



**TAKE NOTICE THAT A REGULAR-SPECIAL MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE CITY OF PHARR, TEXAS  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 12:00 NOON ON  
THURSDAY, JANUARY 8, 2015**

*The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2010-32. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. On matters requiring a public hearing, all persons desiring to speak during a public hearing shall sign in with the City Clerk no later than 5:00 p.m. or the close of business on the business day prior to the scheduled public hearing.*

**1. CALL TO ORDER:**

- A) Roll call and possible action on the excusing of any absent member of the governing body.
- B) Pledge of Allegiance/Invocation.

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

- A) City Engineer's Report
- B) City Events of Interest
- C) Legislative/Project Update

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

A) Consideration and action on Planning & Zoning Cases:  
**Public Hearing**

- 1. Rolando Limon d/b/a Poncho's Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 7, Henderson Plaza Subdivision Phase II, Pharr, Hidalgo County, Texas. The property's physical address is 808 North Cage Boulevard.

AGENDA REGULAR-SPECIAL MEETING  
JANUARY 8, 2015

2. CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, has filed with the Planning and Zoning Commission a request for renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being a 16.42 acre tract of land out of Lot 6, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road.
3. Dannenbaum Engineering Company, representing Charles Mueller, is requesting preliminary plat approval of the proposed Master Plat of Center on Ridge Road Subdivision. The property is legally described as being a 71.22 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 400 and 1200 Block of West Ridge Road.
4. Sam Engineering & Surveying, representing Maria De La Luz Santana and Jose Luis Delgado, are requesting final plat approval of the proposed La Quinta Subdivision Replat Lots 52-55. The property is legally described as 0.752 acres being all of Lots 52-55 and the south portion of a 20 foot alley, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5900 Block of South Cage Boulevard.
5. M. Garcia Engineering, LLC, representing Bishop Daniel E. Flores, is requesting final plat approval of the proposed Saint Francis Xavier Cabrini Church Subdivision. The property is legally described as being a 5.00 acre tract of land out of Lot 340, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property has a physical address of 8001 South Cage Boulevard.

**REGULAR AGENDA – OPEN SESSION:**

**4. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Ordinance establishing the position of Deputy City Manager.
- B) Consideration and action, if any, on Resolution authorizing Police Chief to submit a grant application to the State of Texas Local Border Security Program FY 2015 for Border Safeguarding Project.

**5. ADMINISTRATIVE:**

- A) Consideration and action, if any, authorizing City Manager to advertise for bids for the construction of Egly & Sugar Drainage Detention Pond – Offsite Improvements.

**6. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on contract between Kelly Miller Circus and Pharr Fire Department.

- B) Consideration and action, if any, on contract ratification with Lumatec Lighting Service for materials and installation of Downtown lighting.
- C) Consideration and action, if any, on Interlocal Agreement between the City of Pharr and Texas A&M University for City Comprehensive Plan Update.

**7. LEGAL:**

- A) Consideration and action, if any, on acceptance and ratification of agreement in TML claim number #1400217094, and also City of Pharr v. Rosie Perez d/b/a R&R; Cause No. CL-11-0239-A, and related matters.
- B) Consideration and action, if any, on Total Commitment, LLC vs. Ron Rock, Individual doing business as Mastercrafters Construction and Development, City of Pharr, and Pharr Economic Development Corporation, II, Cause No. C-501-11-G; and related matters.

**8. 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, including items 3-7 in accordance with the following below:*

Pursuant to Section 551.071, the City may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on acceptance and ratification of agreement in TML claim number #1400217094, and also City of Pharr v. Rosie Perez d/b/a R&R; Cause No. CL-11-0239-A, and related matters; on Total Commitment, LLC vs. Ron Rock, Individual doing business as Mastercrafters Construction and Development, City of Pharr, and Pharr Economic Development Corporation, II, Cause No. C-501-11-G; and related matters 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 City 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 City 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 City may convene in a closed, non-public meeting to

AGENDA REGULAR-SPECIAL MEETING  
JANUARY 8, 2015

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 City 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 City 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.

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

10. **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 1003/1007 or FAX 956/702-5313 or E-mail [hilda.pedraza@pharr-tx.gov](mailto:hilda.pedraza@pharr-tx.gov) or [sonia.hinojosa@pharr-tx.gov](mailto:sonia.hinojosa@pharr-tx.gov) for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular-Special Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 5<sup>th</sup> day of January 2015, at 11:30 a.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 5<sup>th</sup> DAY OF JANUARY 2015.**

*Hilda Pedraza*  
\_\_\_\_\_  
HILDA PEDRAZA, 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 \_\_\_\_\_, 2015 by,

Title: \_\_\_\_\_

**City Engineer's  
Report  
January 8, 2015**

**Design Projects:**

**City of Pharr Bicycle Accessible Improvements**

Engineer has completed 90% of the design; 90% has been submitted to TxDOT for review. The environmental consultant is currently working on the environmental document for the project.

**City of Pharr Pedestrian Improvements Project – Ridge Road**

Field work and plans & specifications are currently underway.

**Owassa Road**

TxDOT has reviewed the environmental document for the project and has determined that the document is administratively complete. The document can now proceed to technical review.

**International Trade Center – Bridge**

Architect has submitted 100% of construction plans. A meeting with staff was held to review 100% plans.

**Traffic Signal at Sugar & Sioux Road**

Traffic Signal Warrant Study, geotechnical report and field work has been completed. Advertising for construction is underway.

**Drainage Improvements at Sugar & Egly Street**

Construction plans are about 95% complete.

**Construction Projects:**

**Single Machine Repaving Project 1<sup>st</sup> Year Program**

We are currently advertising for this project and have a bid opening scheduled for January 14, 2015.

**Northside Park – Special Needs**

Contractor has completed work on the parking lot and is currently working on the installation of the Park Sign and the site grading. Installation of the playsets will begin soon.

**Moore Road Driveway at Pharr Police Department**

Contractor has completed about 90% of the Curb & Gutter and asphalt paving. Work on the concrete apron on Moore Rd will begin soon. Lumatec Lighting Services has been completed.

**South Pharr Sidewalk Improvements Project**

Construction of 5-foot sidewalk on E. Thomas Road between Cage Boulevard and Cesar Chavez Elementary has been completed. Contractor is currently working on the sidewalk and driveway improvements along the west side of Cage Blvd. Project is about 70% completed



**Northside Park – Special Needs**



**Moore Road Driveway – Police Department**



**South Pharr Sidewalk Improvements Project**



**South Pharr Sidewalk Improvements Project**



“Triple Crown City”



MAYOR  
Leo “Polo” Palacios, Jr.

COMMISSIONERS  
Arturo J. Cortez  
Roberto “Bobby” Carrillo  
Oscar Elozondo, Jr.  
Edmund Maldonado, Jr.  
Aquiles “Jimmy” Garza  
Adan Farias

CITY MANAGER  
Fred Sandoval

Executive Summary Letter

January 8, 2015

Conditional Use Permit for ABC –

Poncho’s Restaurant

Background:

Rolando Limon, d/b/a Poncho's Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 15th renewal for Poncho’s Restaurant.

The property is located at 808 North Cage Boulevard. 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** of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption.

PharrCPD on Cpdserver\Admin\MyFiles\CUPs\Renewal-Poncho's



**MEMORANDUM**

**TO:** MAYOR AND CITY COMMISSION

**FROM:** EDWARD M. WYLIE, DIRECTOR/DEPUTY E.M.C.

**THROUGH:** FRED SANDOVAL, CITY MANAGER

**DATE:** JANUARY 8, 2015

**RE:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC  
FILE NO. CUP# CUP#991129 (PONCHO'S RESTAURANT)

**GENERAL INFORMATION:**

**APPLICANT:** Rolando Limon d/b/a Poncho's 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 Lot 7, Henderson Plaza Subdivision Phase II, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 808 North Cage Boulevard.

**ZONING:** The property is currently zoned General Business District (C). The surrounding property is zoned General Business District (C) to the north, south, east and west. The property is generally designated for commercial use in the Land Use Plan.

**COMMENTS:**

<b>CODE ENFORCEMENT</b>	Recommends approval of the Conditional Use Permit. (See attached memo)
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<b>FIRE MARSHAL:</b>	Recommends approval of the Conditional Use Permit. (See attached memo)
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**POLICE CHIEF:**

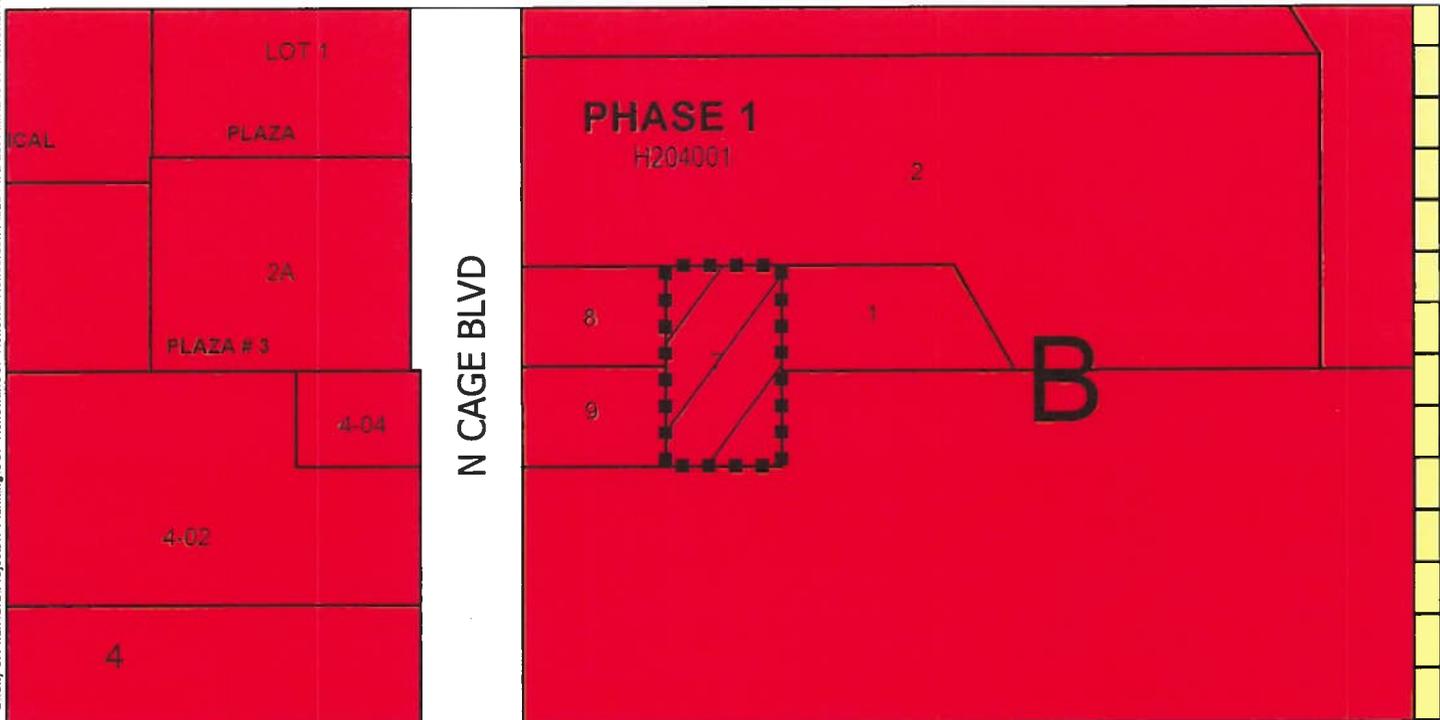
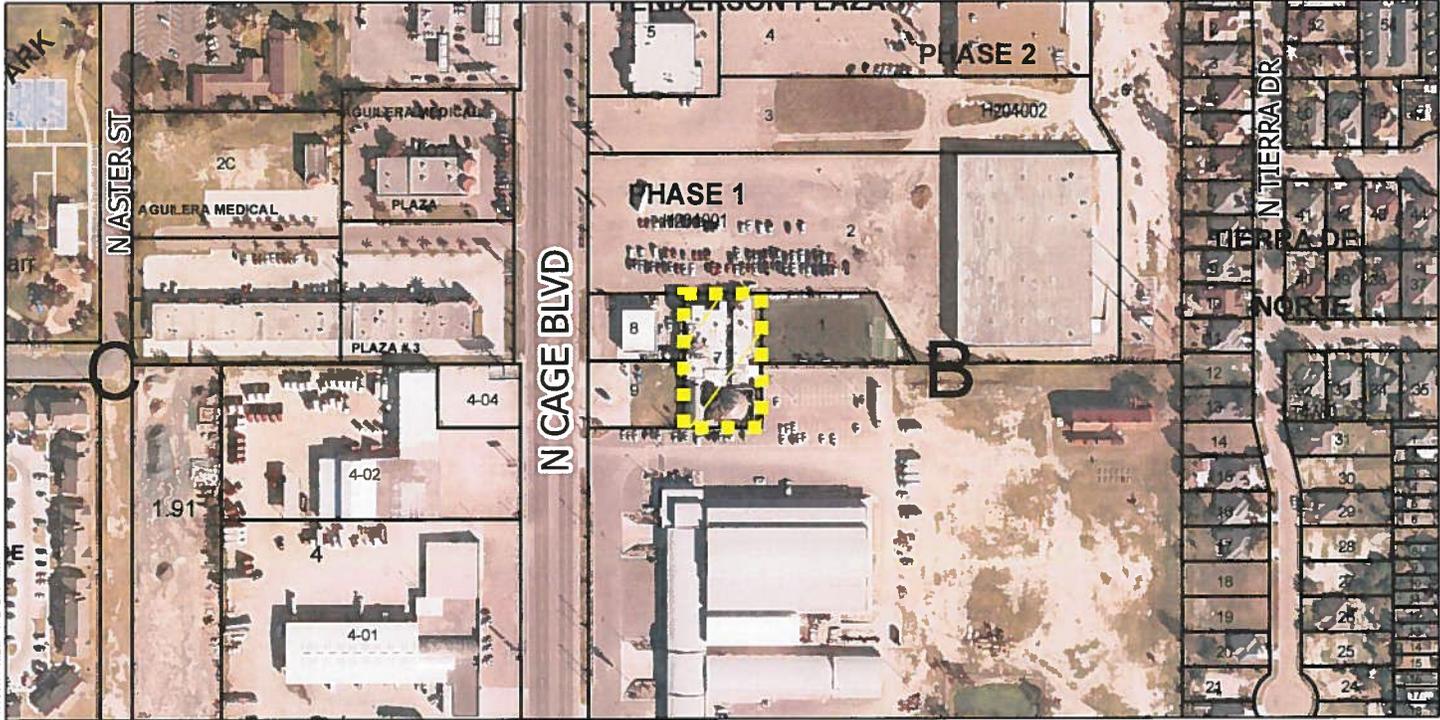
Recommends approval of the Conditional Use Permit.  
(See attached memo)

**PLANNING DEPT.:**

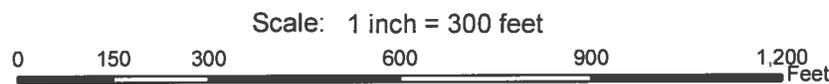
Recommends approval of the Conditional Use Permit.  
(See attached memo)

**PLANNING STAFF  
RECOMMENDATIONS:**

Planning Staff is recommending **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to applicant being in compliance with all City Ordinances and City Department requirements.



- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |



G:\City of Pharr\GIS\Projects\1-Planning\CUP Renewal\CUP Renewal Henderson Plaza Ph 2 Lot 7\IMXD\CUP Renewal Henderson Plaza Ph 2 Lot 7.mxd

**CITY OF PHARR  
COMMUNITY PLANNING & DEVELOPMENT  
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT  
INSPECTION FORM**

3793

OWNER/APPLICANT: Rolando Limon PHONE: 956-782-9991  
 ADDRESS: 508 N. Cage  
 TYPE OF BUSINESS: Restaurant NAME OF BUSINESS: Pancho's  
 LEGAL: Lot 7 SUBD.: Henderson plaza

EXISTING BUILDING \_\_\_\_\_ YES \_\_\_\_\_ NO  
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) \_\_\_\_\_  
 MIXED OCCUPANCY \_\_\_\_\_ YES \_\_\_\_\_ NO  
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) \_\_\_\_\_  
 CHANGE OF OCCUPANCY FROM PREVIOUS? \_\_\_\_\_ YES \_\_\_\_\_ NO  
 IS CHANGE OF WALL ASSEMBLY REQUIRED? \_\_\_\_\_ YES \_\_\_\_\_ NO  
 IS FIRE PROTECTION REQUIRED? \_\_\_\_\_ YES \_\_\_\_\_ NO  
 IF SO, WHAT TYPE? \_\_\_\_\_

**BUILDING STATUS/STRUCTURAL:**

1. FLOOR \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 2. WALLS: \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
     - EXTERIOR \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
     - INTERIOR \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 3. CEILING \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 4. ROOF \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**MEANS OF EGRESS:**

1. OCCUPANT LOAD (IF APPLICABLE) \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 2. NUMBER OF EXITS \_\_\_\_\_ 3 \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 3. MEANS OF EGRESS LIGHTING \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 4. EXIT SIGNS \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 5. DOOR HARDWARE \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**ACCESSIBILITY:**

1. RESTROOMS \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 2. PATH OF EGRESS \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 3. RAMPS (HANDRAILS/GUARDS) \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 4. DOORS \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**ELECTRICAL:**

1. SERVICE ENTRANCE \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 2. SERVICE EQUIPMENT \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 3. WIRING SYSTEM \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 4. LIGHT FIXTURE \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 5. RECEPTACLE OUTLETS (G F C I WHERE REQUIRED) \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**MECHANICAL:**

1. REGISTERS \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 2. GRILL \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 3. DRAIN \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 4. EQUIPMENT \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**PLUMBING:**

1. P. TRAPS \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 2. VENTS \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 3. DRAINS \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 4. PLUMBING FIXTURES \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 5. WATER SERVICE LINE \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 6. DISTRIBUTION LINES \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 7. GREASE TRAP (INTERCEPTOR/SEPARATOR) \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 8. BACKFLOW PREVENTION \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**WATER HEATER:**

1. LOCATION \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 2. T.P. VALVE & DRAIN \_\_\_\_\_ On Roof \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 3. SHUT-OFF VALVE \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 4. VENT \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**GAS SYSTEM**

**PREMISE**

**GARBAGE CONTAINER**

\_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**PASSED**  
 \_\_\_\_\_  
**FAILED:**  
 \_\_\_\_\_  
**PASSED WITH CONDITIONS:**  
 \_\_\_\_\_  
**RE-INSPECT DATE:**  
 \_\_\_\_\_

**BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:**

- 1 At time of inspection, Premise was found to
- 2 be in reasonable compliance with Building codes
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_

PREPARED BY: Edmond Enay DATE: 11/20/14  
 RECEIVED BY: Joshy CARO DATE: 11/20/14

Please note: Owner/Applicant is responsible to contact the City of Pharr Community Planning & Development Dept. at 702-5399 when improvements have been completed. Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division  
118 S. Cage Blvd., 3rd Fl  
Pharr, Texas 78577  
Ph: 956-402-4400  
Fax: 956-475-3433  
fireprevention@pharrfd.net

December 19, 2014

PONCHO'S RESTAURANT  
808 N CAGE BLVD  
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Dec 19, 2014 revealed no violations.

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2960 EDUARDO LUGO  
Inspector

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Isaac Limon



# Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751  
PH: (956) 784-7700 • FAX: (956)781-9163

OK  
Eel



To: Edward Wylie, Director City Planning  
From: Joel Robles, Asst. Chief of Police  
Date: 11/10/2014  
Re: Conditional use Permit Renewal for ABC – File No. CUP#991129 (Poncho’s Restaurant)

Rolando Limon, (TDL#11238702) d/b/a Poncho’s Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is more fully described as follows:

Legal Description: Lot 7, Henderson Plaza Subdivision Phase II, Pharr, Hidalgo County, Texas.  
Physical Address: 808 N. Cage Blvd.

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

### REPLY

**Mr. Wylie, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.**

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tag’s and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Signed: \_\_\_\_\_

Date: 11/10/2014

**RECEIVED**  
PHARR DEVELOPMENT  
SERVICES DEPT.

NOV 12 2014

BY: \_\_\_\_\_



## **INTEROFFICE MEMORANDUM**

**TO:** MAYOR AND CITY COMMISSION

**FROM:** EDWARD M. WYLIE, DIRECTOR/DEPUTY E.M.C.

**THROUGH:** FRED SANDOVAL, CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –  
FILE NO. CUP#991129 (PONCHO'S RESTAURANT)

**DATE:** JANUARY 8, 2015

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Rolando Limon, d/b/a Poncho's Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as follows:

**Legal description:** Lot 7, Henderson Plaza Subdivision Phase II, Pharr, Hidalgo County, Texas.

**Physical Address:** 808 North Cage Boulevard.

Planning staff is recommending approval of the Conditional Use Permit provided the site being in compliance with all City Ordinances and City Department requirements.



“Triple Crown City”



MAYOR  
Leo “Polo” Palacios, Jr.

COMMISSIONERS  
Arturo J. Cortez  
Roberto “Bobby” Carrillo  
Oscar Elozondo, Jr.  
Edmund Maldonado, Jr.  
Aquiles “Jimmy” Garza  
Adan Farias

CITY MANAGER  
Fred Sandoval

January 8, 2015

Executive Summary Letter

Conditional Use Permit for ABC –

CNMK Texas Properties, LLC,  
d/b/a Cinemark El Centro Mall 16

Background:

CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, are requesting the renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 1st renewal for Cinemark El Centro Mall 16.

The property is located at 600 North Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption.

P:\Admin\MY FILES\CUPstabc\_CNMK Texas Properties LLC dba Cinemark El Centro Mall 16.doc



**POLICE CHIEF:**

Recommends approval of  
the Conditional Use Permit.  
(See attached memo)

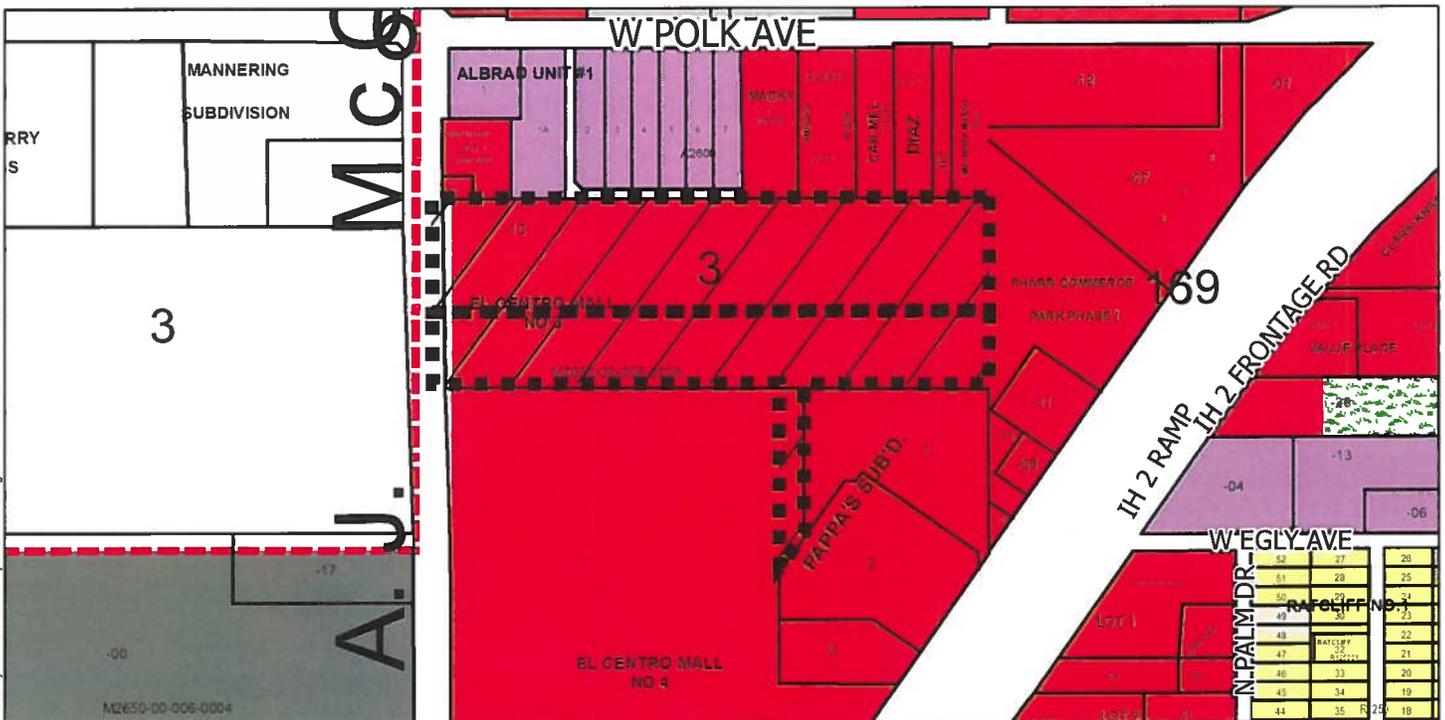
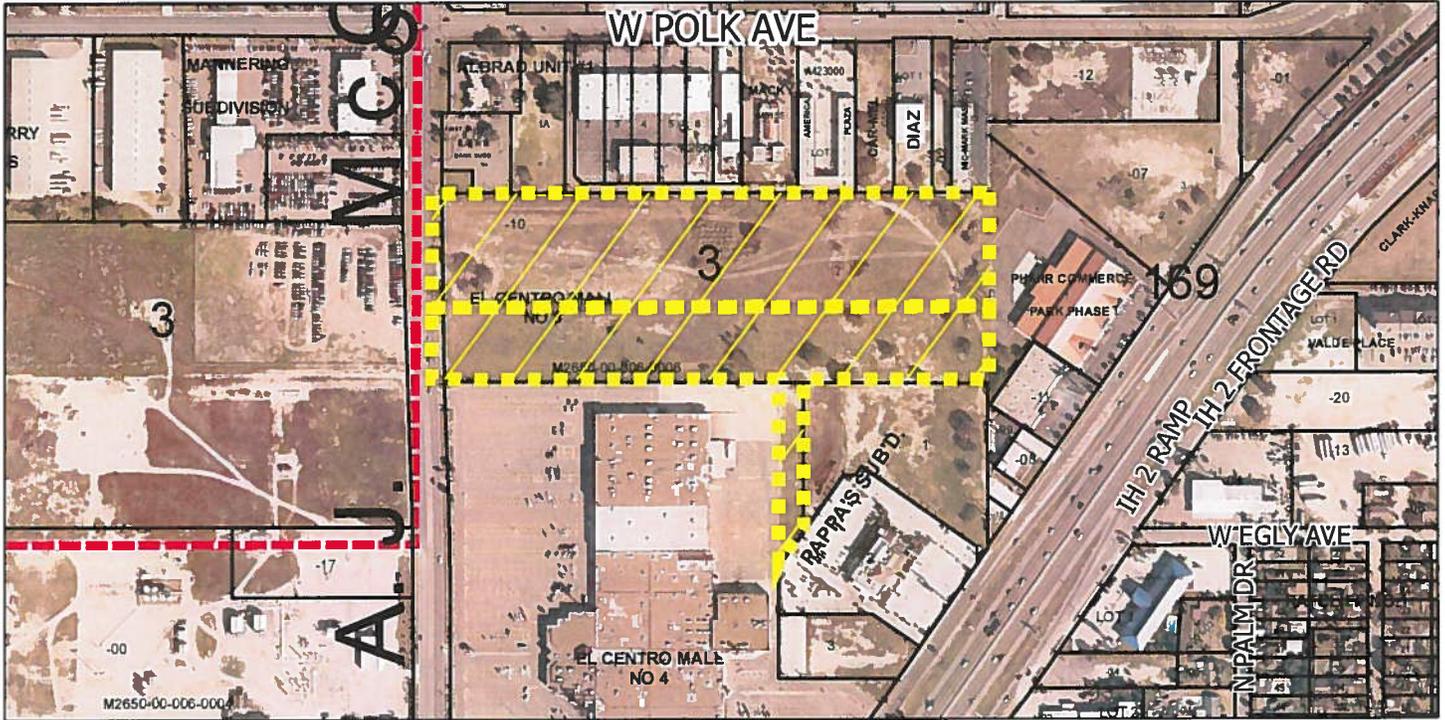
**PLANNING DEPT.:**

Recommends approval of  
the Conditional Use Permit.  
(See attached memo)

**PLANNING STAFF  
RECOMMENDATIONS:**

Planning Staff is recommending **approval** of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant being in compliance with all City Ordinances and City Department requirements.

