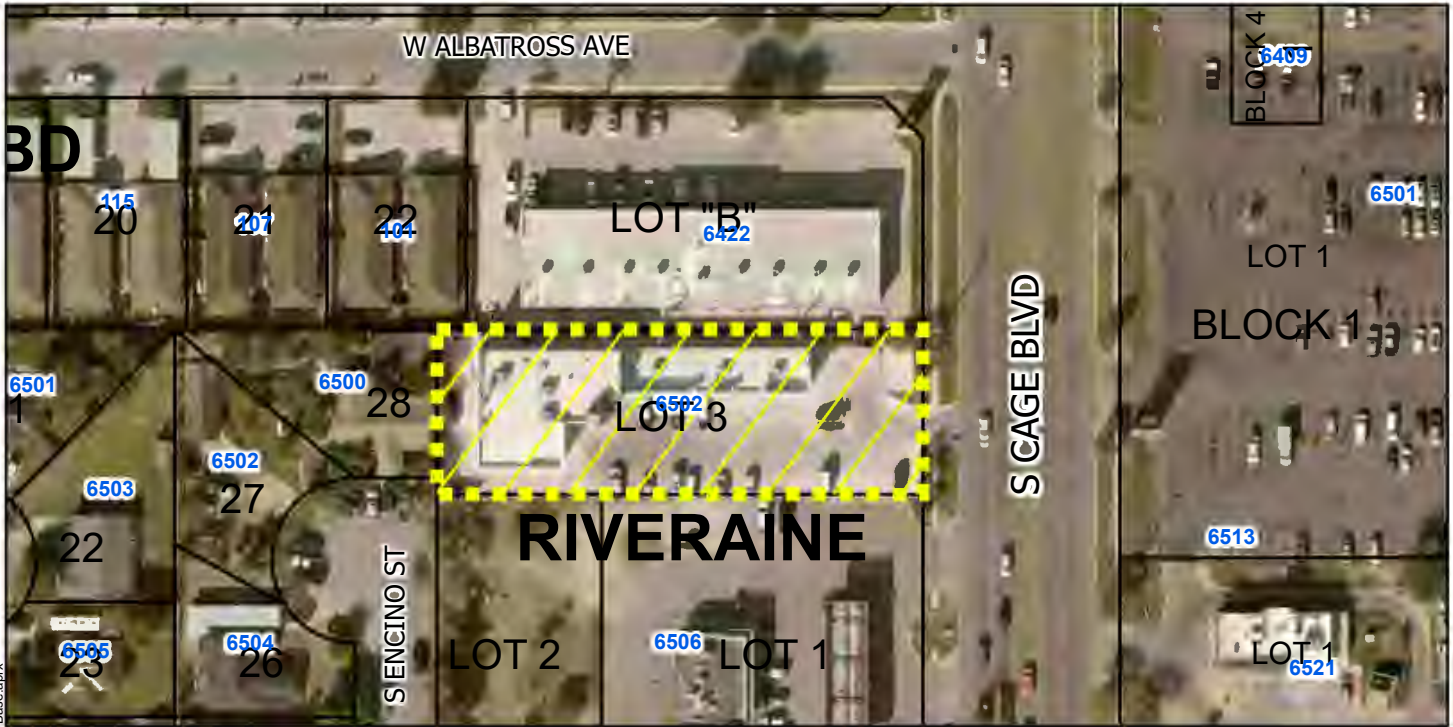
Villa Del Mar Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 1st renewal for Villa Del Mar Restaurant.

The property is located at 6502 South Cage Boulevard, Suite 1. 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 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.

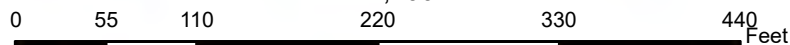
CUP Renewal
 6502 S CAGE BLVD
 LOT 3, RIVERAINE SUBDIVISION
 VIGA RESTAURANTS
 ANGEL VILLAREAL



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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: 1:1,400



Date: 2/7/2025



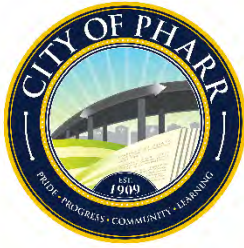
Pharr
Development Services



Site Photo

6502 South Cage Boulevard, Suite 1





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.

DATE SUBMITTED: February 13, 2025

MEETING DATE: February 18, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

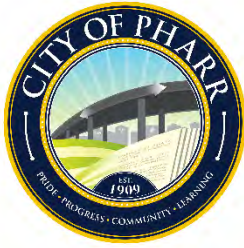
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 2/13/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.1.

DATE SUBMITTED: February 12, 2025

MEETING DATE: February 18, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plat of Arbor Vista Estates Subdivision. The property is legally described as being a Resubdivision of 14.996 acres out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of North Veterans Boulevard ("I" Road). SUB#250104 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plat of Arbor Vista Estates Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Master Plat of Arbor Vista Estates Subdivision subject to the listed conditions.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the preliminary plat of the proposed Master Plat of Arbor Vista Estates Subdivision at their meeting on February 10, 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 - 2/12/2025
Approved - 2/14/2025
Final Approval - 2/14/2025



MEMORANDUM

DATE: TUESDAY, FEBRUARY 18, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: MASTER PLAT OF ARBOR VISTA ESTATES SUBDIVISION
FILE NO. **SUB#250104**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plat of Arbor Vista Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Resubdivision of 14.996 acres out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of North Veterans Boulevard ("I" Rd.).

ZONING: The property is currently zoned Residential Multifamily High Density District (R-MFHD) and General Business District (C). The adjacent zones are Residential Multifamily High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O) to the north, General Business District (C), Residential Multifamily High Density District (R-MFHD) and City limits to the east and Single Family Residential District (R-1) to the south and west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartment complex.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plat of Arbor Vista Estates Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Streetlights spacing shall be 250' max. spacing along N. Veterans Blvd. and E. Egly Ave.
2. Show irrigation easement along E. Egly Ave.
3. Power poles and other utilities to be relocated to the new R.O.W. line by developer.
4. Provide additional R.O.W., along N. Veterans Blvd., as per City engineering department.

EASEMENTS:

1. Easements shall not overlap.
2. Show gas line easements, if any.
3. Show all existing easements.
4. City of Pharr easement shall read: 15' Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D. No.1.

OTHER:

1. Owners dedication signature block use same subdivision name.
2. Provide the full wording for the detention directive, plat note #14.
3. Provide a draft of HOA, for review.
4. Provide the articles of incorporation, for ownership.
5. Update year on signature blocks.
6. Label all monuments.
7. Provide signatures for engineer and surveyor.
8. Provide all pertinent City of Pharr details.

9. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
10. Comments attached from HCID #2.
11. See staff comments attached.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the preliminary plat of the proposed Master Plat of Arbor Vista Estates Subdivision at their meeting on February 10, 2025. There were six members present and voting.

STAFF REVIEW MEETING FOR: *ARBOR VISTA ESTATES SUBDIVISION*

COMMENTS:

Initials: J.R.

JANUARY 29, 2025

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- All water fittings will need to be MJ with mega locks (no tapping tee.)
- On the northwest connection will need to install MJ tee with valve.
- On lot 1, southwest corner will need to install a MJ tee with flush valve for future water loop.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr
- Will need to show all sewer crossing details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name:_____

Signature:_____

Date:_____



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: Staff preliminary Arbor Vista Estates subdivision

Reviewed by: J. Gonzalez

1/29/2025

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of

20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

- 1. Shall replace existing 12-inch AC waterline with 12-inch PVC waterline along property on I Rd/Veterans Road.**
- 2. Shall replace the existing fire hydrant(s) on I RD/Veterans Road along property.**
- 3. Shall complete waterline loop on master plan for lots 1 lot 2 and lot 3.**
- 4. Shall provide secondary exit/access road for fire apparatus regarding lot 1, lot 2 and lot 3.**



Staff Preliminary Meeting Arbor Vista Estates Subdivision

DATE: 1/28/2025

14.99 acres

Pharr Tx, 78577

Plat Notes:

- No comments

General Notes:

- Shall obtain a Large Construction Notice, and NOI from TCEQ.
- Boring, street cut and curb cut permits must be requested from the Public Works Department.
- Discharge permit required
- 8in bleeder required for Stormwater discharge into the City inlet on Veterans Rd
- Detention pond and drainage details required
- Type 3 construction entrance on sheet 9 not accepted and must be removed
- Construction entrance dimensions must be changed from 50x14ft to the required 50x20ft
- Silt fence detail must be corrected to Steel posts only
- Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Arbol Vista Estates

DATE: January 30, 2025

Subdivision Master Plan

REVIEW: Preliminary (comments plans dated 1-27-2025)

PLAT

1. Signature and seal from P.E. is required.
2. Signature and seal from R.P.L.S. is required.
3. Provide a drainage easement for detention area.
4. Note No. 14---Use the correct City of Pharr drainage directive.
5. Provide an additional 10'-ft of ROW on Veterans Blvd. to meet MPO requirements for 100'-ft ROW width.

SITE PLAN

1. Include a sidewalk layout that follows all City of Pharr requirements and ADA guidelines for building permit phase. All ramps shall be required to have truncated domes.
2. Provide all sanitary sewer details. Provide additional flow calculations for proposed sewer line.
3. Show all water line tie-in details.
4. Show details for street and drainage improvements to the south. Must meet all City of Pharr requirements. Check with irrigation district for proposed roadway improvements.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Include a drainage area map.
3. Provide all storm drain details.
4. All detention ponds that have depths at 3'-ft or greater require a perimeter fence.
5. Tie-in to storm sewer shall be required to outfall using an 8"-in bleeder line.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:

- As-builts must reflect current field changes. Mark all field changes as existing.
- Must be Geo referenced, and in an AUTOCAD file.
- Submit a physical and electronic copy (USB or CD).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jlopez@hcid2.org
Subject: RE: Sam Houston Terrace Subdivision; Arbor Vista Estates Subdivision plat review
Date: Tuesday, January 28, 2025 1:56:16 PM
Attachments: [image004.png](#)
[image005.png](#)
[image007.png](#)

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

The HCID2 initial claims, comments and updates as needed for each proposal:

SAM HOUSTON TERRACE SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 19,pg. 193.
2. We need the recorded warranty deed of ownership.
3. Plat will need to reflect the owner name in the recorded warranty deed.
4. Update the signature block script:
THIS PLAT ... THE ____ (SHORTEN LINE & REMOVE COMMA) DAY OF _____, (LONGER LINE & ADD COMMA) 20 ____.
NO IMPROVEMENTS OF ANY KIND (NO "S") ...
... ATTEST: _____ (NO GAP)
5. We have an 80' Canal r.o.w. within the lot. V. 19, pg. 193 deed and v. 0, pg. 63 map. No development allowed in our r.o.w. Call our office to discuss.
6. Developer will need to replace the pipeline within their subdivision.
7. Plat will need to exclude 0.4 acres from the district. 12.77 acres have been excluded.

ARBOR VISTA ESTATES SUBDIVISION

1. We have the general r.o.w. covering all the lot. V. 20,pg. 467.
2. We need the recorded warranty deed of ownership.
3. Update the signature block:
Remove the # symbol and spell as NO. on the (3) uses. Update the year and add a comma before the year.
... ATTEST: _____ (NO GAP)
SECRETARY (ALIGN LEFT)
4. Plat will need to show we have a standpipe and pipeline V. 16, Pg. 5 map along the south edge. We will need at least 10' exclusive easement within the development. Call our office on the option to release the easement.
5. Plat will need to reference corner lot Kelly-Pharr Subdivision with the P.O.C.
6. This is an excluded area and do not need a petition form .

If there are any questions, please advise or call our office. Thank you.

John Salinas

Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Office: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org

From: Eddie Martinez [mailto:eddie.martinez@pharr-tx.gov]
Sent: Tuesday, January 28, 2025 8:28 AM
To: John Salinas
Subject: Subdivisions

Good morning,

John, Attach please find a subdivision for review meeting will be on January 30, 2025, at 10:00 a.m., also I have one here in my office, can you please come over to pick it up.

Sam Houston Terrace Subdivision --- Hard plans in my office need to come by for plans.

Arbor Vista Estates Master Plans--- Digital copy attached.

Thank you

Heriberto Martinez, Planner III
956-402-4242
P.O. Box 1729
118 S. Cage Blvd.
Pharr Texas, 78577
Website: www.pharr-tx.gov





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ARBOR VISTA ESTATES SUBDIVISION

MASTER PUBLIC IMPROVEMENTS

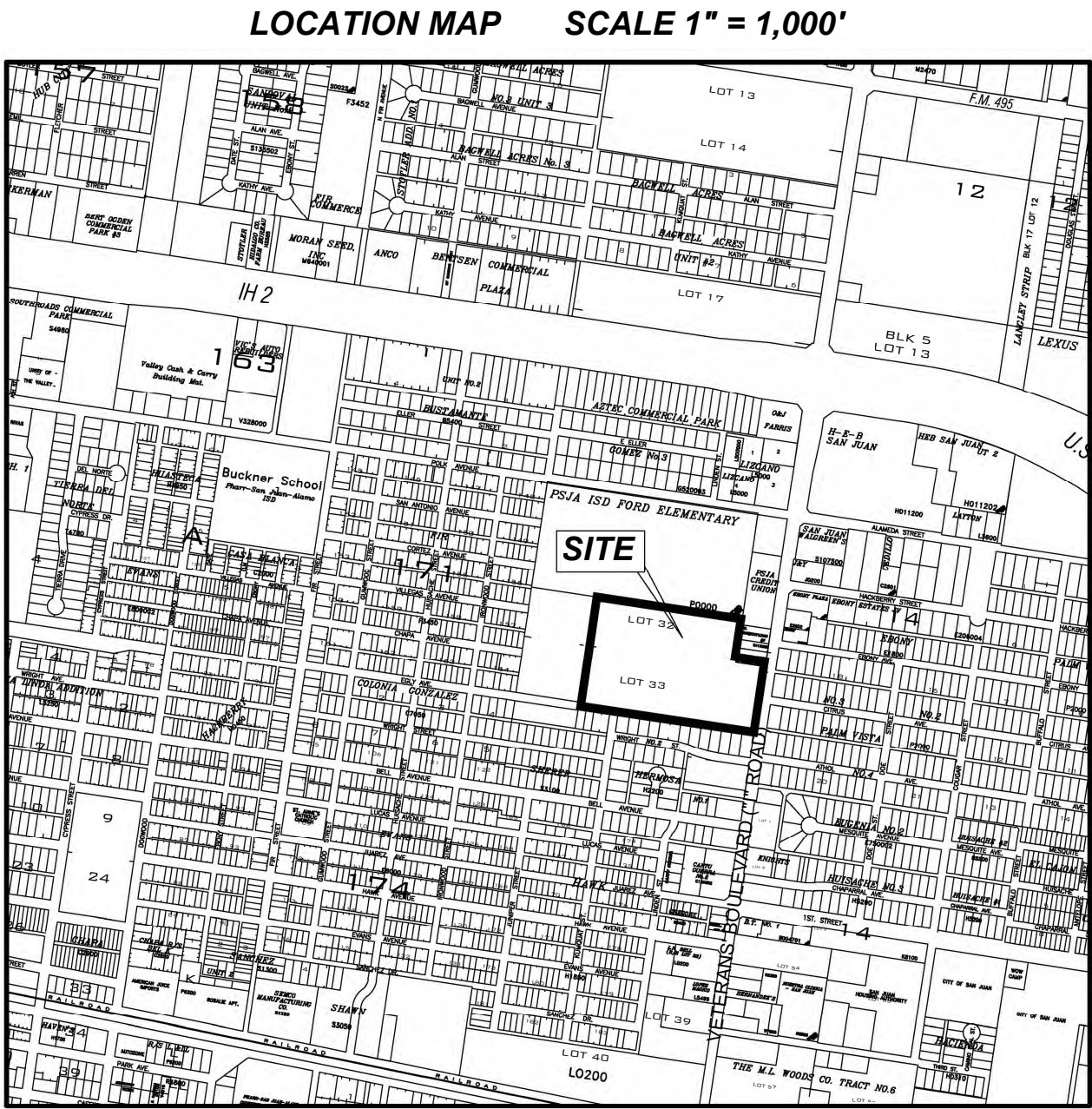
GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM FIELD WORK AND EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE; HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.
4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF PHARR. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONNEL ACCESS TO THE WORK AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS RECOMMENDATION.
9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING, BEFORE NEW JOINTS ARE COVERED. PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS.
13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.
14. WHERE WATER LINE INTERSECTS SANITARY SEWER SYSTEM MAINS AT LESS THAN 9.0 FEET SEPARATION, THE CONTRACTOR SHALL INSTALL A 20 FOOT SECTION OF C-900 PVC PRESSURE PIPE CENTERED ON THE POINT OF INTERSECTION.
15. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.
16. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN "AS-IS" CONDITION WITH LIKE MATERIALS.
17. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED, USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
18. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
19. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60 ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
20. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
21. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
22. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.
23. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
24. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR. COORDINATE WITH THE CITY OF PHARR BEFORE COMMENCING ANY UTILITY WORK.
25. COORDINATE ALL UTILITY WORK WITH THE PLUMBING PLANS BEFORE COMMENCING ANY UTILITY WORK. REFER TO PLUMBING PLANS FOR CONTINUATION.
26. COORDINATE WITH GRADING PLANS FOR WATER LINE, STORM AND SANITARY SEWER LINES INSTALLATION.
27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING THOSE FROM THE CITY OF PHARR, PRIOR TO START OF CONSTRUCTION.
28. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN GRASSED AREAS SHALL BE SIX INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
29. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.
30. REFER TO GEOTECH REPORT BEFORE INSTALLATION OF DRIVES AND PARKING AREAS.
31. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESSIBILITY.
32. PERMIT NEEDED FROM CITY OF PHARR BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED WITH CITY OF PHARR.
33. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMP LOCATIONS.
34. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.