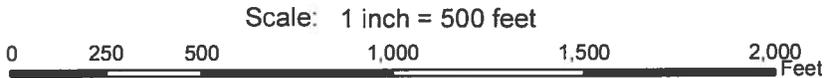
Conditional Use Permit Renewal  
 A.J. McColl 16.42 ac tract of BLK 6 Lot 6  
 Cinemark El Centro Mall 16



G:\City of Pharr\GIS\Projects\1-Planning\CUP Renewal\CUP Renewal A.J. McColl BLK 6 Lot 6\MXD\CUP Renewal A.J. McColl BLK 6 Lot 6.mxd

- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

City of Pharr, Texas  
 Engineering Department  
 956.702.5355



Date: 12/19/2014

**CITY OF PHARR  
COMMUNITY PLANNING & DEVELOPMENT  
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT  
INSPECTION FORM**

3831

OWNER/APPLICANT: Timothy Warner PHONE: 655-1000  
 ADDRESS: 600 N. Jackson  
 TYPE OF BUSINESS: Mobile NAME OF BUSINESS: CINE MARK  
 LEGAL: \_\_\_\_\_ SUBD.: \_\_\_\_\_

EXISTING BUILDING  YES  NO  
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) \_\_\_\_\_  
 MIXED OCCUPANCY  YES  NO  
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) \_\_\_\_\_  
 CHANGE OF OCCUPANCY FROM PREVIOUS?  YES  NO  
 IS CHANGE OF WALL ASSEMBLY REQUIRED?  YES  NO  
 IS FIRE PROTECTION REQUIRED?  YES  NO  
 IF SO, WHAT TYPE? \_\_\_\_\_

**BUILDING STATUS/STRUCTURAL:**

1. FLOOR \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. WALLS: - EXTERIOR \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 - INTERIOR \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. CEILING \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. ROOF \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**MEANS OF EGRESS:**

1. OCCUPANT LOAD (IF APPLICABLE) \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. NUMBER OF EXITS \_\_\_\_\_ 25  OK \_\_\_\_\_ SUBSTANDARD  
 3. MEANS OF EGRESS LIGHTING \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. EXIT SIGNS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 5. DOOR HARDWARE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**ACCESSIBILITY:**

1. RESTROOMS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. PATH OF EGRESS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. RAMPS (HANDRAILS/GUARDS) \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. DOORS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**ELECTRICAL:**

1. SERVICE ENTRANCE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. SERVICE EQUIPMENT \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. WIRING SYSTEM \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. LIGHT FIXTURE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 5. RECEPTACLE OUTLETS (G F C I WHERE REQUIRED) \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**MECHANICAL:**

1. REGISTERS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. GRILL \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. DRAIN \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. EQUIPMENT \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**PLUMBING:**

1. P. TRAPS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. VENTS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. DRAINS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. PLUMBING FIXTURES \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 5. WATER SERVICE LINE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 6. DISTRIBUTION LINES \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 7. GREASE TRAP (INTERCEPTOR/SEPARATOR) \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 8. BACKFLOW PREVENTION \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**WATER HEATER:**

1. LOCATION up stairs  OK \_\_\_\_\_ SUBSTANDARD  
 2. T.P. VALVE & DRAIN \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. SHUT-OFF VALVE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. VENT check  OK \_\_\_\_\_ SUBSTANDARD

**GAS SYSTEM**

PREMISE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 GARBAGE CONTAINER \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:**

- 1 Comply with All Codes
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_

PREPARED BY: [Signature] DATE: 12/19/14  
 RECEIVED BY: [Signature] DATE: 12/19/14

Please note: Owner/Applicant is responsible to contact the City of Pharr Community Planning & Development Dept. at 702-5399 when improvements have been completed. Any permits with regard to this location will remain on hold until full compliance is met.

**PASSED**  
  
**FAILED:**  
 \_\_\_\_\_  
**PASSED WITH CONDITIONS:**  
 \_\_\_\_\_  
**RE-INSPECT DATE:**  
 \_\_\_\_\_



Prevention Division  
118 S. Cage Blvd., 3rd Fl  
Pharr, Texas 78577  
Ph: 956-402-4400  
Fax: 956-475-3433  
fireprevention@pharrfd.net

December 18, 2014

CINEMARK 16  
600 N JACKSON  
PHARR, TX 78577



INSPECTION STATUS - PASSED

An inspection of your facility on Dec 18, 2014 revealed no violations.

---

1572 FELIPE PEDRAZA  
Inspector

Felipa Pedraza Manager



## Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751  
PH: (956) 784-7700 • FAX: (956)781-9163



OK

To: Edward Wylie, Director City Planning  
From: Joel Robles, Asst. Chief of Police  
Date: 12/19/2014  
Re: Conditional use Permit Renewal for ABC – File No. CUP#131046 (Cinemark El Centro Mall 16)

Timothy Warren, (TDL#17110783) and Robert Copple, (TDL#08222432) representing CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, are requesting a renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is more fully described as follows:

Legal Description: A 16.42 acre tract of land out of Lot 6, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.  
Physical Address: 600 N. Jackson Rd.

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

### REPLY

**Mr. Wylie, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.**

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tag's and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Signed: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Joel Robles".

Date: 12/19/2014



## **INTEROFFICE MEMORANDUM**

**To:** MAYOR AND CITY COMMISSION

**From:** EDWARD M. WYLIE, DIRECTOR/DEPUTY E.M.C.

**Through:** FRED SANDOVAL, CITY MANAGER

**Subject:** CONDITIONAL USE PERMIT AND LATE HOURS PERMIT RENEWAL  
FOR ABC – FILE NO. CUP#131046 (CINEMARK EL CENTRO MALL 16)

**Date:** JANUARY 8, 2015

---

CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is more fully described as follows:

**Legal Description:** A 16.42 acre tract of land out of Lot 6, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

**Physical Address:** 600 North Jackson Road.

Planning staff is recommending approval of the Conditional Use Permit and Late Hours Permit provided that the applicant complies with all City Ordinances and City Department requirements.



## **MEMORANDUM**

**TO:** MAYOR AND CITY COMMISSION  
**FROM:** PLANNING STAFF  
**DATE:** JANUARY 08, 2015  
**RE:** MASTER PLAT OF CENTER ON RIDGE ROAD SUBDIVISION  
FILE NO. SUB#141129

### **GENERAL INFORMATION:**

**APPLICANT:** Dannenbaum Engineering Company, representing Charles Mueller, is requesting preliminary plat approval of the proposed Master Plat of Center on Ridge Road Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 71.22 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located between the 400 and 1200 Block of West Ridge Road.

**ZONING:** The property is zoned Agricultural Open-Space District (A-O) and High-Density Multi-Family Residential District (R-4). The adjacent zones are Agricultural Open-Space District (A-O) and Government Owned to the north, General Business District (C) to the east, Single-Family Residential District (R-1) and Residential Mobile Home District (R-MH) to the south and High-Density Multi-Family Residential District (R-4) to the west. The property is designated for commercial and multi-family residential use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Commercial Development/Apartments.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Planning staff is recommending preliminary plat approval of the proposed Master Plat of Center on Ridge Road Subdivision subject to the following conditions:

**STREETS, PAVING  
AND R.O.W.:**

- 1) Need to provide closest aligned existing street name.
- 2) Street on west side needs to be part of Phase II in order to provide access to Lots 2-4.
- 3) Verify that Ridge Road has 100' of R.O.W.
- 4) Need to provide street lighting plan.

**EASEMENTS:**

- 1) Verify if H.E.B has a storm line outfall with recorded easement.
- 2) Label all Utility Easements for water and sewer "exclusive to the City of Pharr".

**SIDEWALK:  
ADA:**

- 1) Plat note # 5 to read as follows: A 5-ft. concrete sidewalk with ADA compliant ramps & landings will be required in all interior streets and W. Ridge Road at building permit stage.

**FIRE PROTECTION:**

- 1) See attached comments.

**WATER:**

- 1) Lot 1 and Lots 11-19 need to install water service.
- 2) All water lines need to be in front of property or facing the street.
- 3) Water layout needs to be redone.
- 4) No meters larger than 2 inches.

**SEWER:**

- 1) All sewer service to be installed on middle of lots.
- 2) All sewer mains to be installed in front of the property or facing the street.
- 3) Sewer mains need to be discharge to Ridge Road not to Pharr South.

**DRAINAGE:**

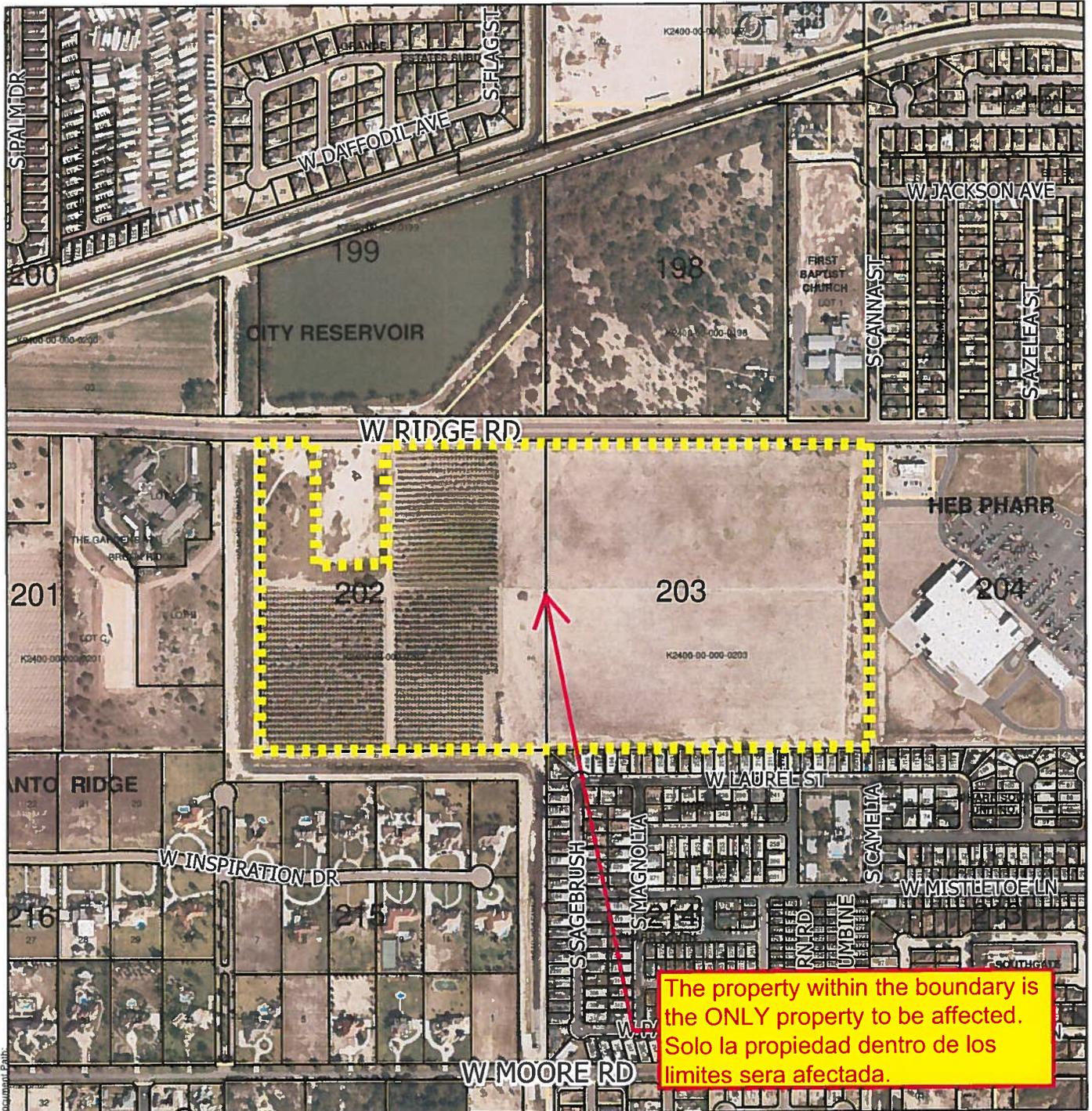
- 1) Plat note #6: Provide the calculated detention volume figured as per Drainage report.
- 2) Plat note # 10 to read: Any detention area 3 ft. or deeper shall be enclosed with a perimeter fence.
- 3) Provide H.C.D.D. # 1 discharge permit.
- 4) Show high points on proposed drainage/paving plans.

**OTHER:**

- 1) Provide drainage report for the development.
- 2) Label found iron rods to match the Metes and Bounds.
- 3) Note # 9 needs to be removed.
- 4) On the Plat show the two flood zones (B & C) and its boundary.
- 5) Lots along Ridge Road to have access through interior streets except Lot 1; common access easement between the lots is suggested.
- 6) Provide separate easement for the light company.
- 7) Verify who the drainage ditch south of property belongs to. Plat shows H.C.I.D. No. 2. Drainage records show it belongs to H.C.D.D No. 1.

**PLANNING AND  
ZONING COMMISSION:**

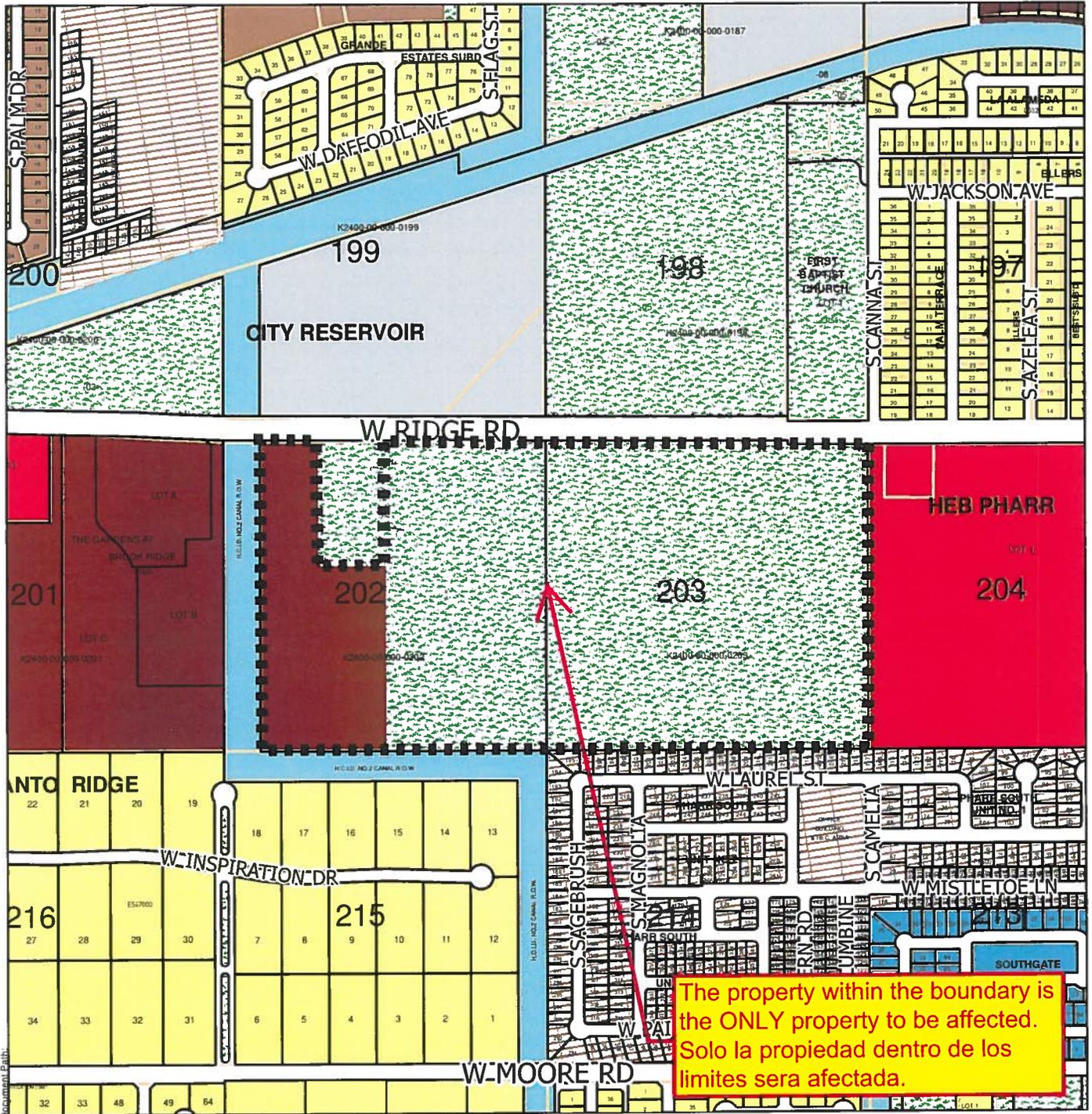
The Planning and Zoning Commission voted unanimously to approve the preliminary plat approval of the proposed Master Plat of Center on Ridge Road Subdivision.



**Legend**

- ACAD\_Lot\_Lines
- Pharr ETJ Image
- Green: Band\_2
- Pharr\_Parcels
- Footprint
- RGB
- Blue: Band\_3
- Pharr City Limit
- Red: Band\_1

InformationTechnology -GIS City of Pharr, Texas 118 S Cage Blvd. (956) 402-4900 x4921	<h2 style="margin: 0;">Aerial Map</h2> <h3 style="margin: 0;">Location Map</h3>	
Source: COP, Hidalgo County Appraisal District All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.	<p>Scale: 1 inch = 589 feet</p>	



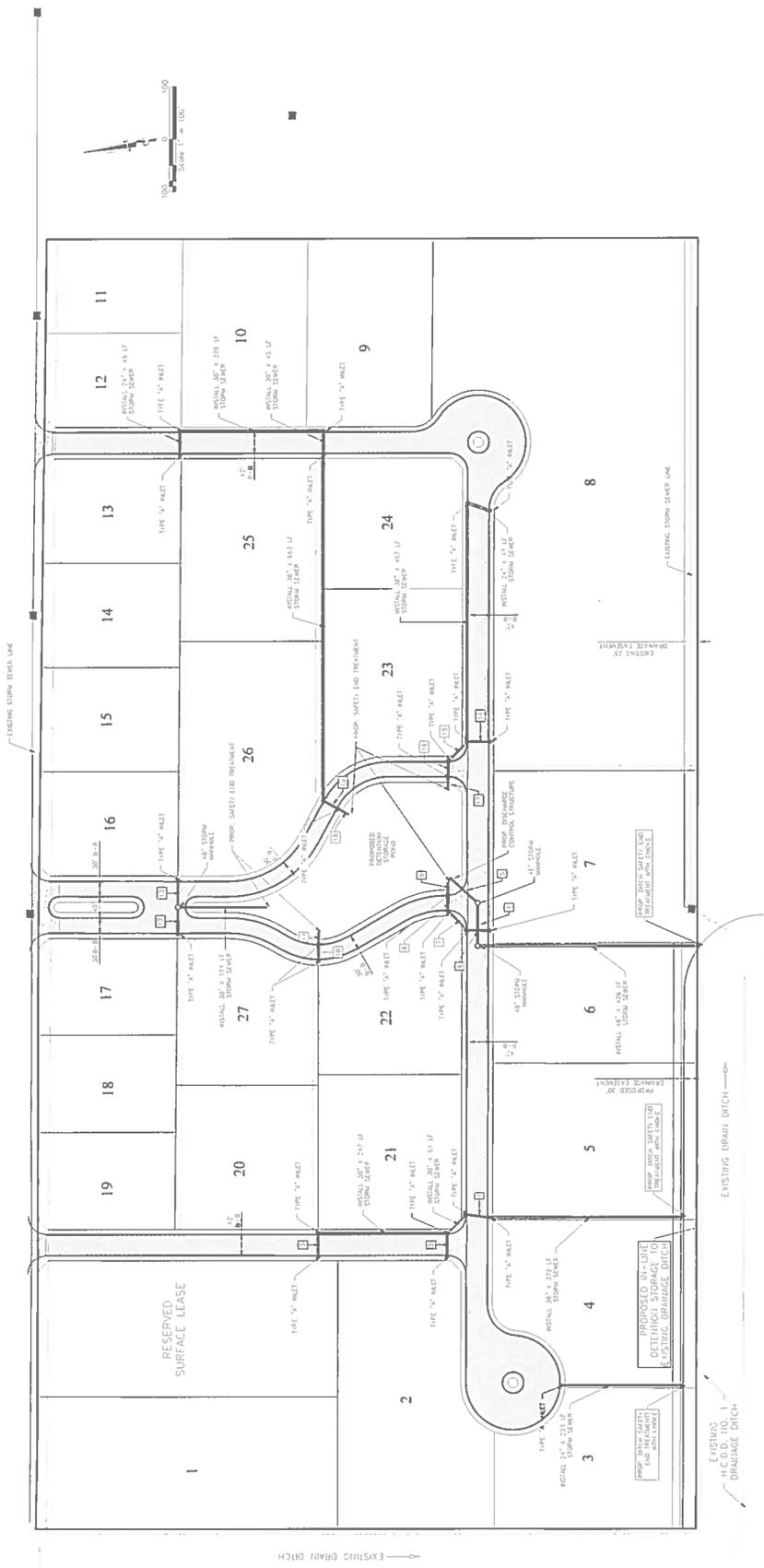
**Legend**

- |                         |                             |                  |                   |                         |                          |
|-------------------------|-----------------------------|------------------|-------------------|-------------------------|--------------------------|
| — ACAD_Lot_Lines        | Single Family               | Mobile Home      | General Business  | Limited Industrial      | Valley View ISD          |
| Pharr_Parcel            | Single Family Small Lot     | Townhouse        | Business District | Neighborhood Commercial | Planned Unit Development |
| Pharr City Limit        | Two Family                  | HUD Code         | Drainage Easement | Office Professional     |                          |
| Pharr ETJ               | Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial  | PSJA ISD                |                          |
| Agricultural Open Space | High Density Multi-Family   | Government Owned | Heavy Industrial  | Hidalgo ISD             |                          |

<p>InformationTechnology -GIS          City of Pharr, Texas          118 S Cage Blvd.          (956) 402-4900 x4921</p>	<h1>Zoning Map</h1> <h2>Location Map</h2>	
<p>Source: COP, Hidalgo County Appraisal District</p> <p>All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.</p>	<p>Scale: 1 inch = 589 feet</p>	



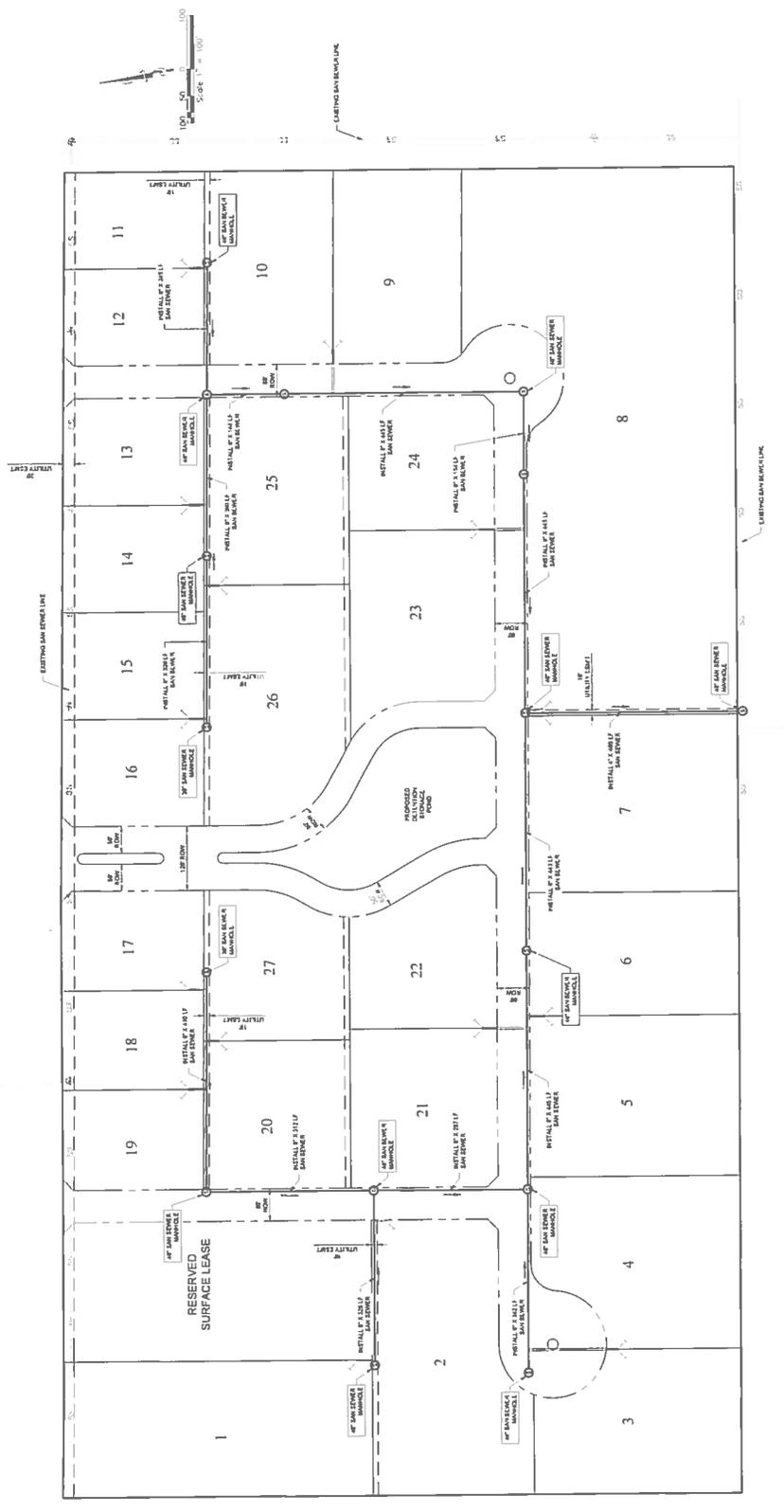




PRELIMINARY  
 PAVING AND DRAINAGE LAYOUT  
 THE CENTER ON RIDGE ROAD  
 PHARR, TEXAS

STORM DRAINAGE LIST

NO.	DESCRIPTION	SIZE	DEPTH	LENGTH	START	END
1	STORM SEWER	30"	45 LF	100'	100+0.00	100+100.00
2	STORM SEWER	30"	45 LF	100'	100+100.00	100+200.00
3	STORM SEWER	30"	45 LF	100'	100+200.00	100+300.00
4	STORM SEWER	30"	45 LF	100'	100+300.00	100+400.00
5	STORM SEWER	30"	45 LF	100'	100+400.00	100+500.00
6	STORM SEWER	30"	45 LF	100'	100+500.00	100+600.00
7	STORM SEWER	30"	45 LF	100'	100+600.00	100+700.00
8	STORM SEWER	30"	45 LF	100'	100+700.00	100+800.00
9	STORM SEWER	30"	45 LF	100'	100+800.00	100+900.00
10	STORM SEWER	30"	45 LF	100'	100+900.00	100+1000.00
11	STORM SEWER	30"	45 LF	100'	100+1000.00	100+1100.00
12	STORM SEWER	30"	45 LF	100'	100+1100.00	100+1200.00

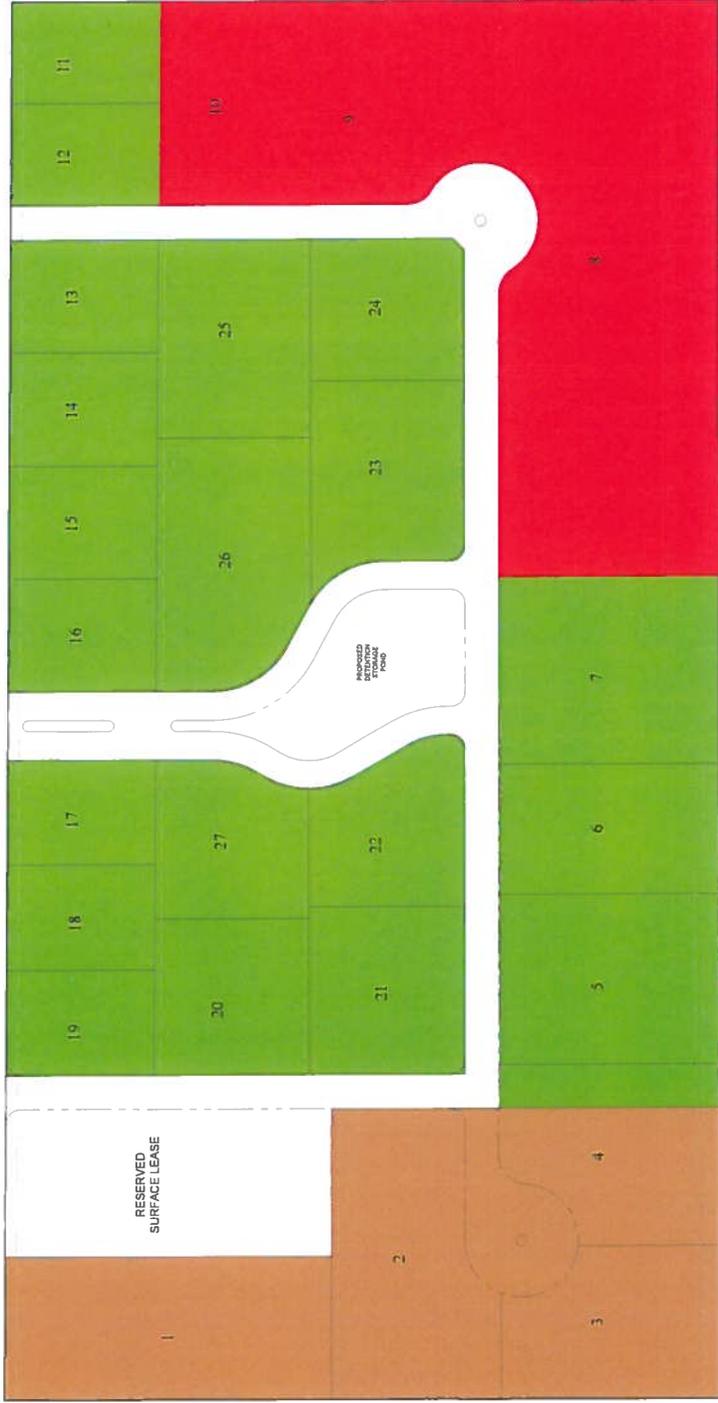


**LEGEND**  
 (S) SEWER  
 (M) 18" DIA. 30" DEPTH SANITARY MANHOLE  
 (C) CONNECTION FOR 30" PVC  
 (H) 18" DIA. 30" DEPTH SANITARY MANHOLE  
 (A) 18" DIA. 30" DEPTH SANITARY MANHOLE

**PRELIMINARY  
 SANITARY SEWER LAYOUT  
 THE CENTER ON RIDGE ROAD  
 PHARR, TEXAS**

**DANNENBAUM**  
 ENGINEERS, ARCHITECTS & PLANNERS, L.L.C.  
 1300 WEST 10TH STREET, SUITE 100, PHARR, TEXAS 77566-5000  
 PHONE: 361-281-1111 FAX: 361-281-1112





LEGEND

<span style="color: brown;">■</span>	DA
<span style="color: green;">■</span>	C
<span style="color: red;">■</span>	DP

PRELIMINARY  
ZONING MAP  
THE CENTER ON RIDGE ROAD  
PHARR, TEXAS

**DANNENBAUM**  
ENGINEERS, ARCHITECTS & PLANNERS, L.P.  
1100 N. W. 11th Street, Suite 1000, Ft. Lauderdale, FL 33304  
PHARR, TEXAS



## **MEMORANDUM**

**TO:** MAYOR AND CITY COMMISSION  
**FROM:** PLANNING STAFF  
**DATE:** JANUARY 08, 2015  
**RE:** LA QUINTA SUBDIVISION REPLAT LOTS 52-55  
FILE NO. SUB#140614

### **GENERAL INFORMATION:**

**APPLICANT:** Sam Engineering & Surveying, representing Maria De La Luz Santana and Jose Luis Delgado, are requesting final plat approval of the proposed La Quinta Subdivision Replat Lots 52-55.