PHARR, TEXAS, HIDALGO COUNTY

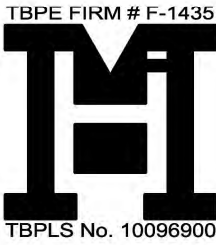
INDEX

SHEET No.	DESCRIPTION
1. _____	COVER SHEET
2. _____	EXISTING SITE
3. _____	MASTER SUBDIVISION PLAT
4. _____	MASTER WATER AND SEWER LAYOUT
5. _____	WATER DETAILS
6. _____	STREET AND STREET LIGHT PLAN
7. _____	EROSION AND SEDIMENT CONTROL PLAN



CITY OF PHARR BENCHMARK: "BM #47"
LOCATED ON THE NORTHWEST CORNER OF THE N.
VETERANS BLVD. ("I" ROAD) AND POLK AVENUE
INTERSECTION.
EASTING= 1093698.813 NORTHING=16599039.305
ELEVATION= 103.56

-2025-



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

PLANS CORRECT:

MARIO A. REYNA, P.E. _____ DATE _____

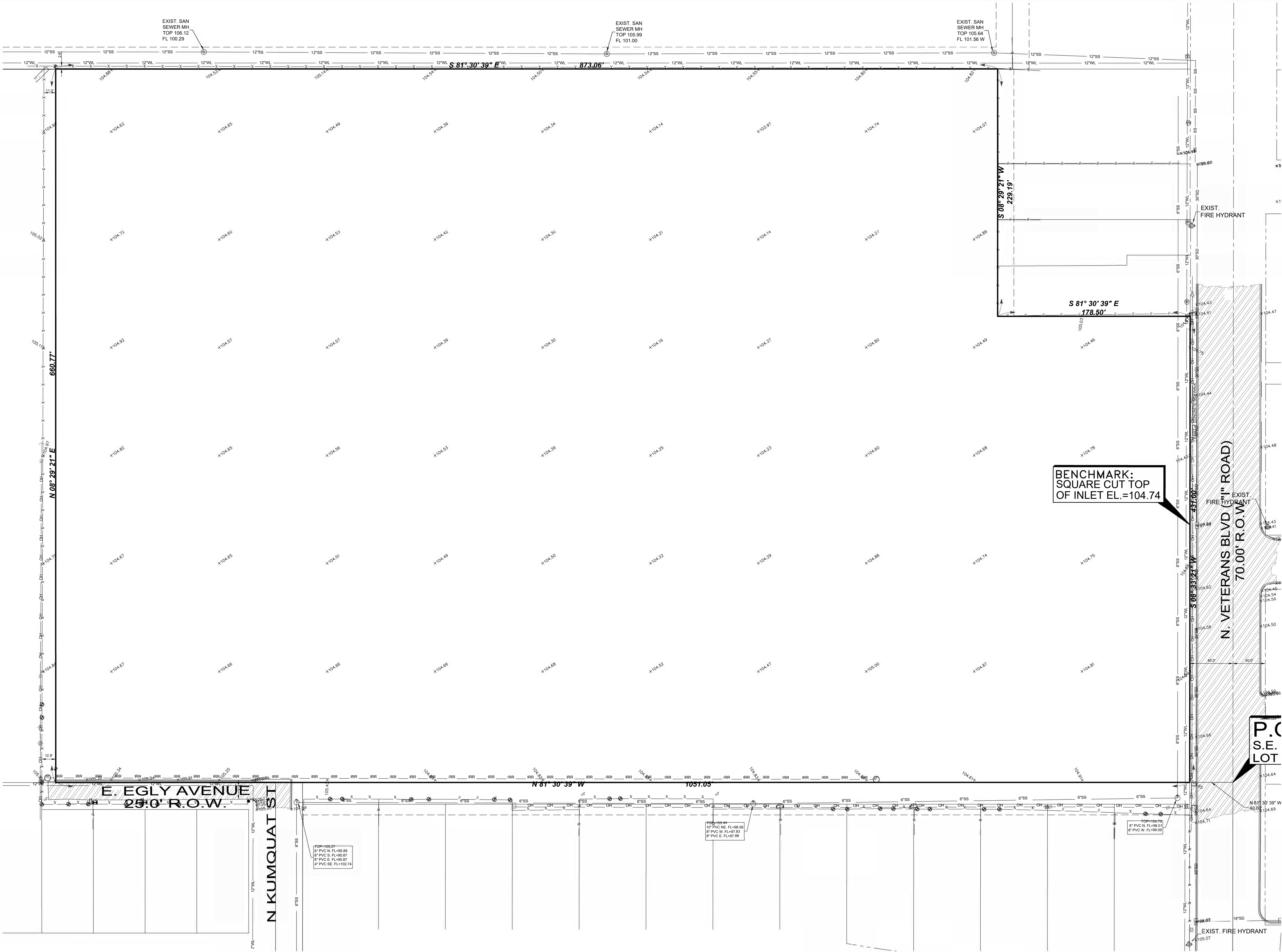
SHEET 1 OF 8 JOB NUMBER 24026.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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MARIO A. REYNA, P.E. 117368

02-04-2025
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WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE LAW



JOB No.
24026.00

REVISION

DATE

BY

PROJECT ENG. M.A.R.

T-BLOCK T-0000 PGS. 00

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

AS NOTED

MELDEN & HUNT, INC.

CONSULTANTS • ENGINEERS • SURVEYORS

1145 W. MOUNTAIN - EDINBURG, TX 78541

PH: (956) 381-0981 - FAX: (956) 381-1839

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STATE OF TEXAS

MARIO A. REYNA

117368

PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

02-01-2025

ALTERATION OF THIS DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

ARBOR VISTA ESTATES

SUBDIVISION

MASTER

PUBLIC IMPROVEMENTS

PHARR, TEXAS

EXISTING SITE

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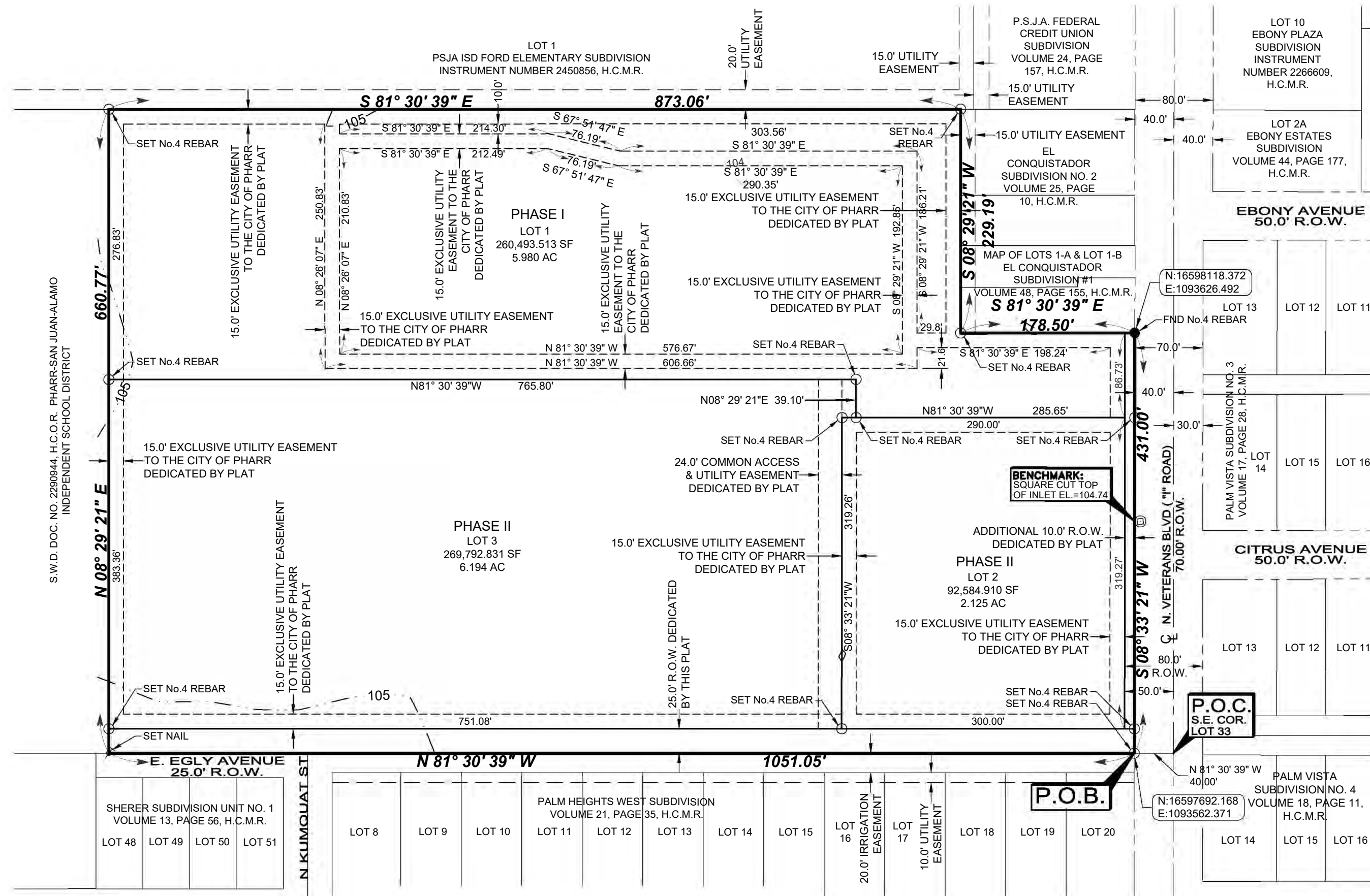
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File Name: 24026.00

SHEET 2 OF 7

MASTER PLAT OF
ARBOR VISTA ESTATES
SUBDIVISION

BEING A RESUBDIVISION OF 14.996 ACRES
OUT OF LOTS 32 AND 33,
L.R. BELL DEVELOPMENT "E" SUBDIVISION
CITY OF PHARR,
HIDALGO COUNTY, TEXAS



- LEGEND**
- FOUND No. 4 REBAR
 - FOUND PIPE (SIZE AS NOTED)
 - SET SQUARE CUT
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - G.W.G.D. - GENERAL WARRANTY GIFT DEED
 - S.W.D. - SPECIAL WARRANTY DEED
 - W.D. - WARRANTY DEED
 - DOC. NO. - DOCUMENT NUMBER
 - C - CENTER LINE

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

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 ____ DAY OF _____, 20 ____.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MASTER PLAT OF ARBOR VISTA ESTATES 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.

GARCIA-REYNA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

JAIME ROEL GARCIA, DIRECTOR
602 W. JONES
PHARR TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME ROEL GARCIA, 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 ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

METES AND BOUNDS:

BEING A TRACT OF LAND CONTAINING 14.996 ACRES SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 32 AND 33, L.R. BELL DEVELOPMENT "E" SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 57, HIDALGO COUNTY MAP RECORDS, WHICH SAID 14.996-ACRE TRACT WAS CONVEYED TO GARCIA-REYNA FAMILY LIMITED PARTNERSHIP, BY VIRTUE OF A GENERAL WARRANTY GIFT DEED RECORDED UNDER DOCUMENT NUMBER 1884285, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.996 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33;

THENCE, N 81° 30' 39" W ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16597692.168, EASTING: 1093562.371] ON THE WEST RIGHT-OF-WAY LINE OF N "I" ROAD, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 30' 39" W ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 1,051.05 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 29' 21" E AT A DISTANCE OF 367.42 FEET PASS THE NORTH LINE OF SAID LOT 33 AND THE SOUTH LINE OF SAID LOT 32, CONTINUING A TOTAL DISTANCE OF 660.19 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 32, FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 30' 39" E A DISTANCE OF 873.06 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 29' 21" W A DISTANCE OF 229.19 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 81° 30' 39" E A DISTANCE OF 178.50 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16598118.372, EASTING: 1093626.492] ON THE WEST RIGHT-OF-WAY LINE OF N. VETERANS BLVD ("I" ROAD), FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
6. THENCE, S 08° 33' 21" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. VETERANS BLVD "I" ROAD, AT A DISTANCE OF 63.58 FEET PASS THE SOUTH LINE OF SAID LOT 32 AND THE NORTH LINE OF SAID LOT 33, CONTINUING A TOTAL DISTANCE OF 431.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.996 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "B" ZONE "B" IS DEFINED AS 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: 480347 0005 C MAP REVISED: OCTOBER 19, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CROWN OF ROAD MEASURED AT FRONT CENTER OF LOT.
3. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: AS PER CITY OF PHARR ORDINANCE.
4. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR ARBOR VISTA ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER HIDALGO COUNTY OFFICIAL RECORD, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.
5. BENCH MARK CITY OF PHARR'S BENCH MARK: BM #47 LOCATED ON THE NORTHWEST CORNER OF THE N. VETERANS BLVD. ("I" ROAD) AND POLK AVENUE INTERSECTION. EASTING= 1093698.813 NORTHING=16599039.305 ELEVATION= 103.56
6. NO STRUCTURE SHALL BE BUILT TOP ON ANY EASEMENT.
7. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
8. A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED ALONG THE WEST SIDE OF N. VETERANS BLVD. ("I" ROAD) AT BUILDING PERMIT.
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
10. OWNER(S) ARE TO MAINTAIN DETENTION/RETENTION AREAS.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
14. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3.10 ACRES AND A VOLUME OF APPROXIMATELY 135,189 CUBIC 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 RESIDENTIAL DEVELOPMENT.

HIDALGO COUNTY IRRIGATION DISTRICT # 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 ON THIS THE ____ DAY OF _____, 2025.

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

ATTEST: 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20 ____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 10-17-24
ENGINEERING JOB NO. 24026.00



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, 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 ____ DAY OF _____, 20 ____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 02-08-2024
T- 1209, PG. 60
SURVEY JOB # 24026.08



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

ON: _____ AT _____ AM/PM

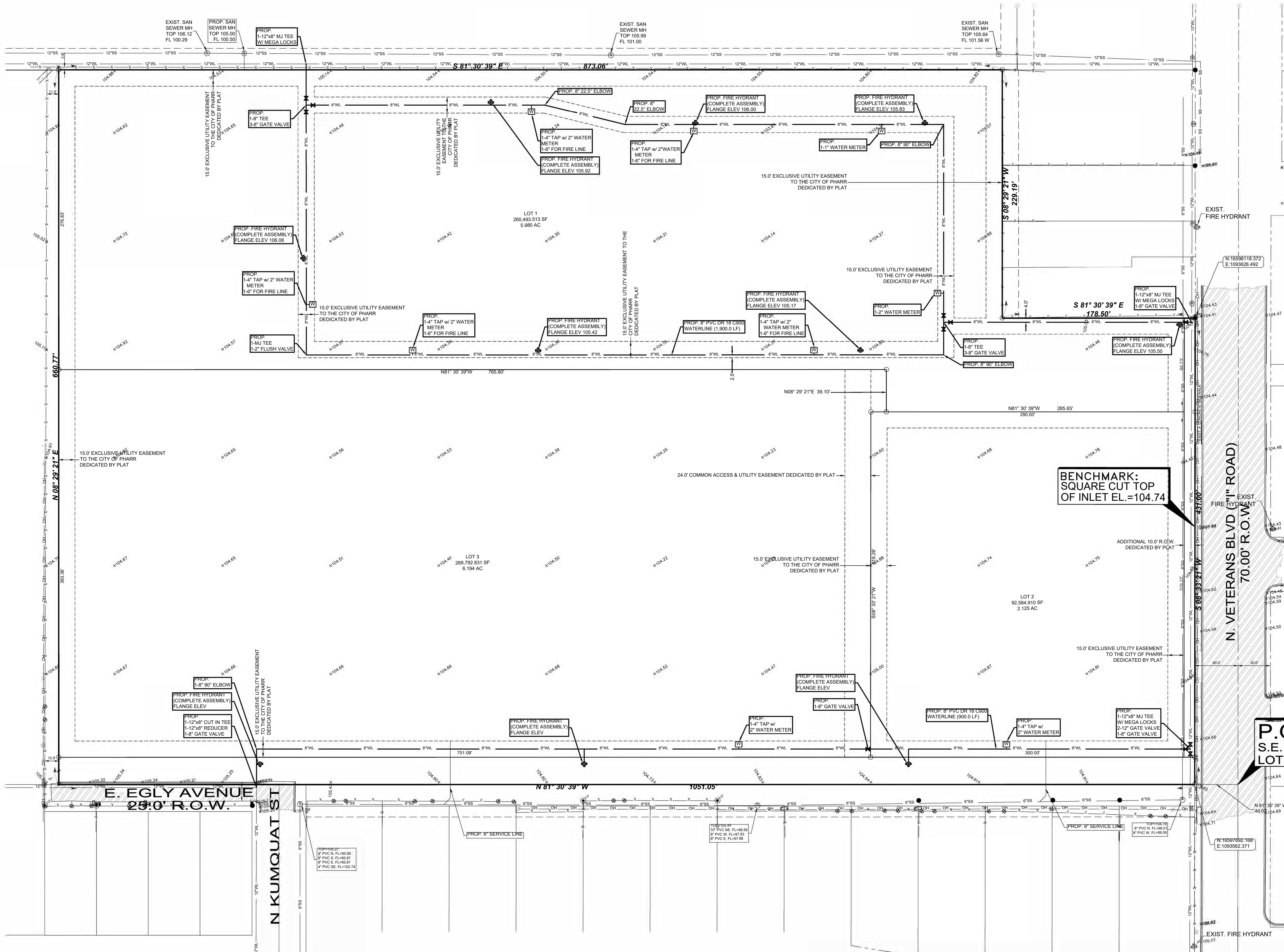
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JAIME ROEL GARCIA	802 W. JONES	PHARR, TX 78577	C/O (956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MBPLS FIRM # F-1435
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.
24026.00

REVISION

DATE

BY

PROJECT ENG. M.A.R.

T-BOOK T-0000 P.S. 00

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

AS NOTED

MELDEN & HUNT, INC.

CONSULTANTS • ENGINEERS • SURVEYORS

1145 W. MONTYRE • EDINBURG, TX 78541

PH: (956) 381-0981 • FAX: (956) 381-1839

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STATE OF TEXAS

MARIO A. REYNA

117368

PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

02-01-2025

ALTERATION OF THIS DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

ARBOR VISTA ESTATES

SUBDIVISION

MASTER

PUBLIC IMPROVEMENTS

PHARR, TEXAS

MASTER WATER AND SEWER LAYOUT

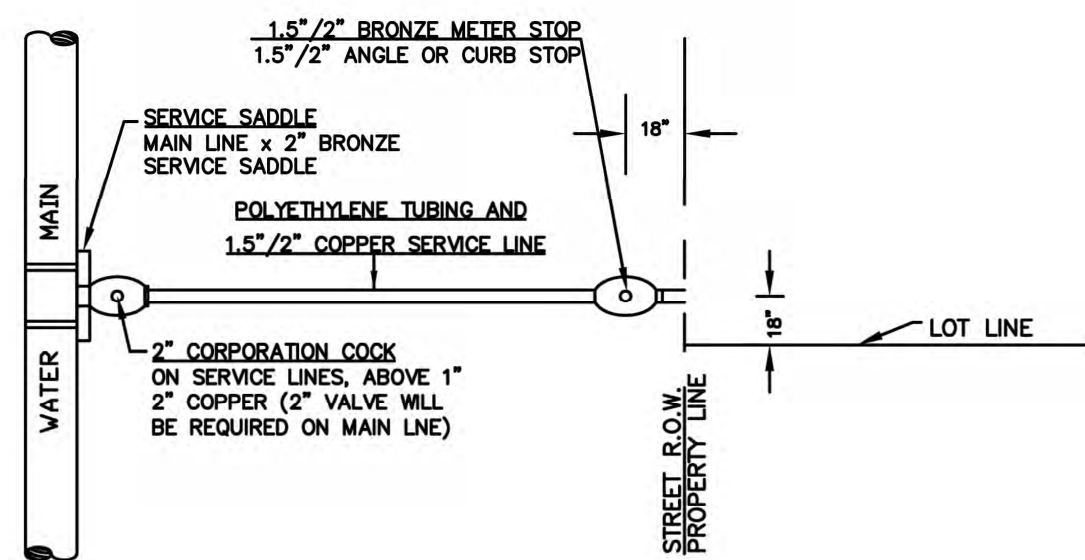
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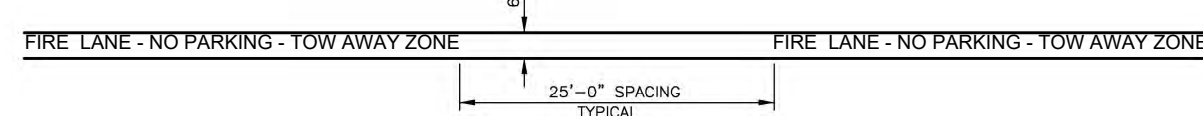
File Name: 24026.00

SHEET 4

OF 7

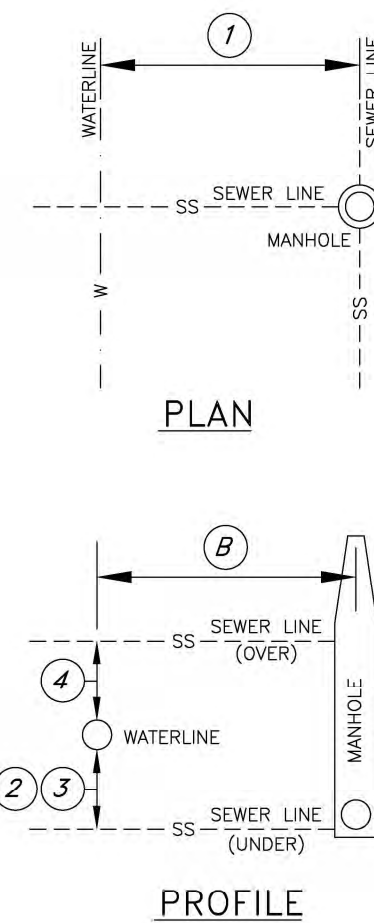


SINGLE WATER SERVICE CONNECTIONS



1. THE STRIPING MUST BE PLACED ALONG THE ENTIRE LENGTH OF THE FIRE LINE. WHEN NO CURB IS AVAILABLE, THE RED STRIPE IS PLACED DIRECTLY ON THE ROADWAY. WHEN CURBING IS AVAILABLE, THE RED STRIPE IS PLACED ON THE CURB TOP AND CURB FACE.
2. WHEN STRIPING WITH THE REQUIRED LETTERING IS PROVIDED, SIGNAGE IS NOT REQUIRED.
3. PAINT:
 - a. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. CURB SHALL BE "TRAFFIC RED" GLIDEN# NC 63251 OR EQUAL.
 - b. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. LETTERS SHALL BE ONE (1) INCH STRONG. CURB SHALL BE "TRAFFIC WHITE" GLIDEN# NC 56324S OR EQUAL.
4. APPLICATION:
 - a. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
 - b. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS PER DETAIL.

A. WATER LINE/NEW SEWER LINE SEPARATION.
WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:



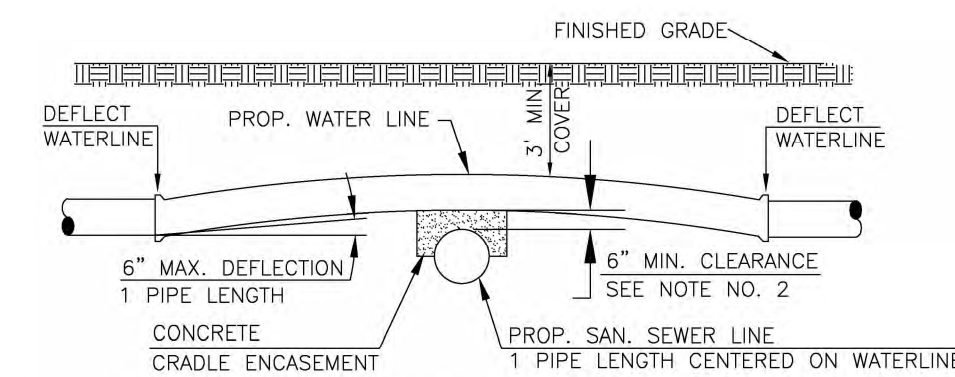
(1) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.

(2) WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.

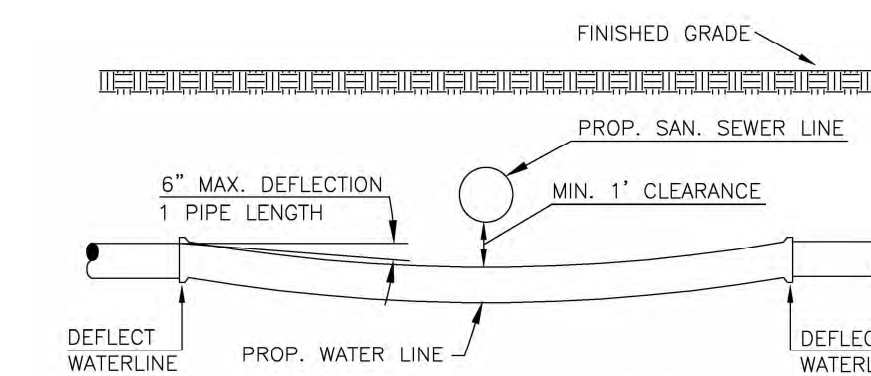
(3) WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE TOP OF PIPE.

(4) WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM WALL THICKNESS OF 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

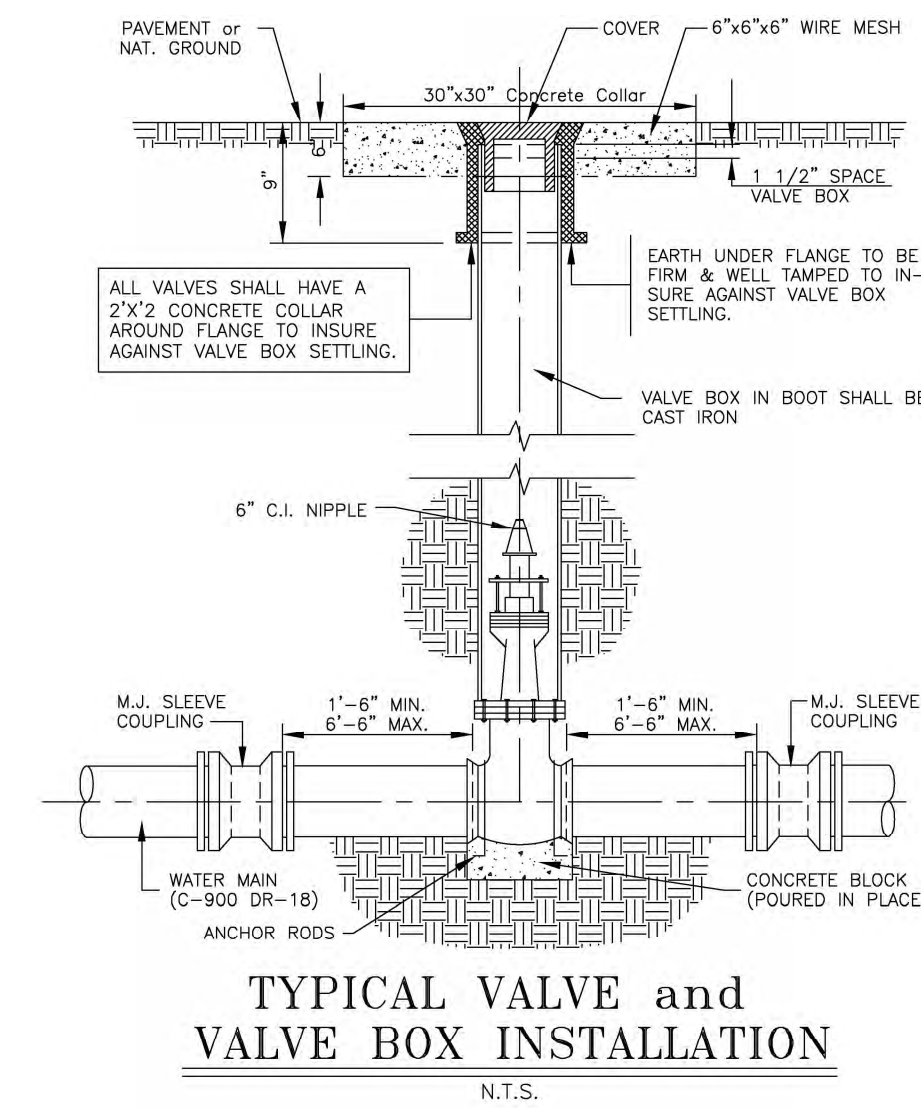
UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION A.(4) OF THIS SECTION MAY BE USED WHERE APPROPRIATE.