**LEGAL DESCRIPTION:** The property is legally described as 0.752 acres being all of Lots 52-55 and the south portion of a 20 foot alley, La Quinta Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 5900 Block of South Cage Boulevard.

**ZONING:** The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south and east and Single-Family Residential District (R-1) to the west. The property is designated for commercial use in the land use plan.

**PROPERTY PROPOSED USE:** Event center.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Planning staff recommends final plat approval of the proposed La Quinta Subdivision Replat Lots 52-55 subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1) In compliance

**EASEMENTS:** 1) In compliance

**SIDEWALK:  
ADA:** 1) In compliance

**FIRE PROTECTION:** 1) In compliance

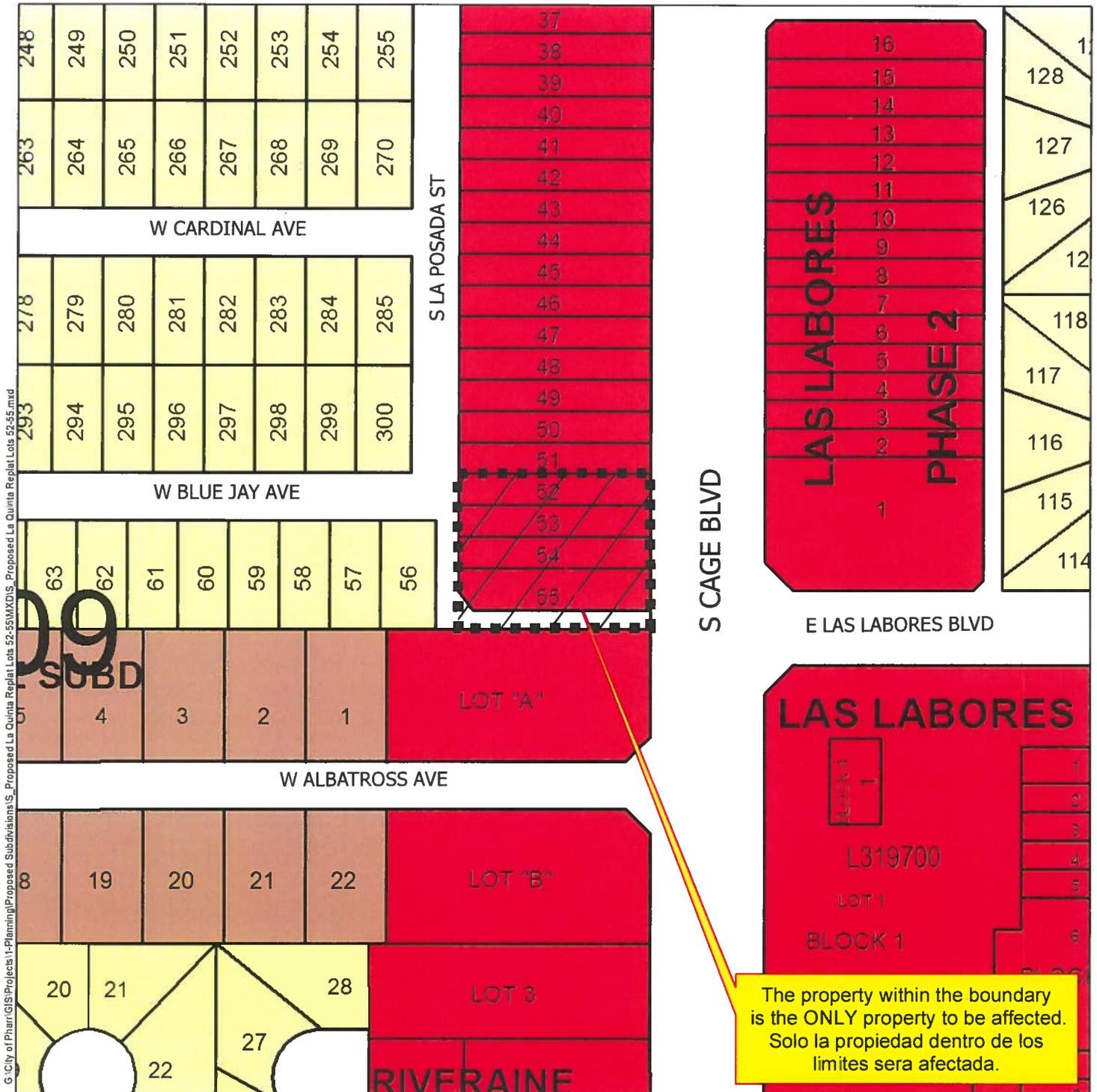
**WATER:** 1) In compliance

**SEWER:** 1) In compliance

**DRAINAGE:** 1) In compliance

**OTHER:** 1) In compliance

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission voted unanimously to approve the final plat approval of the proposed La Quinta Subdivision Replat Lots 52-55.

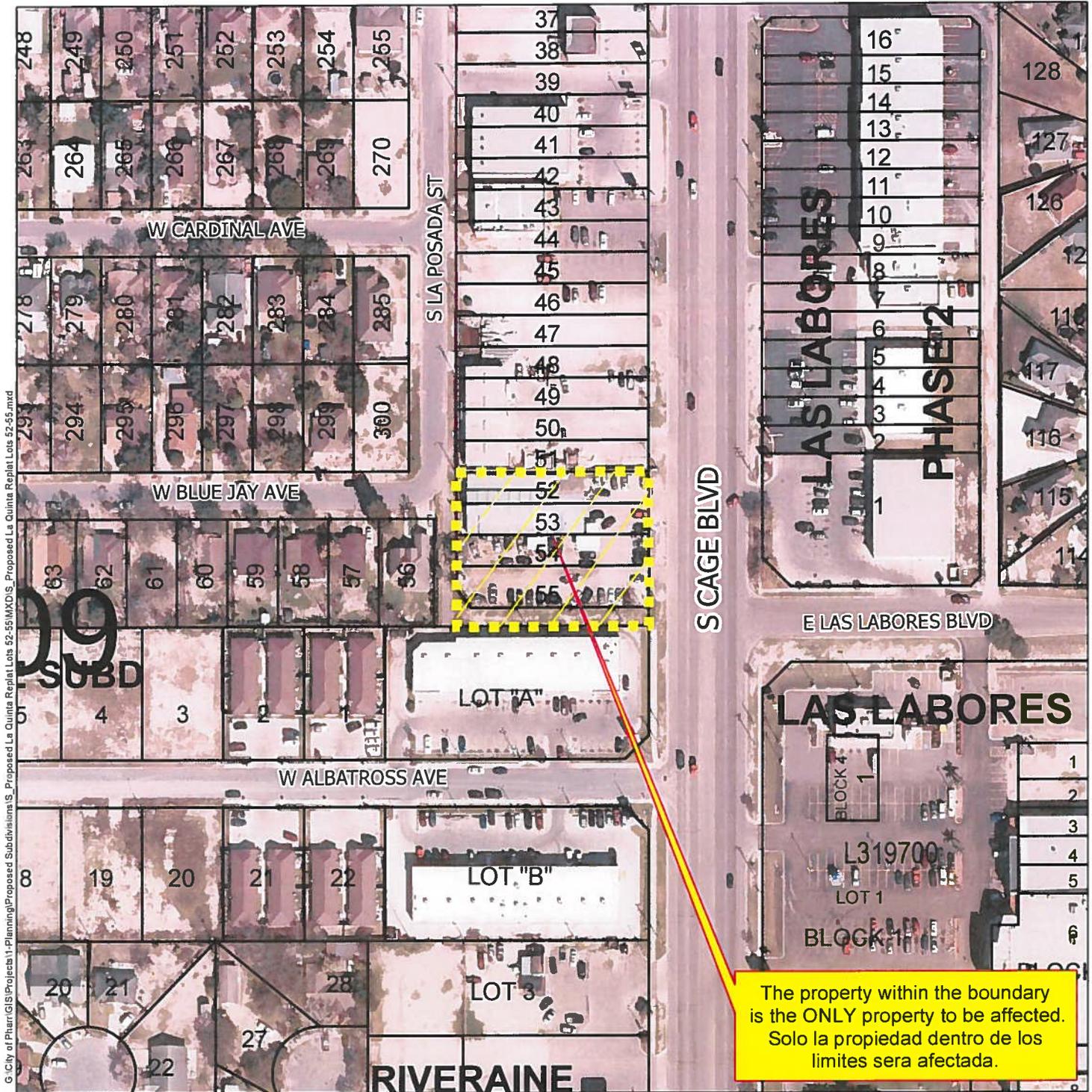


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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

Scale: 1 inch = 150 feet

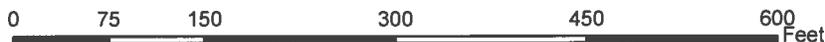


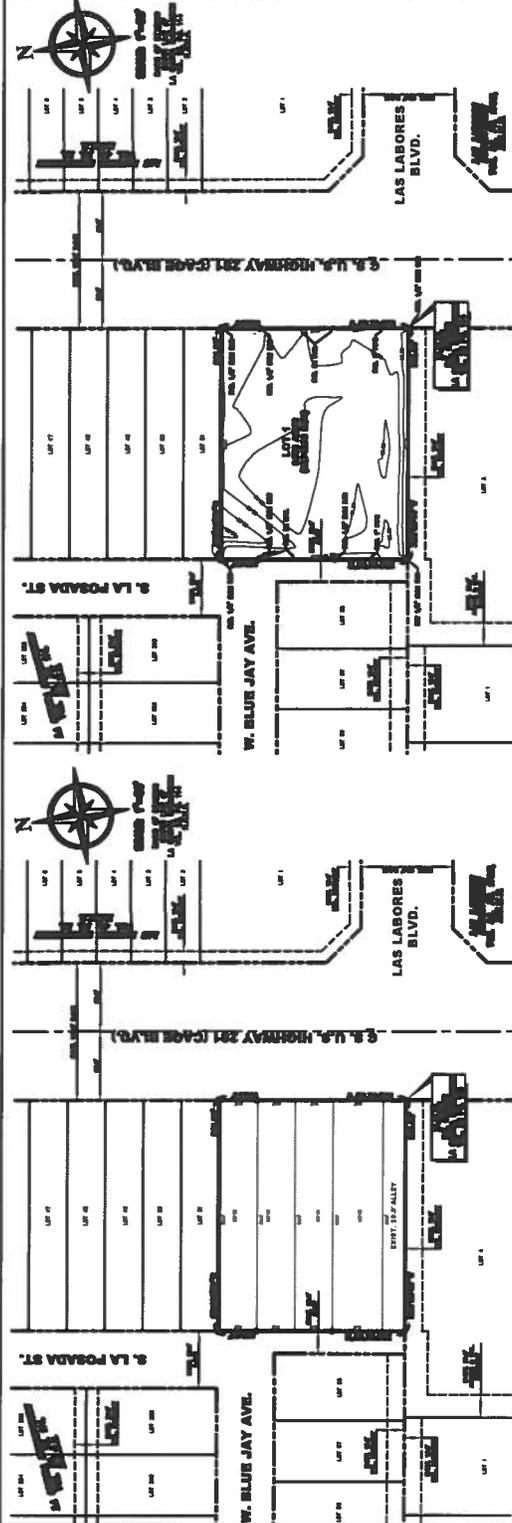


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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

Scale: 1 inch = 150 feet





**VACATING PLAT OF  
LA QUINTA SUBDIVISION  
LOTS 52-55**

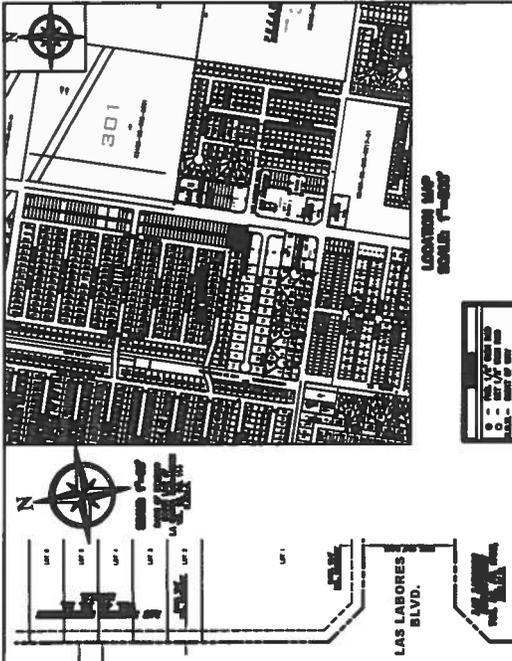
APPROVED FOR THE CITY OF TEXAS BY THE CITY ENGINEER ON \_\_\_\_\_

CITY OF TEXAS  
COUNTY OF TARRANT  
I, \_\_\_\_\_, Mayor of the City of Texas, do hereby certify that the above plat is correct and true to the original survey and that the same is in accordance with the laws of the State of Texas and the Constitution of the United States.

CITY ENGINEER  
COUNTY ENGINEER

APPROVED FOR THE CITY OF TEXAS BY THE CITY ENGINEER ON \_\_\_\_\_

DATE	DESCRIPTION	DATE	DESCRIPTION



**LA QUINTA SUBDIVISION  
REPLAT LOTS 52-55**

APPROVED FOR THE CITY OF TEXAS BY THE CITY ENGINEER ON \_\_\_\_\_

CITY OF TEXAS  
COUNTY OF TARRANT  
I, \_\_\_\_\_, Mayor of the City of Texas, do hereby certify that the above plat is correct and true to the original survey and that the same is in accordance with the laws of the State of Texas and the Constitution of the United States.