WATERLINE CROSSING OVER SANITARY SEWER

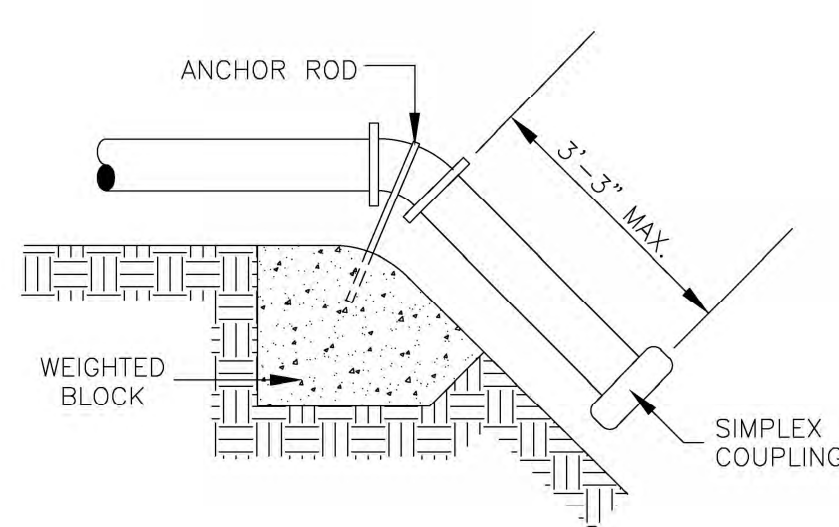


WATERLINE CROSSING UNDER SANITARY SEWER

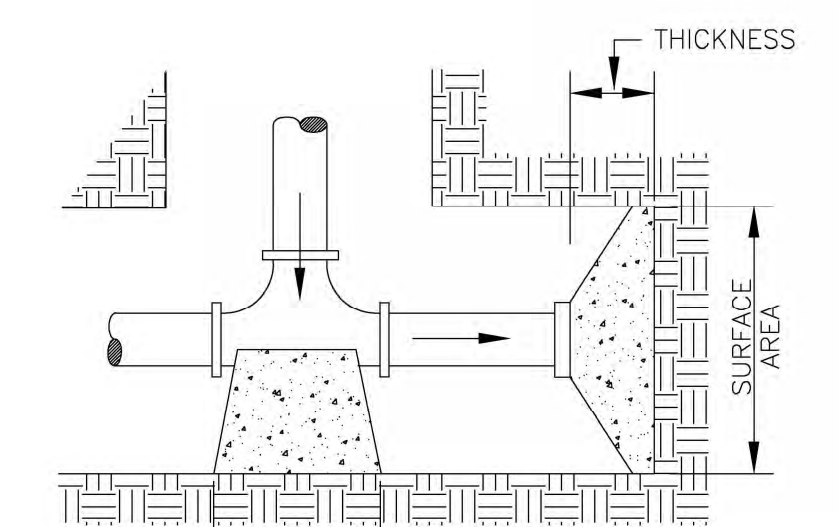


TYPICAL VALVE and
VALVE BOX INSTALLATION

N.T.S.



VERTICAL BENDS

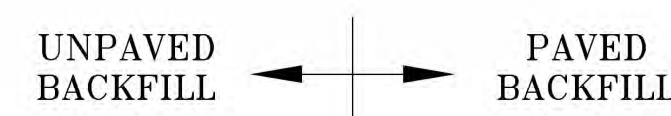


TEES & DEAD ENDS

THRUST BLOCK DETAILS

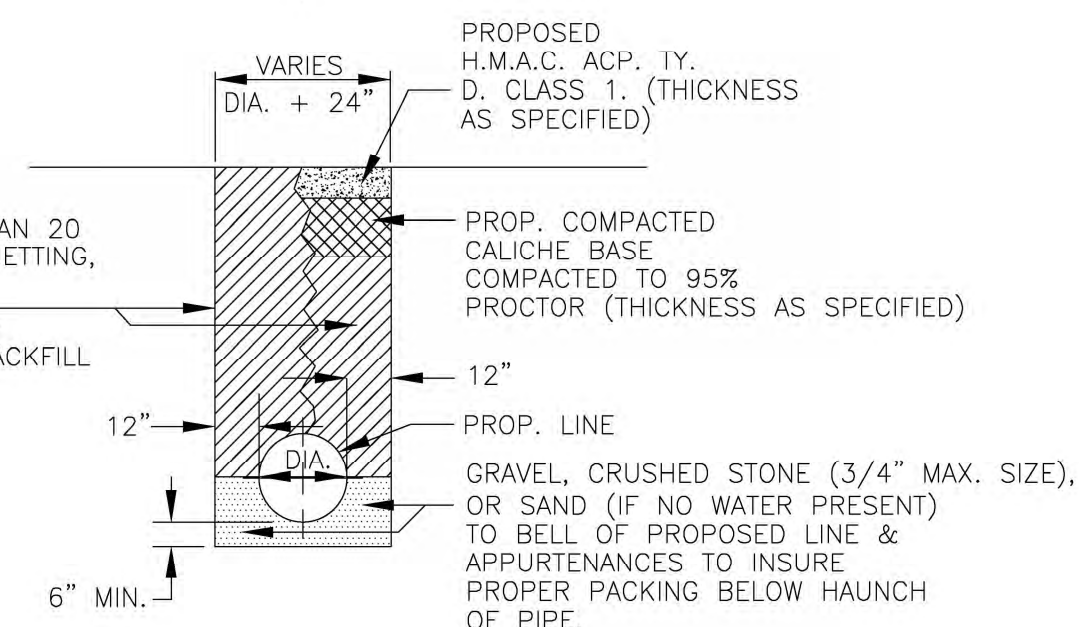
THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND		WEIGHT AT VERTICAL BENDS — lbs
	SURFACE AREA SQ. FT.	THICKNESS INCHES	
22 ¹ / ₂ BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,600
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	— — — —
8	4	15	— — — —
10	6	18	— — — —
12	8.5	18	— — — —
14	11.5	24	— — — —
16	15	24	— — — —

1. ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.

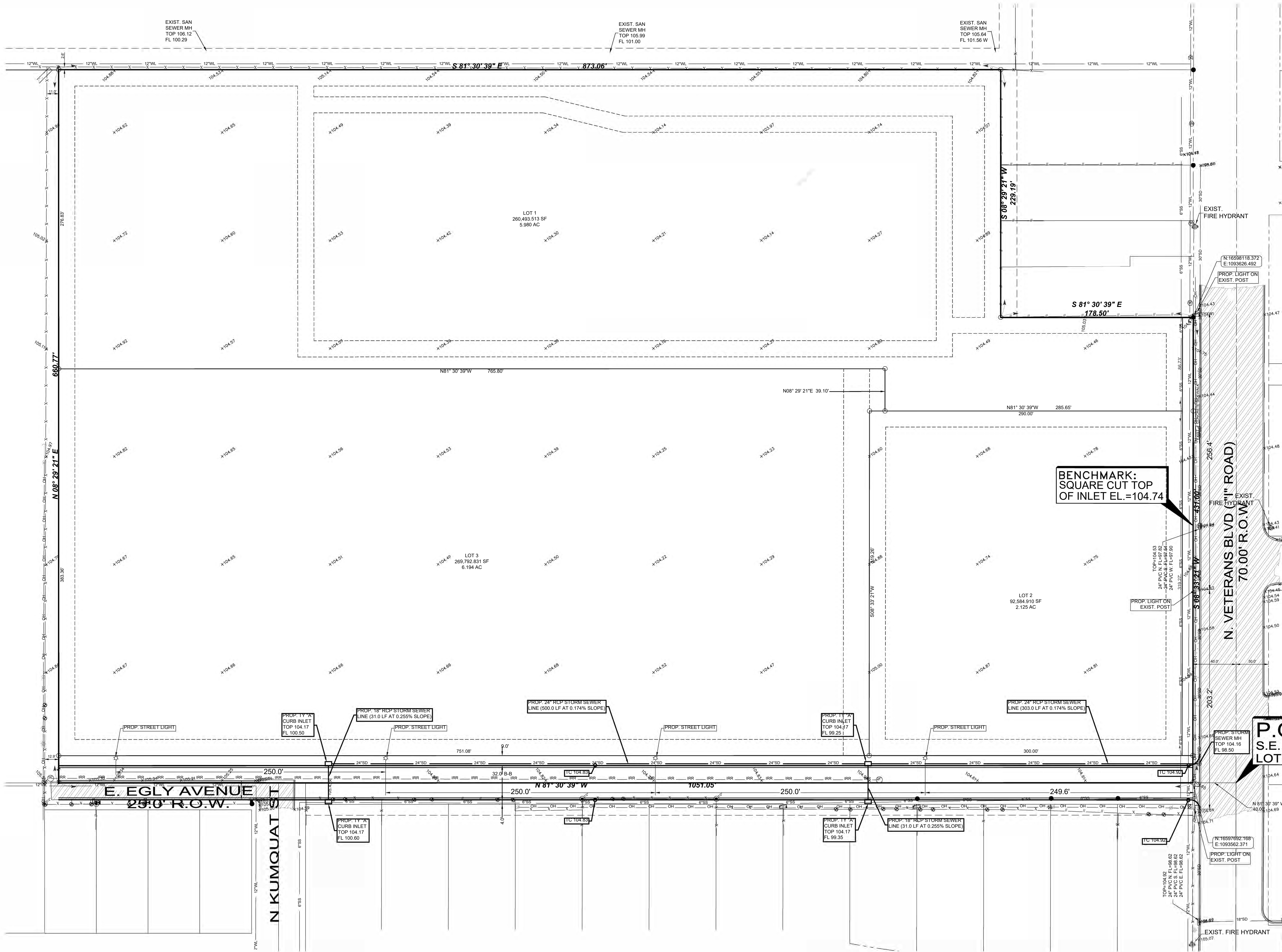


a) WHERE PLASTICITY IS LESS THAN 20 AND SANDY MATERIAL, WATER JETTING, ALLOWED

b) WHERE PLASTICITY IS GREATER THAN 20 MECHANICAL TAMP BACKFILL IN 6-8" LAYERS



PIPE BEDDING DETAILS



JOB No. 24026.00

REVISION	DATE	BY
MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS 115 W. MONTYRE - EDINBURG, TX 78541 PH: (956) 381-0881 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com		

ENG. TECH. EM	PROJECT ENG. M.A.R.	1. RELEASE DATE:	AS NOTED
	T-BOOK T-0000 P.00	2. RELEASE DATE:	
		3. RELEASE DATE:	

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON
THIS DOCUMENT WAS
AUTHORIZED BY
MARIO A. REYNA, P.E. 117368
02-01-2025

ALTERATION OF ANY DOCUMENT
WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE LAW

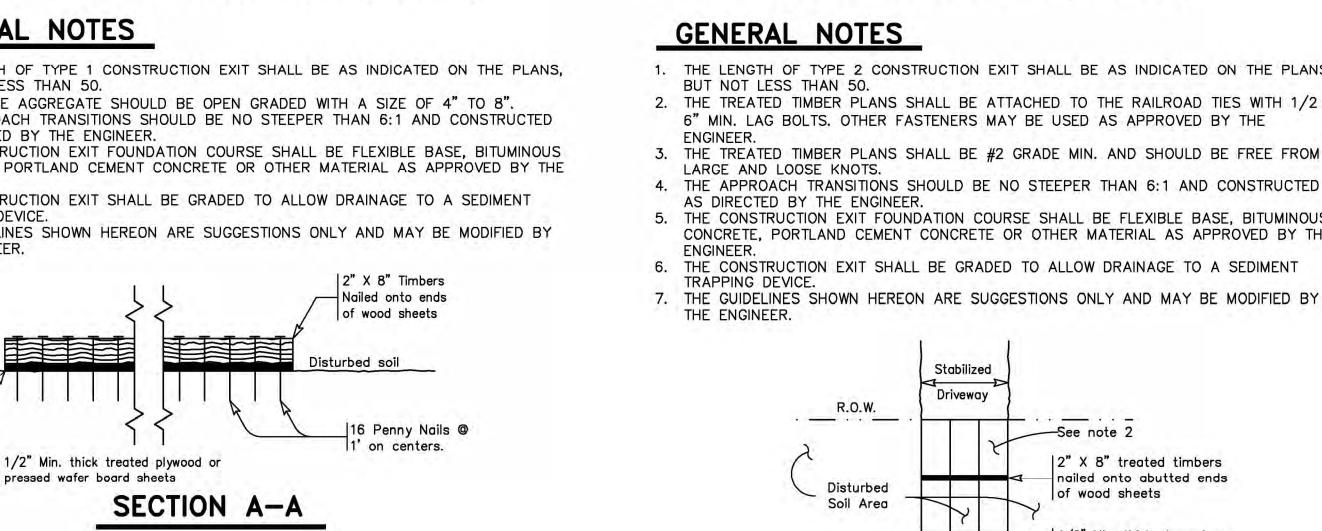
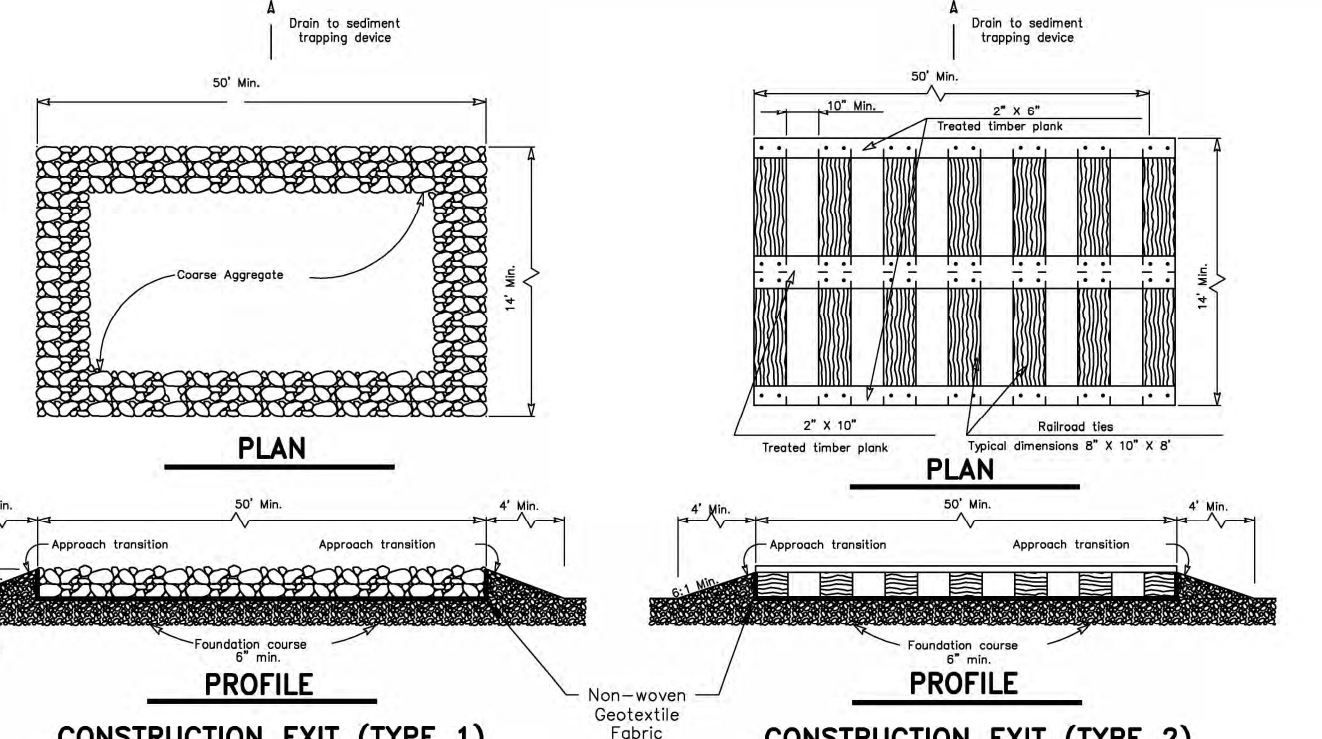
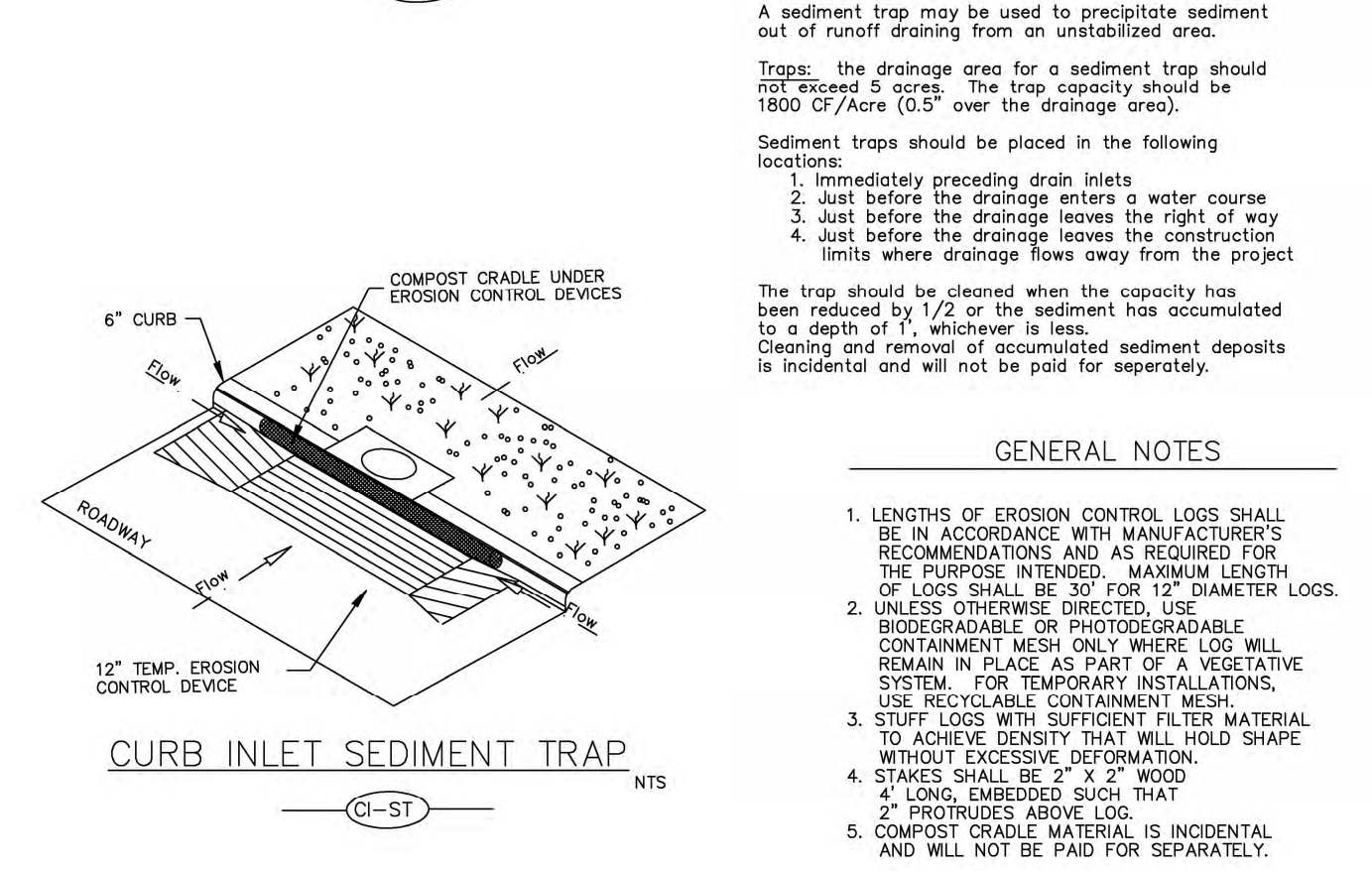
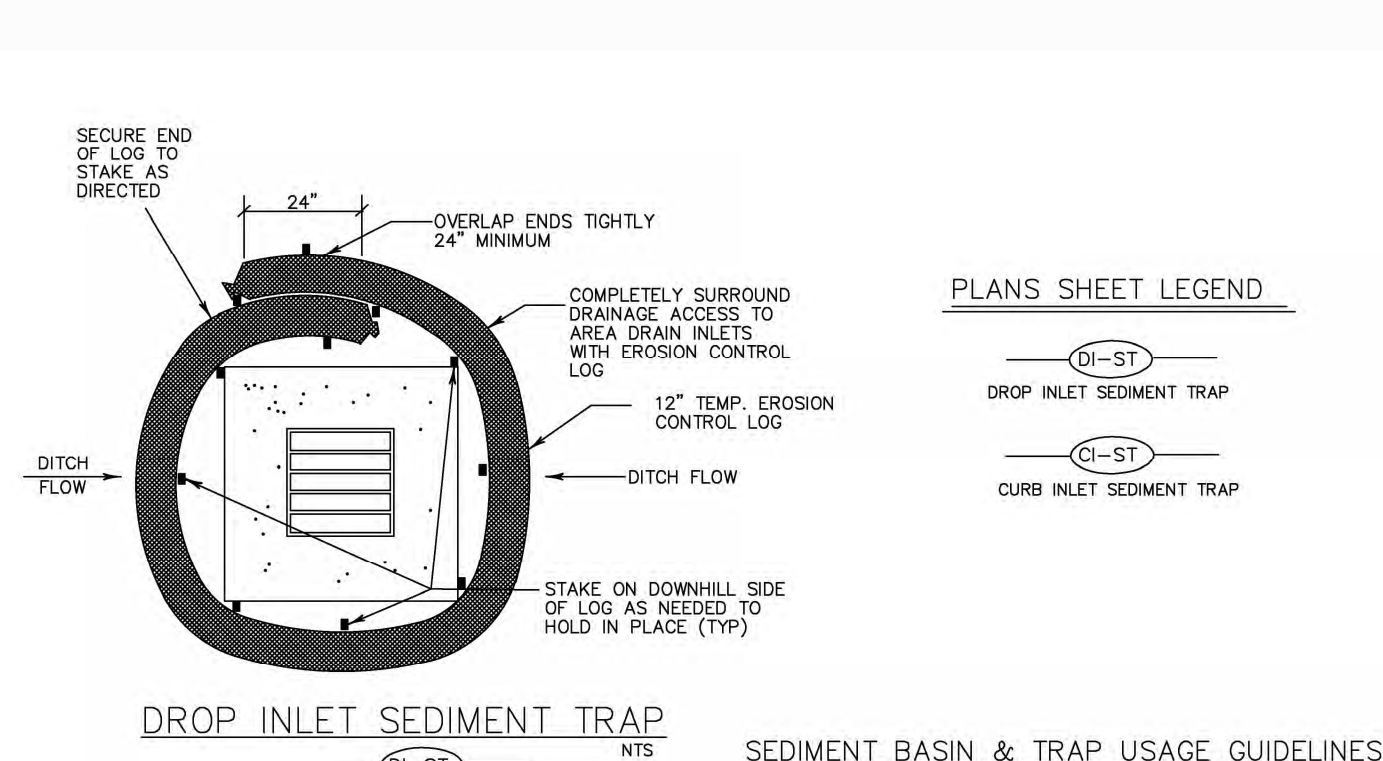
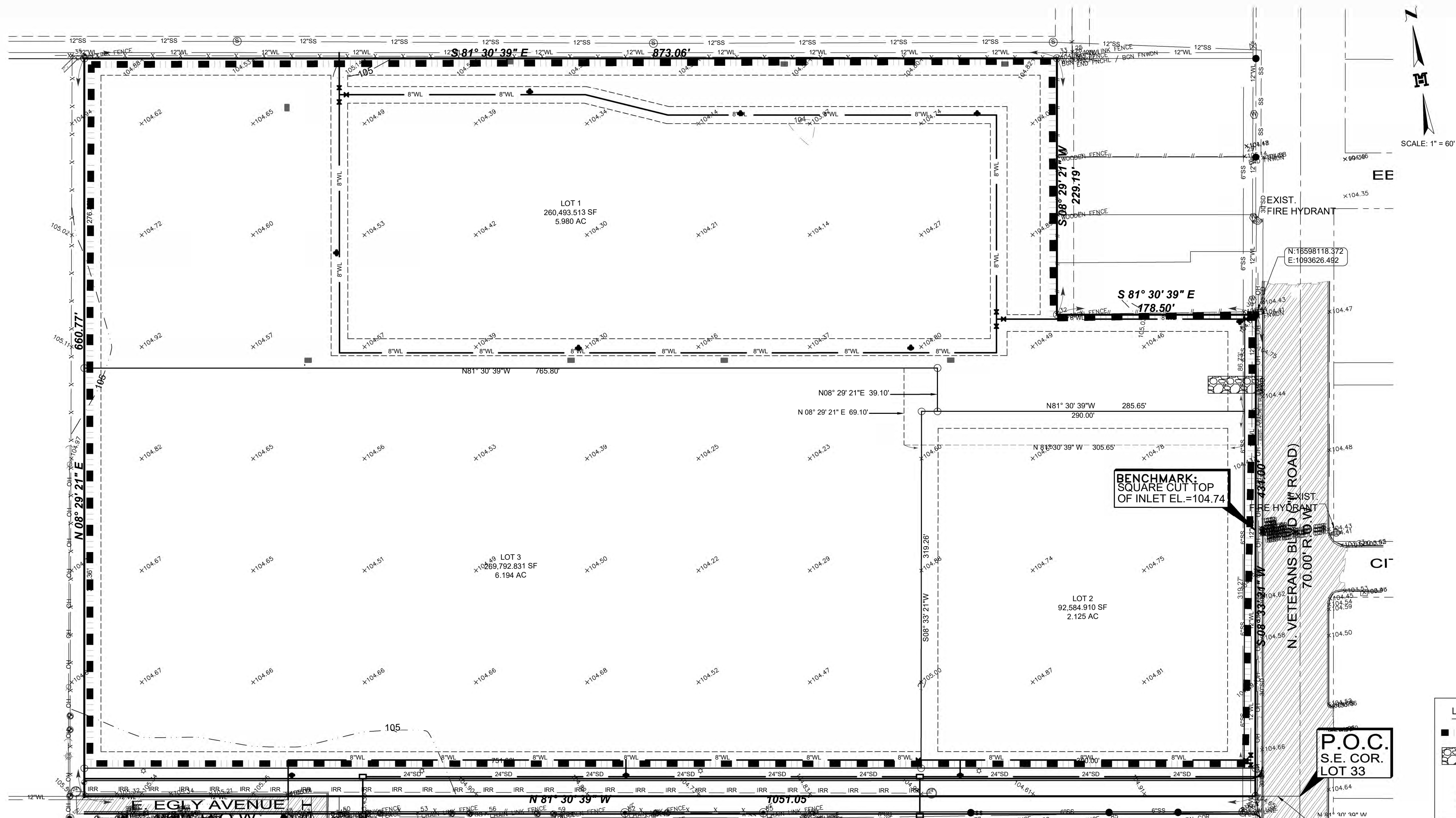
ARBOR VISTA ESTATES
SUBDIVISION
MASTER
PUBLIC IMPROVEMENTS
PHARR, TEXAS

STREET AND STREET LIGHT PLAN

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File Name: 24026.00

SHEET 6 OF 7



GENERAL NOTES

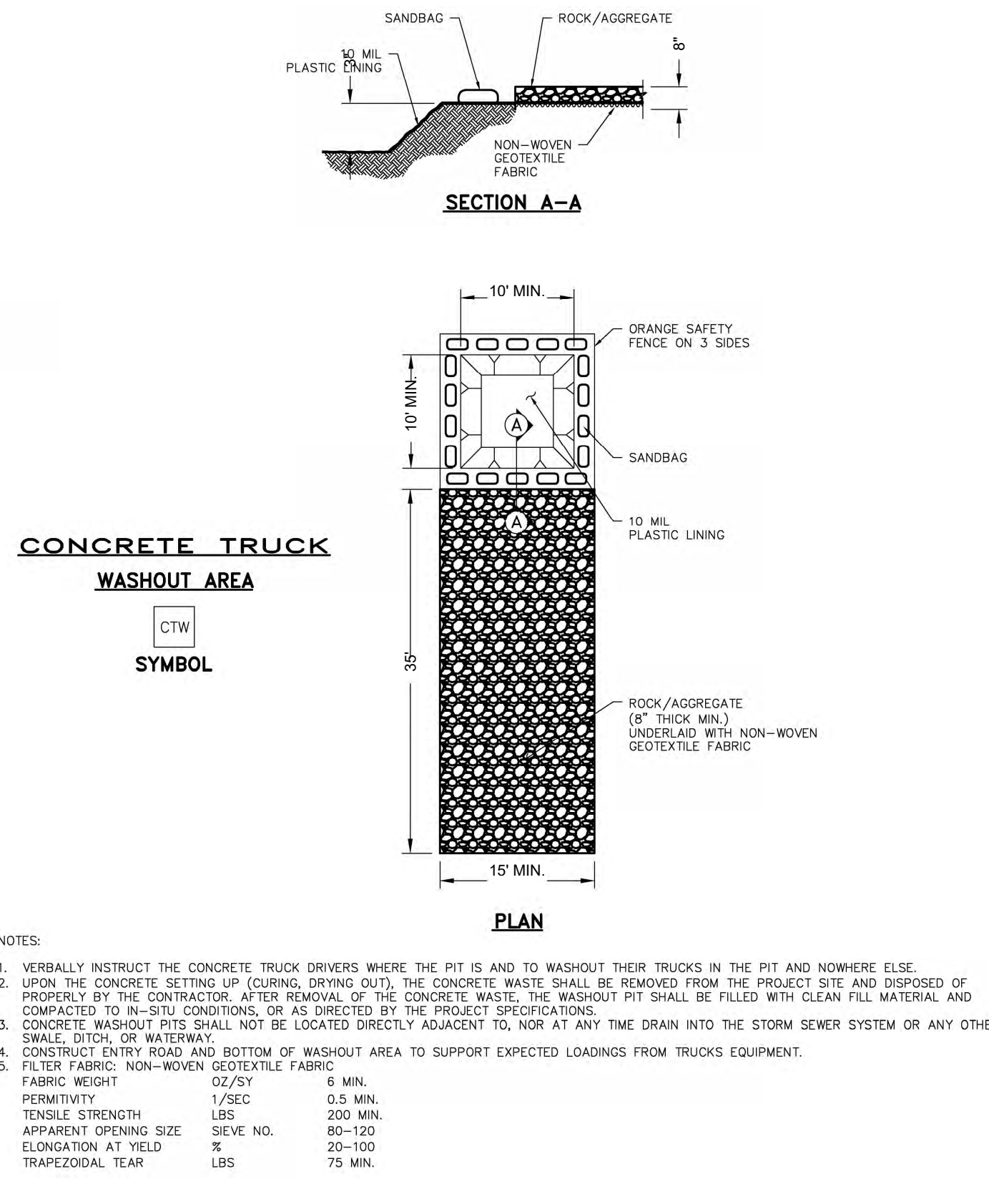
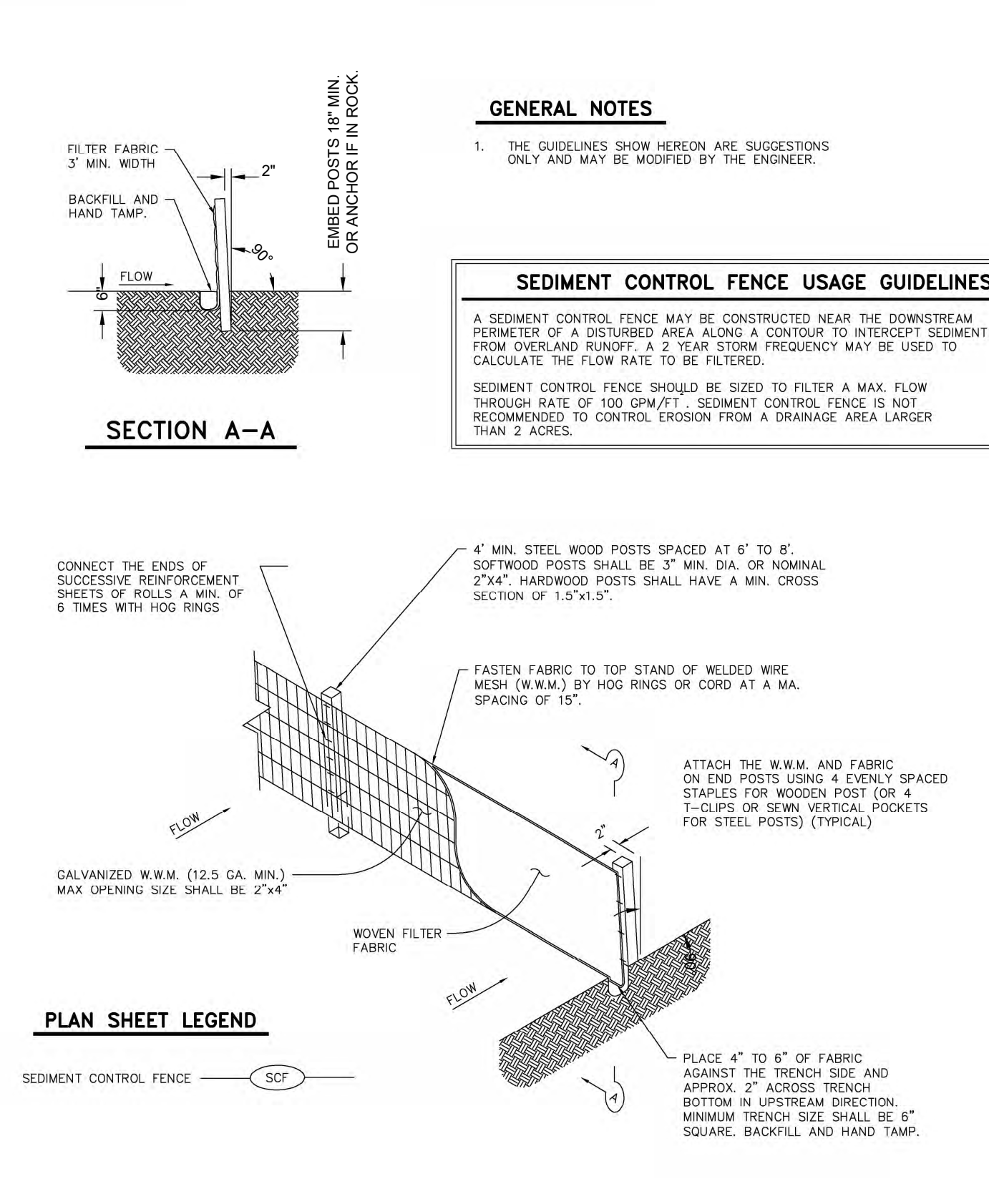
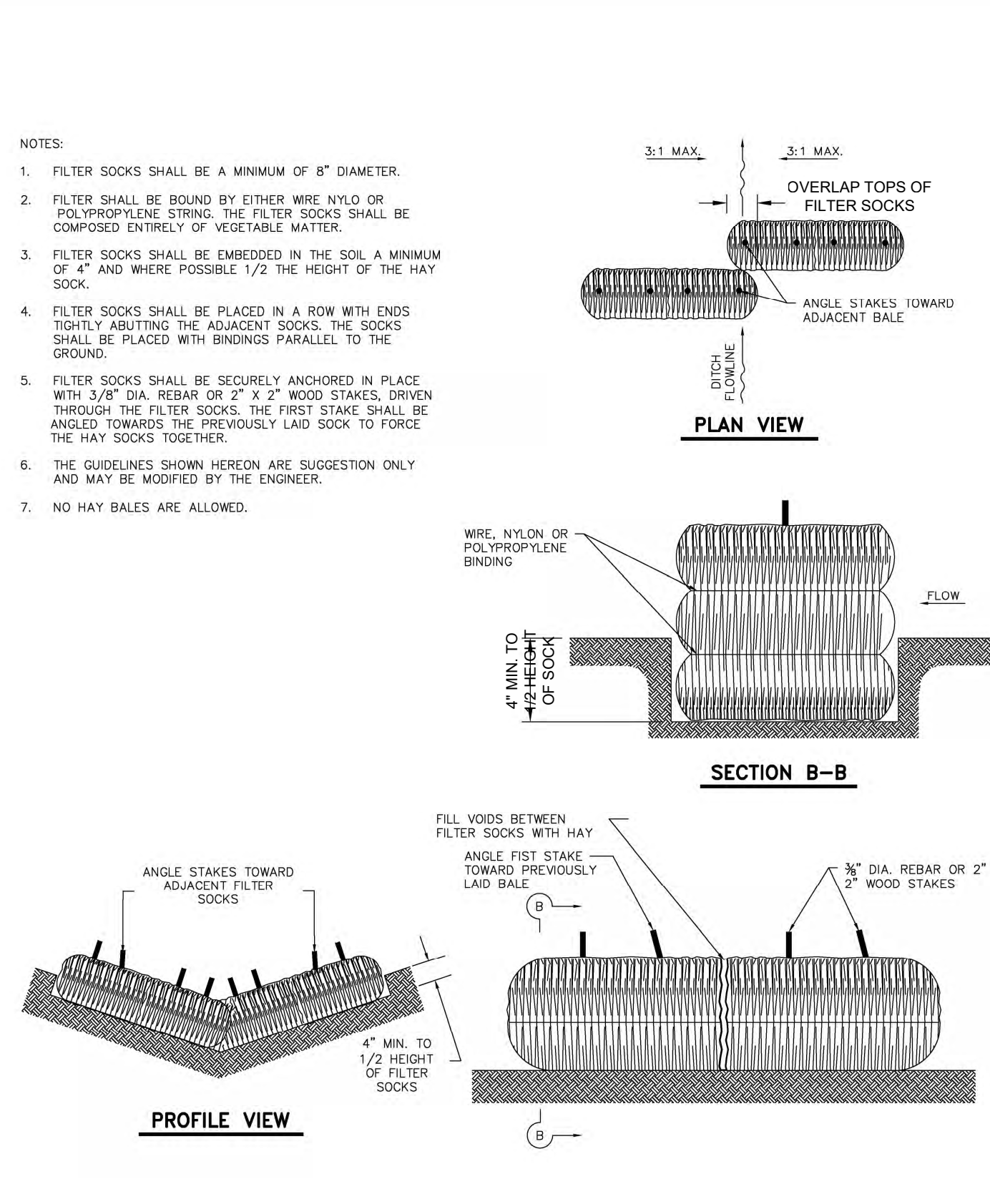
1. THE LENGTH OF TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.	1. THE LENGTH OF TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".	2. THE TREATED TIMBER PLANS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2" X 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.	3. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE, OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.	4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.	5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE, OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.	6. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.