CITY ENGINEER  
COUNTY ENGINEER

APPROVED FOR THE CITY OF TEXAS BY THE CITY ENGINEER ON \_\_\_\_\_

DATE	DESCRIPTION	DATE	DESCRIPTION

**SAMES SAH Engineering & Surveying, Inc.**  
 300 E. CASE BLVD.  
 PEARL, TEXAS 77077  
 TEL (800) 790-0000  
 TEL (409) 790-0000





## **MEMORANDUM**

**TO:** MAYOR AND CITY COMMISSION  
**FROM:** PLANNING STAFF  
**DATE:** JANUARY 08, 2015  
**RE:** SAINT FRANCIS XAVIER CABRINI CHURCH SUBDIVISION  
FILE NO. SUB#120721

### **GENERAL INFORMATION:**

**APPLICANT:** M. Garcia Engineering, LLC, representing Bishop Daniel E. Flores, is requesting final plat approval of the proposed Saint Francis Xavier Cabrini Church Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 5.00 acre tract of land out of Lot 340, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property has a physical address of 8001 South Cage Boulevard.

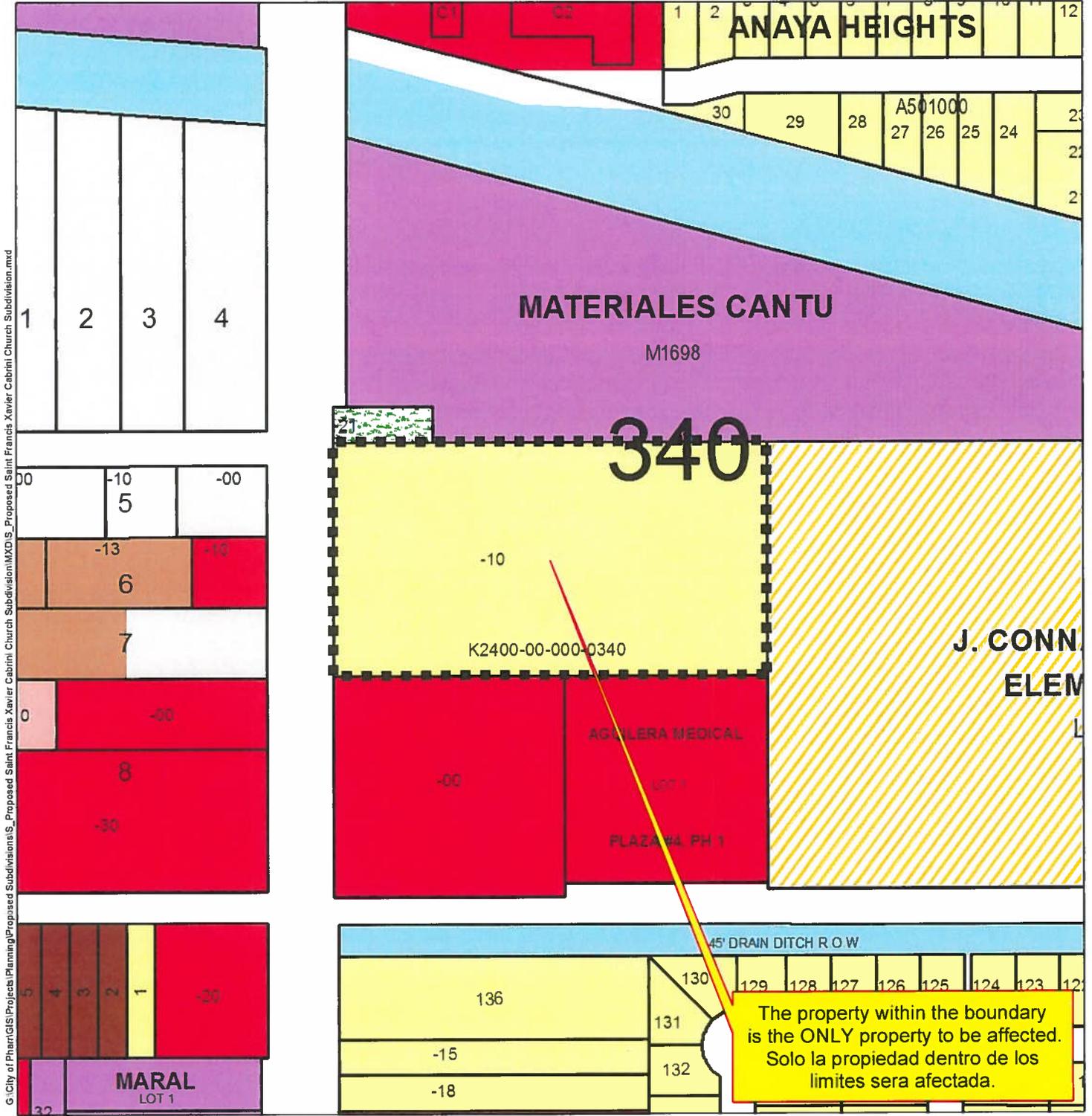
**ZONING:** The property is zoned Single-Family Residential District (R-1). The adjacent zones are Agricultural Open-Space District (A-O) and Heavy Commercial District (H-C) to the north, Agricultural Open-Space District (A-O) to the east, General Business District (C) to the south, and General Business District (C) and Two Family Residential District (R-2) to the west. The property is designated for commercial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Existing church.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Planning staff recommends final plat approval of the proposed Saint Francis Xavier Cabrini Church Subdivision subject to the following conditions:

- STREETS, PAVING AND R.O.W.:** 1) In compliance
- EASEMENTS:** 1) In compliance.
- SIDEWALK:  
ADA:** 1) In compliance.
- FIRE PROTECTION:** 1) In compliance.
- WATER:** 1) In compliance.
- SEWER:** 1) In compliance.
- DRAINAGE:** 1) In compliance.
- OTHER:** 1) In compliance.
- PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission voted unanimously to approve the final plat approval of the proposed Saint Francis Xavier Cabrini Church Subdivision



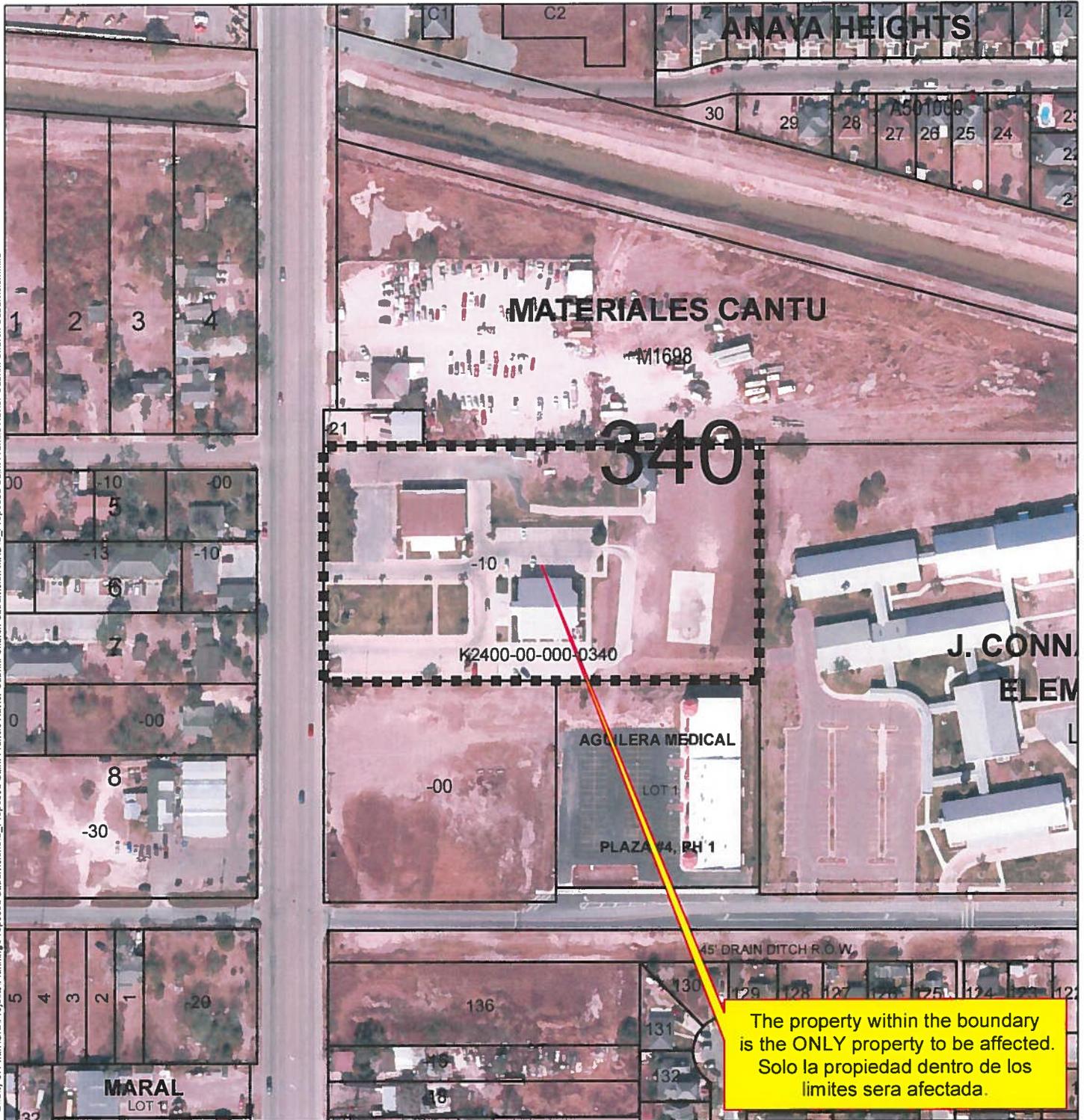
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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

Scale: 1 inch = 200 feet



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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

Scale: 1 inch = 200 feet



KNOW ALL MEN BY THESE PRESENTS, I, THE UNDERSIGNED, MARIANO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 50268

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT AN ACTUAL SURVEY AND CORNER MONUMENTS HAVE BEEN PLACED ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REGISTERED PUBLIC SURVEYOR  
REGISTERED PUBLIC SURVEYOR  
NO. 5571

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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(G). THE DISTRICT HAS NOT REVIEWED AND APPROVED THESE PLANS. THE DISTRICT'S REVIEW IS LIMITED TO TECHNICAL CRITERIA FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND AUTHORIZED FOR RECORDS BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ ON \_\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

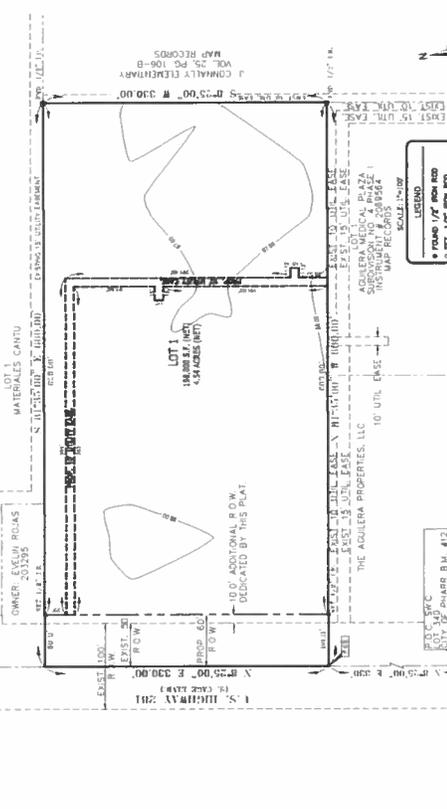
COUNTY CLERK'S RECORDING CERTIFICATE  
STATE OF TEXAS  
COUNTY OF HIDALGO

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_, 2013, AND WAS RECORDED IN VOLUME \_\_\_\_\_ OF THE PLAT RECORDS OF \_\_\_\_\_ COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_, 2013.

CITY, STATE & ZIP CODE  
BROWNSVILLE, TEXAS 78520  
MCALEEN, TEXAS 78504  
MONTE ALTO, TEXAS 78558  
PHONE  
(956) 542-2501  
(956) 687-9421  
(956) 380-5184  
FAX  
(956) 380-5156

ADDRESS  
1910 UNIVERSITY BOULEVARD  
400 NOLANA SUITE N2  
24593 FM 88  
NAME  
BISHOP DANIEL E. FLORES  
ENGINEER: MARIANO GARCIA, P.E.  
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.

NO.	SHEET	REVISION	DATE	APPROVED



GENERAL PLAT NOTES:

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B" WHICH ARE "AREAS BETWEEN LIMITS OF THE FLOODPLAIN AND THE FLOODPLAIN AREA". THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- FIRM COMMUNITY PANEL NO.: 480334, 0500, B  
MAP REVISED: \_\_\_\_\_ JANUARY 2, 1981
- BENCHMARK: ELEV. = 88.20 (NORTHING: 16567598.678 EASTING: 1083737.314) AT THE INTERSECTION OF HIGHWAY 281 AND LAS MILPAS ROAD, NAVD 88 DATUM. REFERENCE TO BENCHMARK #12 FROM CITY OF PHARR.
- BUILDING SETBACK LINES: AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE DESIGN OF THE DETENTION POND. THE DETENTION POND SHALL BE DESIGNED TO STORE AVERAGE DEPTH OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- DETENTION POND TO BE FENCED IF 3' OR DEEPER. DETENTION POND TO BE MAINTAINED BY OWNER.
- WHEELCHAIR RAMPS & LANDINGS PER A.D.A. REQUIREMENTS ARE TO BE CONSTRUCTED AT SUBDIVISION CONSTRUCTION.
- A 5' SIDEWALK WILL BE REQUIRED AT BUILDING PERMIT STAGE, ALONG EAST SIDE OF U.S. 281 (S. CAGE BLVD.).
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, BISHOP DANIEL E. FLORES, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SAINT FRANCIS XAVIER CABRINI CHURCH SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

BY: \_\_\_\_\_ DATE \_\_\_\_\_

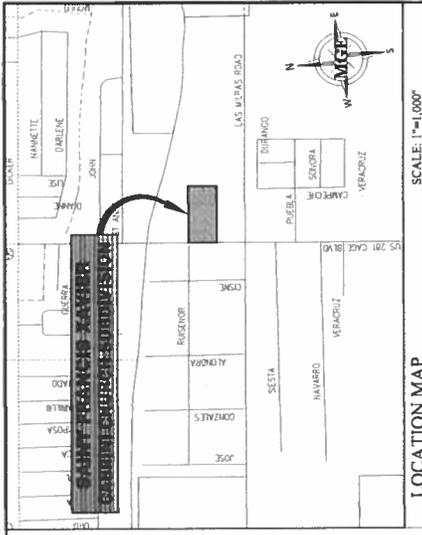
BISHOP OF THE ROMAN CATHOLIC  
DIOCESE OF BROWNSVILLE, TEXAS  
BISHOP DANIEL E. FLORES

NOTARY PUBLIC'S CERTIFICATION  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, TEXAS, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC



LOCATION MAP

PREPARED BY: M. GARCIA ENGINEERING, L.L.C.  
480 NOLANA SUITE N2  
MCALEEN, TEXAS 78504  
DATE PREPARED: JULY 11, 2012  
DATE SURVEYED: JULY 11, 2012

PRELIMINARY  
SUBDIVISION PLAT OF  
SAINT FRANCIS XAVIER CABRINI CHURCH SUBDIVISION  
A 5.00 ACRE TRACT OF LAND OUT OF LOT 340, KELLY-PHARR SUBDIVISION  
HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME  
3, PAGES 135 AND 134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
AND 14, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 1

METES AND BOUNDS

COMMENCING AT THE SOUTHWEST CORNER OF LOT 340, THENCE NORTH 08°25'00" EAST WITH THE WEST LINE OF SAID LOT 340, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;  
THENCE NORTH 08°25'00" EAST, CONTINUING WITH SAID WEST LINE, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT OF LAND;  
THENCE SOUTH 81°35'00" EAST, AT 50.00 FEET PASS A 1/2" IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281 (CAGE BLVD.), AT 680.00 FEET IN ALL TO 1/2" PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;  
THENCE SOUTH 08°25'00" WEST, A DISTANCE OF 330.00 FEET TO A 1/4" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT OF LAND;  
THENCE NORTH 81°35'00" WEST, AT 610.00 FEET PASS A 1/2" IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 281, (CAGE BLVD.), AT 680.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES OF LAND MORE OR LESS.