GENERAL NOTES

1. THE LENGTH OF TYPE 3 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.	1. THE LENGTH OF TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE TYPE 3 CONSTRUCTION ACCESS/EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF 2" TO 4" SIZED AND A MIN. OF 4" THICK TO THE LIMITS SHOWN ON THE PLANS.	2. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
3. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.	3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
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GENERAL NOTES

1. THE LENGTH OF TYPE 3 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.	1. THE LENGTH OF TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE TYPE 3 CONSTRUCTION ACCESS/EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF 2" TO 4" SIZED AND A MIN. OF 4" THICK TO THE LIMITS SHOWN ON THE PLANS.	2. THE TREATED TIMBER PLANS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
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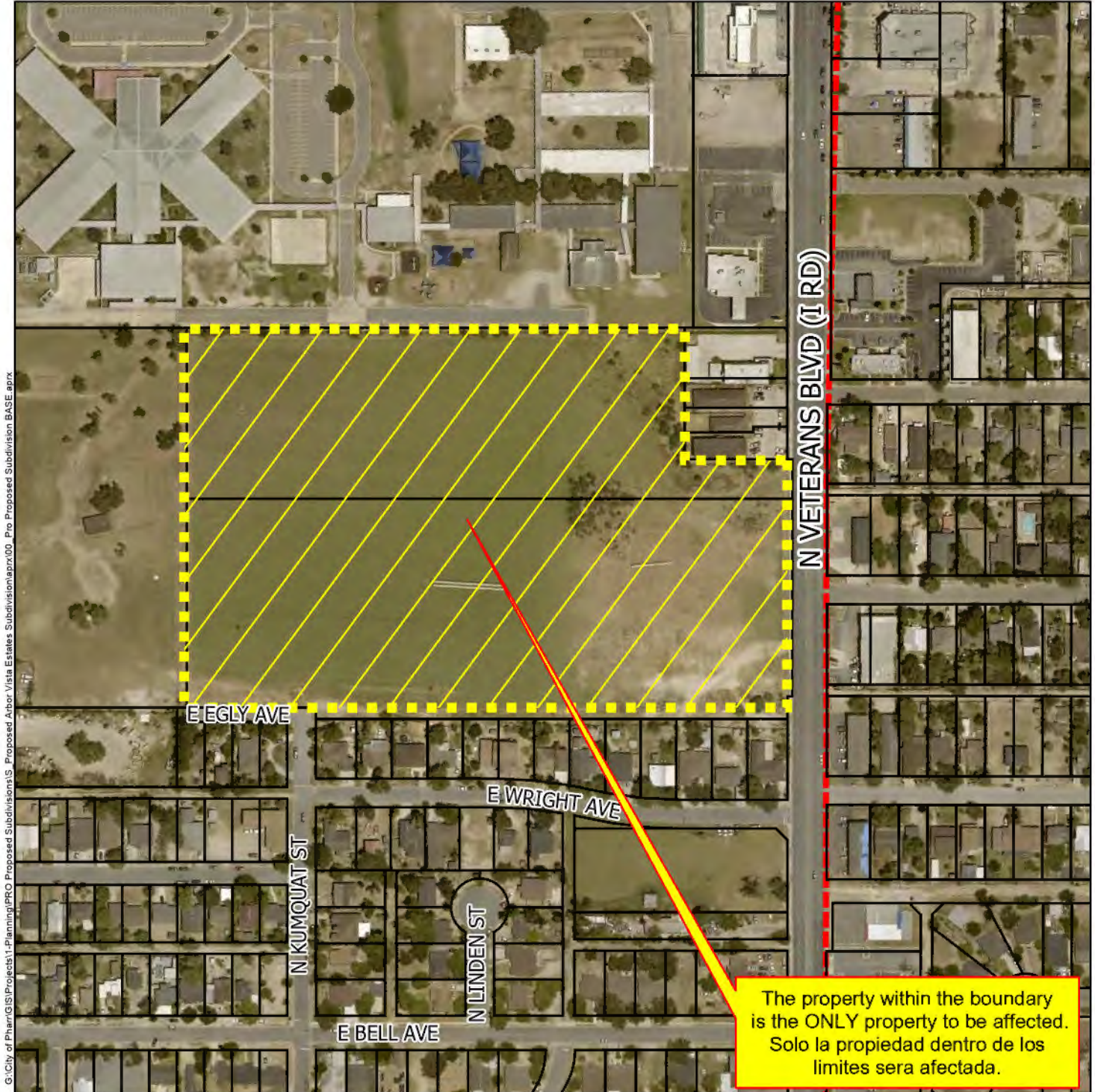


TEMPORARY EROSION CONTROL CONSTRUCTION ACCESS / EXIT

EROSION CONTROL DETAIL

TEMPORARY SEDIMENT CONTROL FENCE - DETAILS

CONCRETE TRUCK WASH AREA



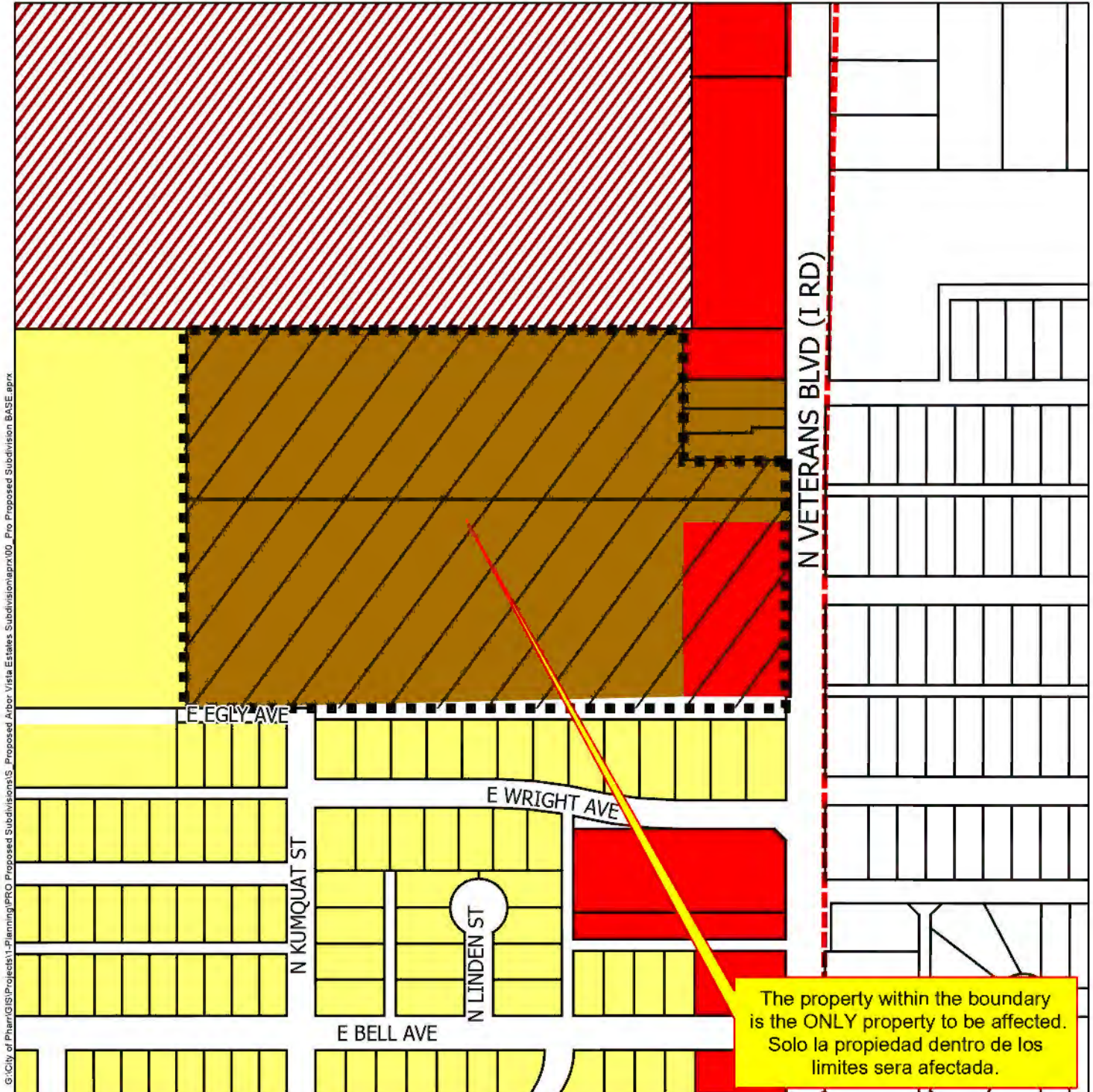
 Pharr City Limit
 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,000
0 125 250 500 750 1,000 Feet



Date: 2/4/2025



- | | | | |
|---|---|--|--|
|  Subject Property |  Residential Multi-Family High Density |  General Business |  Neighborhood Commercial |
|  Pharr City Limit |  Mobile Home |  Business District |  Office Professional |
|  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 |



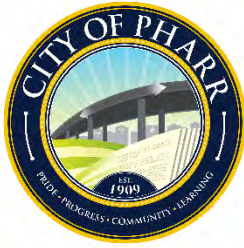
Pharr
Development Services



Site Photo

700 Block of North Veterans Blvd. ("I" Rd.).





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.A.

DATE SUBMITTED: February 13, 2025

MEETING DATE: February 18, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Consideration and action, if any, on Resolution appointing one (1) alternate member to the Planning and Zoning Commission. **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: The Planning and Zoning Commission currently has an unfilled vacancy for an alternate Board member. Therefore, an appointment of one (1) alternate member is needed at this time to serve on the Planning and Zoning Commission.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends the appointment of one (1) alternate member to the Planning and Zoning Commission.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 2/13/2025
Approved - 2/14/2025
Final Approval - 2/14/2025

STATE OF TEXAS

§
§
§

RESOLUTION NO. R-2025-__

CITY OF PHARR

WHEREAS, there is hereby a City Planning and Zoning Commission which shall function by making plans and acting as a Zoning Commission being composed of seven (7) members and four (4) alternates to be appointed by the Board of Commissioners, and

WHEREAS, there is an unfilled vacancy of an alternate member; and

WHEREAS, an appointment of one (1) alternate member needs to be made at this time in accordance with City Ordinance No. O-2023-42 whereby a person, either citizen/resident or Pharr business owner, shall not serve as an officer or member on more than three (3) Pharr boards or committees concurrently.

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

The following resident of the City of Pharr is hereby appointed as an alternate member of the Planning and Zoning Commission.

NAME:

LENGTH OF TERM

1. _____

2-year term (expiring February 18, 2027)

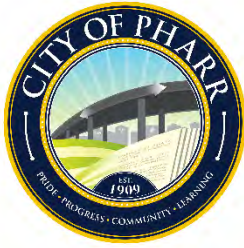
PASSED, APPROVED AND MADE EFFECTIVE BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 18th day of February, 2025.

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 18, 2025

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Consideration and action, if any, on adoption of the Water and Waste Water Rate Study completed for the City of Pharr by Capex Consulting Group. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Proposed Water & Wastewater Rate Changes for FY 2025-2030.

Fiscal Consideration: N/A

Staff Recommendation: Approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick

Jamison Merrick

Ricardo Rodriguez

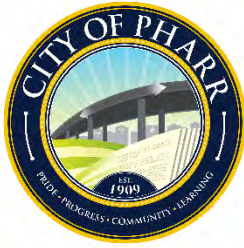
City Management Office

Created/Initiated - 1/30/2025

Approved - 2/13/2025

Approved - 2/14/2025

Final Approval - 2/14/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.A.

DATE SUBMITTED: February 13, 2025

MEETING DATE: February 18, 2025

FROM: Daniela Villarreal, Buyer II

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, ratifying the emergency purchase of replacement equipment and installation for the Waste Water Treatment Plant from Lewis Electric Motors from Harlingen, Texas in the amount of \$147,353.72. (BuyBoard Cooperative Purchasing Program #672-22) **This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: The Pharr Public Utilities department requests authorization to ratify emergency purchase for equipment needed for operations at the Waste Water Treatment Plant. This purchase was made from Lewis Electric Motors from Harlingen, TX for the amount of \$147,353.72 through BuyBoard Purchasing Cooperative Contract No. 672-22. - Project No. 2425-60-583-P07-01

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval to purchase equipment needed

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Villarreal

Mayra Gomez

Ruben Rosales

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 2/13/2025

Approved - 2/13/2025

Approved - 2/13/2025

Approved - 2/14/2025

Approved - 2/14/2025

Approved - 2/14/2025

Final Approval - 2/14/2025

Vendor Lewis Electric Motors, Inc.
Contact Steven Thomas
Phone 956-423-4273
Email steven@lewiselectricmotors.com
Vendor Website www.lewiselectricmotors.com
TIN 74-1533766
Address Line 1 Po Box 1591
Vendor City Harlingen
Vendor Zip 78552
Vendor State TX
Vendor Country USA
Delivery Days 10
Freight Terms FOB Destination
Payment Terms Net 30 days
Shipping Terms Freight prepaid by vendor and added to invoice
Ship Via Best Way
Designated Dealer No
EDGAR Received Yes
Service-disabled Veteran Owned No
Minority Owned No
Women Owned No
National Yes
No Foreign Terrorist Orgs Yes
No Israel Boycott Yes
MWBE No
ESCs 1, 3, 20
States Texas
Contract Name Water and Wastewater Pumps and Motors
Contract No. 672-22
Effective 07/01/2022
Expiration 06/30/2025
Accepts RFQs Yes
Return Policy 30 days on stock items only



Lewis Electric Motors & Pumps, Inc.
3300 Spur 54
P.O. Box 1591
Harlingen, TX 78552
(956) 423-4273
lewiselectricmotors.com

Quote

Contact

Customer Number

03224

Quote Date

12/9/2024

Quote Number

SQ1117

Quote To:

City Of Pharr
P. O. Box 1725
PHARR, TX 78577

Ship To:

City Of Pharr
P. O. Box 1725
PHARR, TX 78577

FOB

Ship Via

Bestway

Terms

Net 30

Quoted By

Enrique Mendez

Customer RFQ

Customer PO

Product ID	Qty	Description	Sales Price	Total
GE Motor	1	GE Single Speed Motor- 125 HP, 1200 RPM, 445 Frame, 460V, TEFC	22,940.55	22,940.55
Flender Gearbox	1	Flender Aerator Gearbox - 2LP91802A, J000AA07, size 3&0, Ratio 33.016:1, 445 Frame	97,020.00	97,020.00
Hub	1	Hub, N-EUPEX, 225, 01, 60.325H7, 2-3/8" W/B	884.80	884.80
Hub	1	220 Hub, N-EUPEX, 225, 04, 53.97H7, 2-1/8"	689.00	689.00
Servive Call	1	Labor To Install	23,883.00	23,883.00
Freight	1	FREIGHT	1,936.37	1,936.37

BuyBoard #672-22

Quotes Do Not Include Sales Tax or Freight, Unless Otherwise Noted.

A Restocking Fee May Apply On Returned Items.

Quote is valid for 30 days.

Subtotal: 147,353.72

Freight: 0.00

Other: 0.00

0.0000 % Sales Tax 1: 0.00

0.0000 % Sales Tax 2: 0.00

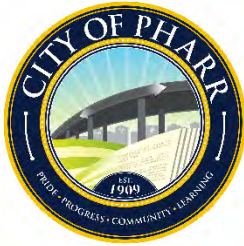
Total: 147,353.72

Thank You!

SIGNATURE: _____

DATE: _____

PO# (IF NOT ALREADY ISSUED):



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 10.A.

DATE SUBMITTED: February 14, 2025

MEETING DATE: February 18, 2025

FROM: Moises Beas, Civil Engineer In Training

DEPARTMENT: Engineering

DIRECTOR: Maria Rangel

Agenda Item: Consideration and action, if any, on deduct change order number 4, release of retainage in the amount of \$116,792.34 to Asago Construction LLC, and acceptance of the PSJA Tri-City Pedestrian Safety Improvements Phase I as complete. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Asago Construction LLC has completed the PSJA Tri-City Pedestrian Safety Improvements Phase I Project. A final walkthrough was conducted on November 26, 2024 and civil improvements were completed in general compliance with plans and specifications. Project No. CSJ #0921-02-391.

Fiscal Consideration:

Original Contract: \$2,325,300.55

Previous Change Orders: \$135,684.40

Change Order #4: **-\$125,138.19**

Final Contract: 2,335,846.76

Release of Retainage Balance Owed: \$116,792.34

CSJ# 0921-02-391

Staff Recommendation: Staff recommends approval of acceptance of the project, deduct change order number 4, and the release of retainage in the amount of \$116,792.34.

Alternatives: No alternatives. The contractor has completed the punchlist and is waiting for release of retainage.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Moises Beas

Maria Rangel

Mayra Gomez

Jamison Merrick

Ricardo Rodriguez

Created/Initiated - 2/14/2025

Approved - 2/14/2025

Approved - 2/14/2025

Approved - 2/14/2025

Approved - 2/14/2025

City Management Office

Final Approval - 2/14/2025

Payment Request Number: 26 (RETAINAGE)
 Period: 12/13/2024 to 12/31/2024
 Owner: CITY OF PHARR
118 S. Cage Blvd.
Pharr, TX 78577
 Contractor: ASAGO, LLC
2112 S. Shary RD. Ste # 40
Mission, TX 78572
 Project: PSJA TRI-CITY PEDESTRIAN IMPROVEMENTS
PROJECT - PHASE I - STP 2021 (057)
 PO Number: _____

Original Contract Amount: \$2,325,300.55
 *Change Orders: \$135,684.40
 Contract Amount to Date: \$2,460,984.95
 Total to Date: \$2,330,652.26
 *Total Stored to Date: \$4,894.50
 Total to Date: \$2,335,546.76
 Retainage: 5% \$0.00
 Total Due Less Retainage: \$2,335,546.76
 Less Previous Payments: \$2,219,014.15
 Current Payment Due: \$116,532.61

Percent Completed: 94.70%

Original Contract Time (days): 316
 Change Orders (days): 158
 Notice to Proceed: 12/19/2022
 Substantial Completion Date: 11/26/2024
 Contract Time Used: 90.93%

Change Order Summary				
No.	Contract Amount		Contract Time	
	Addition	Deduction	Addition	Deduction
1	\$ 1,677.44			
2	\$ 121,359.62			
3	\$ 12,647.34			
Total	\$ 135,684.40			



Contractor

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

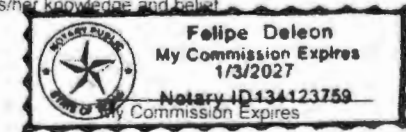
Asago, LLC
 Contractor

[Signature] 12/16/2024
 Signature Raungiesias Date

Subscribed and sworn before me this 16th day of DECEMBER 2024.

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

[Signature]
 Notary Public Signature



Construction Manager

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

 Construction Manager

 Signature Date

Approved:

Maria Rangel, PE

City Engineer

 Signature Date

Elizabeth Diaz

GMCD Director

 Signature Date

Mayra Gomez

Purchasing Director

 Signature Date

Dr. Jonathan B. Flores

City Manager

 Signature Date

 Deputy City Manager

 Signature Date

Jamison Merrick

Interim Finance Director

 Signature Date

Estimate Quantity Update Worksheet

Contractor Name: Asago Construction
 Starting Date: 12/19/2022
 Project Ending Date: 11/26/2024
 Engineer's / County Project Desc.: STP 2021 (057)

Application: 26 (RETAINAGE)
 Application Date: 12/13/2024
 Period To: 12/31/2024
 PO#

ITEM NO	DESCRIPTION	UNIT	Revised Schedule Value			Previous Applications		Application # 26 RETAINAGE			Total to Date	Retainage To Date (5%)	Balance to Finish	
			Quantity	Original Rates	Dollars	QTY to Date	Item Cost (Monthly)	Monthly Quantity	QTY to Date	Item Cost (Monthly)			Quantity	Dollars
1	PREPARING ROW	STA	345.00	\$ 750.00	\$258,750.00	304.00	\$228,000.00		304.00	\$0.00	\$228,000.00	\$11,400.00	41.00	\$30,750.00
2	TOPSOIL (4")	STA	345.00	\$ 250.00	\$86,250.00	312.50	\$78,125.00		312.50	\$0.00	\$78,125.00	\$3,906.25	32.50	\$8,125.00
3	CELL FBR MLCH SEED	SY	27,021.00	\$ 0.55	\$14,861.55		\$0.00		-	\$0.00	\$0.00	\$0.00	27,021.00	\$14,861.55
4	RETAINING WALL (CAST-IN-PLACE)	SF	109.00	\$ 80.00	\$8,720.00		\$0.00		-	\$0.00	\$0.00	\$0.00	109.00	\$8,720.00
5	RIPRAP (CONC)(4 IN)	CY	32.00	\$ 900.00	\$28,800.00		\$0.00		-	\$0.00	\$0.00	\$0.00	32.00	\$28,800.00
6	RAIL (HANDRAIL)(TY C)	LF	21.00	\$ 1,000.00	\$21,000.00		\$0.00		-	\$0.00	\$0.00	\$0.00	21.00	\$21,000.00
7	RC PIPE (CL III)(18 IN)(SPL)	LF	24.00	\$ 75.00	\$1,800.00	24.00	\$1,800.00		24.00	\$0.00	\$1,800.00	\$90.00	-	\$0.00
8	SET (TY II)(18 IN)(RCP 4:1)(P)	EA	2.00	\$ 1,600.00	\$3,200.00	2.00	\$3,200.00		2.00	\$0.00	\$3,200.00	\$160.00	-	\$0.00
9	MOBILIZATION	LS	1.00	\$210,000.00	\$210,000.00	1.28	\$269,400.00		1.28	\$0.00	\$269,400.00	\$13,470.00	-	\$0.00
10	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	18.00	\$ 6,000.00	\$96,000.00	25.00	\$150,000.00		25.00	\$0.00	\$150,000.00	\$7,500.00	-	\$0.00
11	BIODEG EROSN CONT LOGS (INSTL)(12")	LF	1,784.00	\$ 5.00	\$8,920.00	1,328.00	\$6,640.00		1,328.00	\$0.00	\$6,640.00	\$332.00	456.00	\$2,280.00
12	BIOGRD EROSN CONT LOGS (REMOVE)	LF	1,784.00	\$ 1.00	\$1,784.00	1,328.00	\$1,328.00		1,328.00	\$0.00	\$1,328.00	\$66.40	456.00	\$456.00
13	CONC CURB & GUTTER (TY A)	LF	50.00	\$ 70.00	\$3,500.00	547.00	\$38,290.00		547.00	\$0.00	\$38,290.00	\$1,914.50	-	\$0.00
14	CONC CURB (MONO)(TY A)(6")	LF	765.00	\$ 22.00	\$16,830.00	1,147.00	\$25,234.00		1,147.00	\$0.00	\$25,234.00	\$1,261.70	-	\$0.00
15	DRIVEWAYS (CONC)	SY	2,671.00	\$ 80.00	\$213,680.00	2,723.84	\$217,907.20		2,723.84	\$0.00	\$217,907.20	\$10,895.36	-	\$0.00
16	DRIVEWAYS (ACP)	SY	53.00	\$ 70.00	\$3,710.00		\$0.00		-	\$0.00	\$0.00	\$0.00	53.00	\$3,710.00
17	CURB RAMP (TY 1)	EA	62.00	\$ 1,300.00	\$80,600.00	44.00	\$57,200.00		44.00	\$0.00	\$57,200.00	\$2,860.00	18.00	\$23,400.00
18	CURB RAMP (TY 2)	EA	2.00	\$ 1,400.00	\$2,800.00	5.00	\$7,000.00		5.00	\$0.00	\$7,000.00	\$350.00	-	\$0.00
19	CURB RAMP (TY 5)	EA	10.00	\$ 1,600.00	\$16,000.00	2.00	\$3,200.00		2.00	\$0.00	\$3,200.00	\$160.00	8.00	\$12,800.00
20	CURM RAMP (TY 7)	EA	32.00	\$ 1,300.00	\$41,600.00	27.00	\$35,100.00		27.00	\$0.00	\$35,100.00	\$1,755.00	5.00	\$6,500.00
21	CURB RAMP (TY 10)	EA	32.00	\$ 1,300.00	\$41,600.00	50.00	\$65,000.00		50.00	\$0.00	\$65,000.00	\$3,250.00	-	\$0.00
22	CURB RMAP (TY 22)	EA	2.00	\$ 2,000.00	\$4,000.00	2.00	\$4,000.00		2.00	\$0.00	\$4,000.00	\$200.00	-	\$0.00
23	DRIVEWAYS RAMPS (TY A)	EA	97.00	\$ 1,000.00	\$97,000.00	86.00	\$86,000.00		86.00	\$0.00	\$86,000.00	\$4,300.00	11.00	\$11,000.00
24	DRIVEWAYS RAMPS (TY B)	EA	6.00	\$ 1,100.00	\$6,600.00		\$0.00		-	\$0.00	\$0.00	\$0.00	6.00	\$6,600.00
25	DRIVEWAYS RAMPS (TY C)	EA	1.00	\$ 1,300.00	\$1,300.00		\$0.00		-	\$0.00	\$0.00	\$0.00	1.00	\$1,300.00
26	DRIVEWAYS RAMPS (TY D)	EA	144.00	\$ 1,100.00	\$158,400.00	90.00	\$99,000.00		90.00	\$0.00	\$99,000.00	\$4,950.00	54.00	\$59,400.00
27	CONC SIDEWALKS (4")	SY	16,004.00	\$ 50.00	\$800,200.00	13,374.54	\$668,727.00		13,374.54	\$0.00	\$668,727.00	\$33,436.35	2,629.46	\$131,473.00
28	CONC SIDEWALKS (6")	SY	763.00	\$ 90.00	\$68,670.00	468.00	\$42,120.00		468.00	\$0.00	\$42,120.00	\$2,106.00	295.00	\$26,550.00
29	INS SM RD SN SUP & AM TY 10 BWG (1)SA(P)	EA	5.00	\$ 1,000.00	\$5,000.00	7.00	\$7,000.00		7.00	\$0.00	\$7,000.00	\$350.00	-	\$0.00
30	REFL PAV MRK TY I (W)12"(SLD)(100MIL)	LF	977.00	\$ 5.00	\$4,885.00	977.00	\$4,885.00		977.00	\$0.00	\$4,885.00	\$244.25	-	\$0.00
31	REFL PAV MRK TY I (W) 24" (SLD)(100 MIL)	LF	883.00	\$ 10.00	\$8,830.00	897.00	\$8,970.00		897.00	\$0.00	\$8,970.00	\$448.50	-	\$0.00
32	TMA (STATIONARY)	DAY	286.00	\$ 35.00	\$10,010.00		\$0.00		-	\$0.00	\$0.00	\$0.00	286.00	\$10,010.00
33	REMOVE AND REPLACE EXSIST. WOOD FENCE	LS	1.00	\$ 1,677.44	\$1,677.44	1.00	\$1,677.44		1.00	\$0.00	\$1,677.44	\$83.87	-	\$0.00
34	REMOVING CONC (SIDEWALK)	SY	2,657.00	\$ 17.44	\$46,338.08	5,311.10	\$92,625.58		5,311.10	\$0.00	\$92,625.58	\$4,631.28	-	\$0.00
35	REMOVING CONC (DRIVEWAYS)	SY	1,219.36	\$ 23.25	\$28,350.12	2,727.607	\$63,416.86		2,727.607	\$0.00	\$63,416.86	\$3,170.84	-	\$0.00
36	REMOVE CONC (CURB OR CURB & GUTTER)	LF	14.00	\$ 8.53	\$119.42	1,092.50	\$9,319.03		1,092.50	\$0.00	\$9,319.03	\$465.95	-	\$0.00
37	RELOCATE SM RD SN SUP&AM TY 10BWG	EA	25.00	\$ 481.91	\$12,047.75	33.00	\$15,903.03		33.00	\$0.00	\$15,903.03	\$795.15	-	\$0.00
38	ADJUSTING MANHOLES	EA	2.00	\$ 2,500.85	\$5,001.70	2.00	\$5,001.70		2.00	\$0.00	\$5,001.70	\$250.09	-	\$0.00
39	ADJUST VALVE COVER	EA	14.00	\$ 532.88	\$7,460.32	20.00	\$10,657.60		20.00	\$0.00	\$10,657.60	\$532.88	-	\$0.00
40	ADJUST WATER METER	EA	22.00	\$ 703.30	\$15,472.60	6.00	\$4,219.80		6.00	\$0.00	\$4,219.80	\$210.99	16.00	\$11,252.80
41	RELOCATE MAILBOX	EA	9.00	\$ 292.91	\$2,636.19	6.00	\$1,757.46		6.00	\$0.00	\$1,757.46	\$87.87	3.00	\$878.73
42	PRECAST CONCRETE WHEEL STOPS	EA	16.00	\$ 245.84	\$3,933.44	16.00	\$3,933.44		16.00	\$0.00	\$3,933.44	\$196.67	-	\$0.00
43	INSTALL 6" WOODEN PICKET FENCE	LF	70.00	\$ 104.77	\$7,333.90	70.00	\$7,333.90		70.00	\$0.00	\$7,333.90	\$366.70	-	\$0.00
44	REMOVE EXISTING FENCE	LF	76.00	\$ 36.94	\$2,807.44	113.00	\$4,174.22		113.00	\$0.00	\$4,174.22	\$208.71	-	\$0.00
45	REMOVE TUBE RAIL	LF	100.00	\$ 25.06	\$2,506.00	100.00	\$2,506.00		100.00	\$0.00	\$2,506.00	\$125.30	-	\$0.00
46	MATERIAL ON HAND	LS	-	\$ 1.00	\$0.00	4,894.50	\$4,894.50		4,894.50	\$0.00	\$4,894.50	\$0.00	(4,894.50)	-\$4,894.50
Total Roadway					\$2,460,984.95		\$2,335,546.76		0.00	\$0.00		\$116,532.61		\$414,972.58