PLAT OF  
**Saint Francis Xavier Cabrini Church Subdivision**

A 5.00 ACRE TRACT OF LAND OUT OF LOT 340, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 135 AND 134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

CDB No. 12-188



M GARCIA ENGINEERING, L.L.C.  
480 NOLANA STE N2 MCALEEN, TEXAS 78504  
PH: 956-687-9421  
WWW.MGAEENGINEERING.COM  
CIVIL ENGINEERING  
TYPE/FIRM REG. NUMBER/F-023











ORDINANCE NO. O-2014- \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §  
CITY OF PHARR §

**AN ORDINANCE ESTABLISHING THE POSITION OF DEPUTY CITY  
MANAGER; FOR INCLUSION IN THE PHARR CITY CODE;  
ESTABLISHING POWERS; DUTIES; GOVERNANCE; PROVIDING FOR  
SEVERABILITY AND CUMULATIVE CLAUSES; EFFECTIVE DATE;  
PROPER NOTICE AND MEETING**

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

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

**WHEREAS**, pursuant to the Texas Constitution, article XI, section 5, and Texas Local Government Code section 51.072, the City, as a home-rule municipality, has full power of local self government, and as such, seeks to create a new department to handle local tourism, business growth, and business retention;

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

**SECTION 1. DEPUTY CITY MANAGER.**

There is hereby created the position of Deputy City Manager. The position of Deputy City Manager shall be subject to budgetary funding as may occur prior to or subsequent to this Ordinance by the governing body. There may be more than one budgeted position of Deputy City Manager

as may be necessary to further city business and interests. The position of Deputy City Manager shall be held by qualified persons, appointed as provided by the Pharr City Charter and personnel policies, and administered by the City Manager and designee. Qualifications, duties, and responsibilities of the Deputy City Manager shall be subject to the approval of the City Manager and designees. Any approved compensation may be commensurate and limited to assigned functions or duties.

## **SECTION 2.           ROLE AND POWERS.**

The Deputy City Manager shall carry out the following roles and duties:

- (a) Carry out any and all assigned functions delegated by the City Manager or designee;
- (b) Fulfill any assigned tasks that may be required, in whole or part, to other positions or duties that may be held simultaneously;
- (c) Cooperate in multi-tasking and cross-training as may required to oversee specific divisions, functions, departments, or assignments;
- (d) Act professionally at all times and remain subject to job descriptions as may be amended from time to time and other directives including but not limited to personnel policies and Charter.

## **SECTION 3.           CUMULATIVE CLAUSE.**

This Ordinance shall be cumulative of all other ordinances dealing with the same subject and other ordinances or parts of other ordinances in direct conflict with this Ordinance are herewith repealed and this Ordinance shall supersede and provisions in conflict herewith; all other provisions of the above described ordinance shall remain in full force and effect unimpaired herewith.

**SECTION 4. EFFECTIVE DATE; PUBLICATION.**

The Ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

**SECTION 5. PROPER NOTICE AND MEETING.**

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

**PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on the first and only reading on this the \_\_\_\_\_ day of \_\_\_\_\_ 2014**

CITY OF PHARR

\_\_\_\_\_  
LEOPOLDO "POLO" PALACIOS, JR., MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on the first and only reading on this the \_\_\_\_\_ day of \_\_\_\_\_ 2014**

CITY OF PHARR

\_\_\_\_\_  
LEOPOLDO "POLO" PALACIOS, JR., MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF  
THE CITY OF PHARR, TEXAS, on the first and only reading on this the \_\_\_\_\_  
day of \_\_\_\_\_ 2014**

CITY OF PHARR

\_\_\_\_\_  
LEOPOLDO "POLO" PALACIOS, JR., MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



**AGENDA ITEM REQUEST**

MEETING DATE: December 22, 2014

INITIATED BY: Ruben Villegas DEPARTMENT: Police

AGENDA ITEM: Request for Resolution for Authorization to Submit Grant Application to the State of Texas Local Border Security Program FY 2015 for "Border Safeguarding Project"

PARTY MAKING THE REQUEST: Chief Ruben Villegas

NATURE OF THE REQUEST: Request for Resolution Authorizing to apply for State of Texas Local Border Security Program

**BUDGET:**

EXPENDITURE REQUIRED: \$ 0

CURRENT BUDGET: \$ 0

ADDITIONAL FUNDING: \$

**ROUTING:**

LEGAL: \_\_\_\_\_

DATE: \_\_\_\_\_

FINANCE/PURCHASING: \_\_\_\_\_

DATE: \_\_\_\_\_

**APPROVAL:**

DEPT. HEAD: \_\_\_\_\_

DATE: \_\_\_\_\_

ASSISTANT CITY MANAGER: *[Signature]*

DATE: 12/23/14

CITY MANAGER: \_\_\_\_\_

DATE: \_\_\_\_\_

**STAFF RECOMMENDATION:** Recommend Approval

\_\_\_\_\_



## *Pharr Police Department*

1900 S. CAGE • PHARR, TX 78577-6751

PH: (956) 784-7700 • FAX: (956)781-9163



**To: Mayor and City Commission**  
**Thru: Federico Sandoval, City Manager**  
**From: Ruben Villegas, Police Chief**  
**Date: December 23, 2014**  
**Subj: Request for Resolution for Authorization to Submit Grant Application to the State of Texas Local Border Security Program FY 2015 for "Border Safeguarding Project"**

### **Background:**

This request was forwarded to the city manager for consideration by the city commission on Tuesday January 8, 2015.

The purpose of the LBSP-15 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.. **The funding is for OVERTIME and Fuel expense ONLY.**

### **Discussion:**

We are seeking approval and a resolution authoring the application submittal to the State of Texas Local Border Security Program for funding that will assist this department continue and expand operations addressing outbound vehicles carrying contraband (drug currency, firearms, munitions), investigative services disrupting and detecting gang and cartel activity/operations in and around the City of Pharr, intel-led policing and border related activity. This grant is for a funding amount to be determined and **requires no match**. The funding would pay for police officers/ personnel overtime to include fringe benefits and fuel/police unit expense.

### **Recommendation:**

Based on the foregoing discussion, I hereby recommend that the city commission approve a resolution authorizing City Manager Fred Sandoval or his designee Police Chief Ruben Villegas to submit the application, accept any grant award, and enter any required agreements with the State of Texas.



# PHARR POLICE DEPARTMENT



**TEXAS HOMELAND SECURITY STATE ADMINISTRATIVE AGENCY (THSSAA)  
LOCAL BORDER SECURITY PROGRAM (LBSP 2015)  
GRANT RESOLUTION 2015 # \_\_\_\_\_**

**WHEREAS**, The Pharr Police Department finds it in the best interest of the citizens of city of Pharr that the **Border Safeguarding Project** be operated for the fiscal year 02-01-15 to 08-31-2015;

**WHEREAS**, the purpose of the LBSP-15 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**, Pharr Police Department agrees to provide if applicable matching funds for the said project as required by the Texas Homeland Security State Administrative Agency (THSSAA)-Texas Department of Public Safety grant application; and

**WHEREAS**, Pharr Police Department agrees that in the event of loss or misuse of the Texas Homeland Security State Administrative Agency (THSSAA)-Texas Department of Public Safety funds, Pharr Police Department assures that the funds will be returned to the Texas Homeland Security State Administrative Agency (THSSAA)-Texas Department of Public Safety in full.

**WHEREAS**, Pharr Police Department designates Fred Sandoval, City Manager 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 Pharr Police Department approves submission of the grant application for the **Border Safeguarding Border Project** to the Texas Homeland Security State Administrative Agency (THSSAA)-Texas Department of Public Safety.

**PASSED AND APPROVED THIS** 8th **DAY OF** January, 2015.

**APPROVED:**

\_\_\_\_\_  
Mayor Leo "Polo" Palacios

**Attest:**

\_\_\_\_\_  
Hilda Pedraza, City Clerk



**AGENDA ITEM REQUEST**

MEETING DATE: January 8, 2015

INITIATED BY: William F. Ueckert Jr. P.E. DEPARTMENT: Engineering

AGENDA ITEM: Consideration and action, if any, authorizing City Manager to advertise for bids for the construction of Egly & Sugar Drainage Detention Pond – Offsite Improvements.

PARTY MAKING THE REQUEST: William F. Ueckert Jr., P.E. - City Engineer

NATURE OF THE REQUEST: Request to advertise for bids for the construction of Egly & Sugar Drainage Detention Pond – Offsite Improvements.

**BUDGET:**

EXPENDITURE REQUIRED: \$

CURRENT BUDGET: \$482,000

ADDITIONAL FUNDING: \$

**ROUTING:**

LEGAL: \_\_\_\_\_ DATE: \_\_\_\_\_

FINANCE/PURCHASING: \_\_\_\_\_ DATE: \_\_\_\_\_

**APPROVAL:**

DEPT. HEAD: \_\_\_\_\_ DATE: \_\_\_\_\_

ASSISTANT CITY MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**STAFF RECOMMENDATION:**

We recommend to advertise for bids for the construction of the Egly & Sugar Drainage Detention Pond – Offsite Improvements.



REC'D \_\_\_\_\_  
 CC \_\_\_\_\_  
**DEC 22 2014**  
 CITY OF PHARR  
 CITY CLERK'S OFFICE  
 PHARR, TEXAS

**AGENDA ITEM REQUEST**

MEETING DATE: January 8, 2015

INITIATED BY: Jaime R. Guzman, Fire Chief DEPARTMENT: FIRE

AGENDA ITEM: Consideration and action, if any, on contract between Kelly Miller Circus and Pharr Fire Department

PARTY MAKING THE REQUEST: Jaime R. Guzman, Fire Chief

NATURE OF THE REQUEST: Sponsorship for circus on February 26 thru March 2, 2014

**BUDGET:**

EXPENDITURE REQUIRED: \$0

CURRENT BUDGET: \$0

ADDITIONAL FUNDING: \$0

**ROUTING:**

LEGAL: \_\_\_\_\_ DATE: \_\_\_\_\_

FINANCE/PURCHASING: \_\_\_\_\_ DATE: \_\_\_\_\_

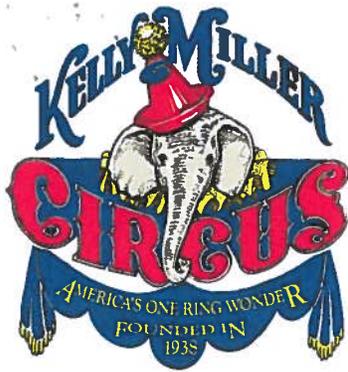
**APPROVAL:**

DEPT. HEAD: [Signature] DATE: 12/22/14

ASSISTANT CITY MANAGER: [Signature] DATE: 12/23/14

CITY MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**STAFF RECOMMENDATION:** Staff recommendation approval as submitted and discussed with city commission



# Kelly Miller Circus

2581 E. 2070 Rd.

P.O. Box 829

Hugo, OK 74743

580.326.9229 Office

580.326.5530 Fax

[www.kellymillercircus.com](http://www.kellymillercircus.com)

October 27, 2014

Pharr Fire Department  
Attn: Chief Mandujano  
P.O. Box 1729  
Pharr, TX 78577

Dear Chief Mandujano,

Enclosed is the contract for the showing of the Kelly Miller Circus in Pharr, TX on Thursday, February 26, 2015 through Monday, March 2, 2015. Please review your 2015 contract as there are changes from years previous. If you have questions over the contract, do not hesitate to contact me.

Please complete the lot information and the information on the bottom portion of the contract. Sign and return both copies to our office in the enclosed envelope. Also, please provide the information on the attached synopsis form so that we may have the information relevant to your showing in our home office.

If you need additional information or have any questions or concerns regarding the contract, please feel free to contact me at 580-326-8345. We look forward to working with you during our 2015 season.

Sincerely,

Jill Watts  
Home Office  
Kelly Miller Circus

PHARR FIRE DEPARTMENT  
RECEIVED

NOV 03 2014

SIGNATURE REQUIRED



**KELLY MILLER CIRCUS**  
**2581 E 2070 Road \* PO Box 829**  
**Hugo, OK 74743**  
**580-326-9229 (Phone) \* 580-326-5530 (Fax)**  
**WWW.KELLYMILLERCIRCUS.COM**



MEMORANDUM OF AGREEMENT by and between KELLY MILLER CIRCUS, hereinafter called CIRCUS and **PHARR FIRE DEPARTMENT**, hereinafter called SPONSOR.

We, the Sponsor, hereby contract the CIRCUS to exhibit under our sponsorship in the City or vicinity of **Pharr, TX** with performances at **7:30 p.m. on 2/26 & 3/3, 6:00 & 8:30 p.m. on 2/27 & 2:00/5:00/8:00 p.m. on 2/28 & 3/1** on the dates of **Thursday, February 26, 2015 thru Monday, March 2, 2015**

1. The Price of Tickets to the Circus, including taxes, shall be the following:  
Face Value of Advance General Admission Tickets sold online \$12.00.  
Face Value of General Admission Tickets sold on circus day \$16.00.  
However, Circus will distribute \$2.00 Off Discount Coupons throughout the community, reducing the selling price of all tickets.  
**General Admission Advance Tickets Sold online: \$10.00 (after the aforementioned \$2.00 discount).**  
**General Admission Phone Tickets Sold by Chimera Promotions: \$10.00 (after the aforementioned \$2.00 discount).**  
**General Admission Box Office Tickets Sold circus day: \$14.00 (after the aforementioned \$2.00 discount).**  
Upgrade seating available in the Big Top on Circus Day for an additional charge of \$2.00.
2. CHIMERA PROMOTIONS will conduct Telemarketing for Sponsor by selling of Circus tickets to local businesses. Sponsors agree to provide persons to collect the sales and distribute tickets sold by the Telemarketer.
3. It is mutually agreed that applicable sales or admission tax will be deducted on all settlements and said tax money turned over to the CIRCUS for payment to proper authorities.
4. CIRCUS agrees to provide:
  - A. Circus Big Top, Seating, Generators, Lighting, Sound, Original Music and Properties necessary for the operation of the Circus Performance.
  - B. Personnel necessary for the set-up and operation of the Big Top Circus.
  - C. Public Liability Insurance Certificate indemnifying SPONSOR, lot owner and city or township.
  - D. Online ticket outlet for advance ticket sales.
  - E. Box Office Tickets and personnel to sell said tickets circus day.
  - F. Posters and Publicity Materials.
  - G. Our full and complete big top circus performance.
  - H. Our traditional circus midway.
  - I. Clean up of all trash and litter caused by the presence of the CIRCUS.
  - J. Support from the Circus Office to assist in a successful and aggressive sale of tickets.
5. SPONSOR agrees to provide:
  - A. Suitable show grounds, preferably 350' x 350', suitable surface, level, with access for the vehicles and adequate adjacent public parking, known as:  
Pharr Fire Dept.
  - B. Any local fire and police protection and permits that may be required.
  - C. A supply of water suitable for human consumption. The water source must be on or within a reasonable distance of Circus Grounds. A garden hose connection is preferred.
  - D. Containers or dumpster for trash and manure. (Two 4 yard dumpsters or equivalent per day.) This must arrive no later than 8:00 a.m. on the 1st circus day and be picked up the day after the circus.
  - E. Permission to use Sponsor Name, Logos and Address in advertising, press releases, sales and Direct Mail promotions of this event.