Monthly Totals: \$2,335,546.76 \$0.00 \$2,335,546.76 \$414,972.58

Total to Date \$2,335,546.76

Prepared and Checked By:

Signature:

Printed Name:

Raul Iglesias, Member

2024-12-16

Application No. 26 (RETAINAGE)
Application Date: December 31, 2024
Period To: December 31, 2024
Engineer Firm: City of Pharr Engineering Dept.

[illegible]



**Engineer's
Certificate of Substantial Completion**

PROJECT: CSJ 0921-02-391
BID NUMBER: N/A
CONTRACTOR: Asago Construction, LLC.

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

Ramiro Gutierrez, P.E.
Engineer

Ramiro Gutierrez, P.E.
Signature

12/12/24
Date of Issuance

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

Asago Construction, LLC
Contractor

[Signature]
Signature

12/12/2024
Date

The City of Pharr accepts the Work or designated portion as substantially complete and will assume full possession on November 26, 2024.

Maria Rangel, P.E.
City Engineer – City of Pharr

Maria Rangel, P.E.
Signature

12/16/2024
Date



CERTIFICATE OF CONSTRUCTION COMPLETION

THIS IS TO CERTIFY THAT ON November 26, 2024 A FINAL INSPECTION was made of the project herein described.

CONTRACT: CSJ 0921-02-935
BID NO.: N/A
CONTRACT DATE: November 14, 2022
CONTRACTOR: Asago Construction, LLC
ADDRESS: 2112 S. Shary Rd. Suite #5, Mission, TX, 78572
PROJECT DESCRIPTION: PSJA Tri-City Pedestrian Safety Improvements Phase I

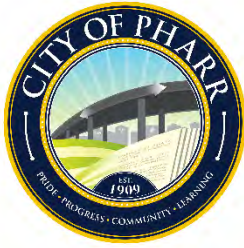
THIS IS TO CERTIFY:

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

5. Original Contract	\$ <u>2,325,300.55</u>
Change Orders	\$ <u>135,684.40</u>
Current Contract	\$ <u>2,460,984.95</u>
Total Earned to Date	\$ <u>2,335,846.76</u>
Less Previous Payments (-)	\$ <u>2,219,314.15</u>
Balance with Retainage	\$ <u>116,532.61</u>
Authorized Deductions (-)	\$ <u>0.00</u>
Final Payment	\$ <u>116,532.61</u>

R. Gutierrez Engineering Corporation
Engineering Company

Page 2



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 10.B.

DATE SUBMITTED: February 12, 2025

MEETING DATE: February 18, 2025

FROM: Maritza Magallan, Contract Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, authorizing City Manager to enter into a Service Agreement with Life Scan Wellness Center from Tampa, FL to provide annual medical physicals for the Fire Department. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: The Fire Department provides annual medical physicals to members based on the National Fire Protection Association 1582 Standards on Comprehensive Occupational Medical Programs for Fire Departments. The annual physicals are tiered based on age as follows:

18-29 years old - medical physical every 3 years

30-39 years old - medical physical every 2 years

40+ years old - medical physical every year

Based on this criteria, the department will be conducting 60 medical physicals this year out of 105 fire personnel.

Additionally, 43 members of the department that are assigned to hazardous material response will be screened for heavy metals and 16 members for PFCOS/PFAS as part of the physicals.

(Project No. 2425-01-515-S12-01)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of the service contract with Life Scan Wellness Center for one (1) year with the option to extend with City Manager approval for two (2) years in one (1) year increments if the performance is satisfactory and pricing is agreed upon.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Created/Initiated - 2/12/2025

Mayra Gomez

Approved - 2/12/2025

Pilar Rodriguez

Approved - 2/14/2025

Hilda Pedraza

Approved - 2/14/2025

Ricardo Rodriguez

Approved - 2/14/2025

Jamison Merrick

Approved - 2/14/2025

City Management Office

Final Approval - 2/14/2025



2025 Department Scheduling And Additional Testing Agreement

DEPARTMENT INFORMATION

2025-25

Pharr Fire Department

Billing Address

118 South Cage Blvd 3rd Floor

Pharr, TX 78577

Life Scan Base Price: \$641.00

Invoices POC

Name: Marisa Gonzalez

Email: Marisa.gonzalez@fd.pharr-tx.gov

Scripts, Schedule & Roster POC

Assitant Chief Alberto Gonzalez

(O) 956-402-4400 alberto.gonzalez@fd.pharr-tx.gov

Chief Carlos Arispe

(O) 956-402-4400 carlos.arispe@fd.pharr-tx.gov

Battalion Chief Pedro Bustamante

(O) 956-402-4400 pedro.bustamante@fd.pharr-tx.gov

Fire Chief Pilar Rodriguez

(O) 956-402-4400 pilar.rodriguez@fd.pharr-tx.gov

Marisa Gonzalez

(O) 956-310-1630 Marisa.gonzalez@fd.pharr-tx.gov

Maritza Gonzalez

(O) 956-475-3447 Maritza.gonzalez@pharr-tx.gov

BLOOD DRAW INFORMATION

Collection Type: X RX to Station

CPL to go onsite 3/10-3/12/2025 from 8am – 11am each day at 118 South Cage Blvd. 3rd Floor Pharr, TX 78577

Reminder, members need to fast 10 hours prior to blood draw

PHYSICALS INFORMATION

Members: 60

Total Days: 9

Set-Up: 7:30 am

Start: 8:30am

Dates of Physicals

Tues. Apr. 1 – Fri, Apr. 4

Mon, Apr. 7 – Fri, Apr. 11

Location for Physicals

118 South Cage Blvd 3rd Floor

Pharr, TX 78577

Requirement for Physicals:

3 private rooms (10 x 10 is sufficient), one room needs to have a treadmill with at least a 15% incline. Each room should have a trash can and a small table and two chairs if possible.

Our staff will need to connect to the WiFi to chart findings during the exam. If your WiFi requires a password to gain access, please provide it here.

WiFi Password:

If WiFi is not provided, a \$20 fee per day is applicable.

***Agreement must be signed and returned a minimum of 30 days prior to scheduled physicals. If dates of physicals are not confirmed a minimum of 30 days prior to, Life Scan Wellness reserves the right to release the dates. ***

ADDITIONAL LABS AND TEST: Check if you agree to additional test/labs

Yes	Test/Lab	Price	QTY	Notes
X	Wellness			
X	On-Site Blood Draw Fee	\$34	60	



LIFE SCAN WELLNESS CENTERS
Saving the Lives of America's Heroes



2025 Department Scheduling And Additional Testing Agreement

X	Heavy Metals	\$103	43	Separate Script
X	PFAS	\$1,130	16	Separate Script
X	Labs w/o physical appt.	\$100		

CLIENT AGREEMENT:

As an authorized representative, I have reviewed and agree to these terms, dates, additional tests, labs, and pricing.

Representative Name and Title	
Representative Signature Jennifer Connelly – Chief of Administration Life Scan Representative Name and Title	Signed Date



Quote

Exp. Date:2025-12-31

Prepared forPharr Fire Rescue
Pharr TX
110 Member Exams

NAME	PRICE	QTY	SUBTOTAL
Comprehensive Hands On Physical	\$616.00	60	\$36,960.00
EMR Fee	\$25.00	60	\$1,500.00
Mandatory LifeScan NFPA Proprietary EMR System with Behavioral Health Assessments			
PFAS	\$1,130.00	16	\$18,080.00
Heavy Metals	\$103.00	43	\$4,429.00
			\$60,969.00
Discount			\$0.00
Tax			\$0.00
Total Per Person			\$60,969.00

This quotation is subject to the following terms and conditions:

1. Minimum of 45 appointments to come on site. Can combine multiple departments
2. Pricing subject to annual increase
3. Pricing is based on 9 patients per day, 45 per week. All scheduled appointments will be billed.

Additional Info:

1. Detailed scope of work can be found on page 2
2. Additonal testing that can be added to the exam is listed on page 3

Pete Bustamante

BC Pharr Fire Rescue

Public Safety Physical Exam (NFPA 1582 Compliant)

Spirometry, PFT with OSHA Respirator Medical Clearance	Included
Fitness tests for muscular strength & endurance	Included
VO2 Max Calc for Aerobic Capacity	Included
Body Weight and Composition	Included
Personal Fitness Rx	Included

OPTIONAL TESTS AVAILABLE

	LINE ITEM COST
Chest X-Ray, 2 view with radiologist review (included)	\$103.00
Lumbar X-Ray, 2 view with radiologist review	\$103.00
Hazmat Cholinesterase	\$103.00
Hazmat Heavy Metals	\$103.00
Hepatitis A Screening Test	\$68.00
Hepatitis A Titer	\$49.00
Hepatitis B Screening Test	\$81.00
Hepatitis B Titer	\$45.00
Hepatitis C Screening Test	\$74.00
HIV Test, Gen 4	\$41.00
PPD TB Skin Test	\$41.00
QuantiFeron Gold TB Blood Test	\$109.00
Tdap (Tetanus, Diphtheria, Pertussis) Titer	\$41.00
MMR Booster	\$109.00
MMR Titer	\$109.00
Varicella Titer	\$74.00
Polio Booster	\$42.00
Polio Titer	\$80.00
Nicotine	\$79.00
Vitamin D	\$26.00
Apolipoprotein B (inflammation test)	\$26.00
Estradiol	\$26.00
Follicle-Stimulating	\$21.00
Luteinizing Hormone	\$21.00
Progesterone	\$26.00
C-reactiveProtein	\$21.00
Homocysteine	\$21.00
Lp(a) Cardiac Inflammation Test	\$42.00
OSHA Respirator Mask Fit Testing (PortaCount)	\$65.00

2025 FIRE DEPARTMENT PHYSICALS INFORMATION

EMPLOYEE NUMBER	NAME	PHYSICALS	PHYSICAL AND HEAVY METALS	PHYSICAL, HEAVY METALS & PFAS		
3669	JUAN JOSE AGUIRRE		X			
1528	CARLOS ARISPE		X			
1565	CODY BAKER		X			
3798	ZURIZADAI BEAZ		X			
8841	LEE ROY CANTU		X			
9515	RAFAEL I DOMINGUEZ		X			
1376	RICARDO DOMINGUEZ		X			
1075	JANEL DORIA		X			
9436	HECTOR GARCIA		X			
1520	ESTEBAN GONZALEZ		X			
3705	RUBEN GONZALEZ		X			
1567	JUAN J GUERRA		X			
1569	KRYSTLE GUERRA		X			
2871	FELIPE HERRERA		X			
1556	DAVID MARTINEZ		X			
1581	MARCO MONTANEZ		X			
8842	JOSE M NAVARRO		X			
1572	FELIPE PEDRAZA		X			
1584	AURELIO QUEZADA		X			
1518	MANUEL RENTA		X			
1553	ROBERTO ROMERO		X			
1910	ELOY SILVA		X			
8109	MARTIN TORRES		X			
1548	SERGIO VASQUEZ		X			
1546	RUBEN VERA		X			
8991	DAVID R YANEZ		X			
8909	ALBERTO GONZALEZ		X			
1533	MOISES AVELLANEDAA			X		
1500	PEDRO BUSTAMANTE			X		
8767	CARLOS D CABELLO			X		
1195	CARLOS CAVAZOS			X		
1560	ROLANDO CAVAZOS			X		
8910	ESTANISLADO CONTRERAS			X		
3582	EDUARDO DIAZ			X		
1582	JESUS GONZALEZ			X		
1578	OCTAVIANO HERNANDEZ			X		
1607	JUAN F M ARTINEZ			X		
2515	JACOB MORAN			X		

PHYSICALS	17
PHYSICAL AND HEAVY METALS	27
PHYSICAL HEAVY METALS ANS PFAS	18
TOTAL PHYSICALS	60
TOTAL HEAVY METALS	43
TOTAL PFAS	16

1573	TRINIDAD M PEREZ			X		
1061	MICKEY L ROJAS			X		
1609	JESUS ROSILLO JR			X		
8909	ALBERTO GONZALEZ			X		
1579	ENCARNACION SAENZ			X		
		Physicals				
3009	FELIX AMAYA	X				
1536	PETE ARREDONDO	X				
1587	PAUL CHACON	X				
1611	HERIBERTO DIAZ	X				
2911	MICHAEL R ECHAVARRIA	X				
1610	JOSE M GONZALEZ	X				
1526	JACOB LUNA	X				
1555	BERNARDINO PEREZ	X				
3364	MIGUEL RINCON	X				
3400	PILAR RODRIGUEZ	X				
9052	SANTOS VALLEJO	X				
V15	CAROLINA FLORES	X				
V4	ADRIANA GARCIA	X				
V10	ELISABETH HARTLEY	X				
V16	JHONIER MARIN	X				
V12	DANIEL RAMIREZ	X				
V19	MANUEL TELLO	X				