- 6. As soon as the circus lot is selected, SPONSOR will fax a diagram with dimensions and marked obstructions to the Circus Office. It is the responsibility of the Sponsor to have all underground utilities marked 48 hours prior to the circus arrival.
- 7. The CIRCUS shall have the full and exclusive rights to and retain all revenue from the operation of special added attractions, exhibits, public parking, kiddy rides and concession stands on the show grounds on circus days.
- 8. The CIRCUS shall have no liability in damages to the SPONSOR in the event it is prevented from the fulfillment of all or part of its obligations by accident in transportation of its personnel or equipment, or any strikes, riots, government orders, acts of God or other causes or conditions beyond the control of the CIRCUS, and/or causes caused by Clause 8 of this contract.

ABSOLUTELY NO VERBAL AGREEMENT OR DEVIATION FROM THE PRINTED TERMS OF THIS CONTRACT SHALL BE RECOGNIZED BY EITHER OF THE PARTIES HERETO UNLESS THE SAME SHALL BE IN WRITING AND MADE PART OF THIS AGREEMENT.

- 9. After the following expenses are deducted from the ticket sales, sponsor shall receive 15% of all ticket sales and circus shall receive 85% of all ticket sales.
  - A. State and local sales tax, as outlined in clause 8 above.
  - B. All costs of advertising and promotions of the event, estimated to be \$1500.00 per day.
  - C. \_\_\_\_\_
- 10. Distribution of monies to take place at intermission of the final performance at the Circus Box Office.

For the CIRCUS:

\_\_\_\_\_  
Contracting Agent for Kelly Miller Circus

Kelly Miller Circus, 2581 E. 2070 Road, PO Box 829, Hugo, OK 74743

Phone: 580-326-9229 / Fax: 580-326-5530

Dated this \_\_\_\_\_ of \_\_\_\_\_

For the SPONSOR:

**Pharr Fire Department**

Name of the Organization

By: Eloy Salazar  
Signature of Authorized Officer

Witness: Angela S. Ordonez

Witness: \_\_\_\_\_

<p><b>MAIN CONTACT</b></p> <p>Please contact me at: <input checked="" type="checkbox"/> Work <input type="checkbox"/> Home <input type="checkbox"/> Both</p> <p>Name: <u>ELOY SALAZAR</u></p> <p>Employed at: <u>City of Pharr Fire Dept.</u></p> <p>Address: <u>118 S. Cage 3<sup>rd</sup> Floor</u> <u>Pharr, Tx 78577</u></p> <p>Work Phone: <u>956-402-4400</u></p> <p>Home Phone: <u>NA</u></p> <p>Cell Phone: <u>956-638-9675</u></p> <p>Fax: <u>956-475-3433</u></p> <p>Email: <u>eloy.salazar@fd.pharr-tx.gov</u></p>
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<p><b>SECONDARY CONTACT</b></p> <p>Please contact me at: <input checked="" type="checkbox"/> Work <input type="checkbox"/> Home <input type="checkbox"/> Both</p> <p>Name: <u>Angela Ordonez</u></p> <p>Employed at: <u>City of Pharr Fire Dept.</u></p> <p>Address: <u>118 S. Cage 3<sup>rd</sup> Floor</u> <u>Pharr, Tx 78577</u></p> <p>Work Phone: <u>956-402-4400</u></p> <p>Home Phone: <u>—</u></p> <p>Cell Phone: <u>—</u></p> <p>Fax: <u>956-475-3433</u></p> <p>Email: <u>angela.ordonez@fd.pharr-tx.gov</u></p>
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**AGENDA ITEM REQUEST**

MEETING DATE: January 8, 2015

INITIATED BY: David Garza DEPARTMENT: Administration

AGENDA ITEM: Consideration and Action for contract ratification with Lumatec Lighting Service for materials and installation of Downtown Lighting.

PARTY MAKING THE REQUEST: David Garza

NATURE OF THE REQUEST: contract for materials and installation

**BUDGET:**

EXPENDITURE REQUIRED: \$358,772.00

CURRENT BUDGET: \$358,772.00

ADDITIONAL FUNDING: \$

**ROUTING:**

LEGAL: \_\_\_\_\_

DATE: \_\_\_\_\_

FINANCE/PURCHASING: \_\_\_\_\_

DATE: \_\_\_\_\_

**APPROVAL:**

DEPT. HEAD: \_\_\_\_\_

DATE: \_\_\_\_\_

ASSISTANT CITY MANAGER: 

DATE: 1-2-15

CITY MANAGER: \_\_\_\_\_

DATE: \_\_\_\_\_

**STAFF RECOMMENDATION:**

**Contract ratification with Lumatec Lighting for material and installation of downtown lighting. Lumatec lighting is a buyboard vendor.**



# Lumatec Lighting Service

- (10) Install eight thousand feet (8,000') of #10 THHN wire for bonding \$1,800.00
- (11) Trench and backfill about two thousand two hundred feet (2,200')  
6" x 24" deep for underground conduit \$4,950.00
- (12) Install four (4) large pedestals for underground secondary coming from  
main power source \$1000.00
- (13) Installation of four (4) two hundred (200) amp meter enclosures for  
four (4) two hundred (200) amp main breaker panels \$3,400.00
- (14) Installation of eight (8) fifty (50) amp two (2) pole breakers for  
underground circuits \$400.00
- (15) Use sand and gravel for compacting concrete poles \$2,100.00
- (16) Use caliche for compacting drive ways, sidewalks, etc. \$2,000.00
- (17) Sub contractor to bore about one thousand six hundred feet  
(1600') for drive way and concrete side walks etc. \$32,000.00
- (18) Sub contractor to saw cut twelve inches (12") behind curb in order  
to install asphalt and compact \$9,840.00

**Labor Total: \$104,000.50**

**\* Cost difference between metal/halide lamp and LED fixture would be \$220.40 each x 70 fixtures = \$15,428.00**

**\$1,357.20 LED**  
**\$1,136.80 Metal/Halide**  
**\$220.40 Difference**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars **(\$358,772.00)**

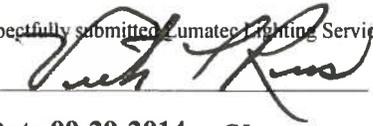
**Total \$358,772.00**

With payments to be made as follows:

**As materials are delivered draws will be made**

Any alterations or deviation from above specification involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work Workmen's Compensation and Public Liability Insurance on above work to be furnished by Lumatec

Respectfully submitted Lumatec Lighting Services

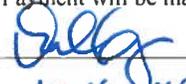
By 

Date 09-29-2014 CJ

Note - This Proposal may be withdrawn by us if not accepted within 10 days.

**ACCEPTANCE OF PROPOSAL**

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to proceed with the work as specified. Payment will be made as outlined above.

Signature 

Signature \_\_\_\_\_

Date 12-16-14

Date \_\_\_\_\_





# Lumatec Lighting Service

TECL - 19580

Proposal

Proposal Submitted To

Work To Be Performed At

Name	City of Pharr	New Street Lighting on Cage Blvd from Business 83 to Polk Street
Street	118 S. Cage	
City	Pharr	
State	TX, 78577	Contact: Javier Rodriguez (956) 460-6471
Tel No.	956-702-5360	Fax No. 956-702-5363
		Email: javier.rodriguez@pharr-tx.gov

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

Page 1 of 3

## Materials

(1) Seventy (70) decorative concrete fluted poles	\$71,050.00
(2) Seventy (70) Grand Villa one hundred seventy five (175) watt metal/halide fixtures	\$79,576.00
(3) Seventy (70) one hundred seventy five (175) watt metal/halide lamps	\$3,500.00
(4) Seventy (70) photo controls	\$1,756.30
(5) Seventy (70) one hundred ten (110) volt outlet	\$2,979.20
(6) Eight thousand feet (8000') one inch (1") conduit	\$11,920.00
(7) Sixteen thousand feet (16,000') of #8 THHN wire	\$8,960.00
(8) Eight thousand feet (8,000') of #10 THHN wire for bonding	\$3,040.00
(9) Eight thousand feet (8,000') of #10 THHN wire for neutral	\$3,040.00
(10) Four (4) large pedestals for underground secondary	\$1,000.00
(11) Four (4) two hundred (200) amp meter enclosures	\$2,000.00
(12) Four (4) two hundred (200) amp main breaker panels	\$1,400.00
(13) Eight (8) fifty (50) amp two (2) pole breakers	\$400.00
(14) Sand and gravel for compacting light poles	\$900.00

**Materials Total: \$191,521.50**



# Lumatec Lighting Service

TECL - 19580

**\* Decorative concrete fluted poles will be eighteen inches (18") behind the curb and four feet (4') deep.**

Page 2 of 3

## Equipment

(1) Digger Derricks Digging holes for concrete poles loading and unloading	\$20,000.00
(2) Service trucks	\$16,000.00
(3) Pole Trailers Transport poles to job site	\$2,000.00
(4) Flat Bed Trailer Loading poles to job site	\$4,000.00
(5) Second Trencher for thirty (30) days	\$5,250.00
(6) Backhoe	\$16,000.00

**Equipment Total: \$63,250.00**

## Labor

(1) Installation of seventy (70) decorative concrete fluted poles on both sides of Cage Blvd	\$20,650.00
(2) Installation of seventy (70) Grand Villa one hundred seventy five (175) watt metal/halide fixtures	\$7,840.00
(3) Wiring on seventy (70) pole and light fixtures down to J box	\$1,960.00
(4) Installation of seventy (70) one hundred seventy five (175) watt metal/halide lamps	\$1,568.00
(5) Installation of seventy (70) photo controls for each fixture	\$731.50
(6) Installation of seventy (70) one (1) one hundred ten (110) volt outlets mounted on light fixture wired under photo control for (Christmas light ornaments)	\$2,961.00
(7) Install eight thousand feet (8000') of one inch (1") conduit for underground secondary between poles	\$5,400.00
(8) Install sixteen thousand feet (16,000') of #8 THHN wire for underground service cable	\$3,600.00
(9) Install eight thousand feet (8,000') of #10 THHN wire for neutral	\$1,800.00





**AGENDA ITEM REQUEST**

MEETING DATE: 1-8-2015

INITIATED BY: Edward Wylie DEPARTMENT: Development Services

AGENDA ITEM: Acceptance of Interlocal Agreement between the City of Pharr and Texas A&M University for City Comprehensive Plan Update

PARTY MAKING THE REQUEST: Development Services

NATURE OF THE REQUEST: Interlocal Agreement Execution

**BUDGET:**

EXPENDITURE REQUIRED: \$149,590.00

CURRENT BUDGET: \$74,795.00

ADDITIONAL FUNDING: \$74,795.00 (Fiscal Year 2015-2016)

**ROUTING:**

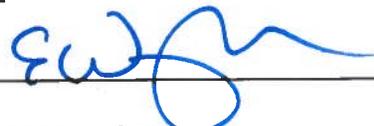
LEGAL: \_\_\_\_\_

DATE: \_\_\_\_\_

FINANCE/PURCHASING: \_\_\_\_\_

DATE: \_\_\_\_\_

**APPROVAL:**

DEPT. HEAD: 

DATE: 1-5-15

ASSISTANT CITY MANAGER: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY MANAGER: \_\_\_\_\_

DATE: \_\_\_\_\_

**STAFF RECOMMENDATION:**

Staff is recommending approval of the execution of the interlocal agreement and split the cost over two fiscal years.

\_\_\_\_\_  
\_\_\_\_\_



Contract Number: 65-100758  
P/T: 650300-

**INTERLOCAL AGREEMENT  
BY AND BETWEEN  
CITY OF PHARR  
AND  
TEXAS A&M ENGINEERING EXTENSION SERVICE**

This Agreement ("Agreement") is entered into by and between the Texas A&M Engineering Extension Service ("TEEX"), 200 Technology Way, College Station, TX 77845 and City of Pharr, 118 South Cage Blvd., Pharr, TX 78577 (collectively "the Parties") pursuant to the provisions of the Interlocal Cooperation Act, Chapter 791 of the *Texas Government Code*.

**SECTION I. PURPOSE OF AGREEMENT**

Update the City of Pharr's Comprehensive Plan

**SECTION II. RIGHTS AND OBLIGATIONS OF TEEX**

See Attachment A – Statement of Services dated December 22, 2014

**SECTION III. RIGHTS AND OBLIGATIONS OF CUSTOMER**

See Attachment A – Statement of Services dated December 22, 2014

**SECTION IV. TERM OF AGREEMENT**

This Agreement is to begin as of the date of the last signature and shall terminate February 29, 2016.

Either party can cancel this Agreement by giving thirty (30) days notice thereof to the other party.

If this Agreement is not executed by all parties within 60 days of date of the first signature below, then this Agreement will be null and void and of no further effect.

**SECTION V. PAYMENT FOR SERVICES**

The total amount of this agreement is: One Hundred Forty Nine Thousand Five Hundred Ninety Dollars (\$149,590.00).

Payment for services performed shall be billed as follows: One-half (\$74,795) is due upon project commencement, and the remaining balance (\$74,795) is payable upon delivery of the final comprehensive plan document.

Any and all payments by the Parties made pursuant to this Agreement shall be made from current revenues.





Contract Number: 65-100758  
P/T: 650300-

**SECTION VI. NOTICES**

All notices hereunder shall be deemed given when either delivered in person or deposited in the U.S. Mail, postage prepaid, certified mail, return receipt requested, addressed to the appropriate party at the following address:

If to TEEX: Texas Engineering Extension Service  
A. G. Davis, Deputy Director  
200 Technology Way,  
College Station, Texas 77845

If to City of Pilot Point: City of Pharr  
Fred Sandoval  
118 South Cage Blvd.  
Pharr, TX 78577

**SECTION VII. AUTHORITY**

TEEX represents and warrants the following:

- A. The signer of this Agreement possesses the right, power, legal capacity and full legal authority to execute this Agreement on behalf TEEX and to bind TEEX to the terms and conditions set forth herein; and
- B. TEEX possesses full legal authority to enter into this Agreement and to perform its responsibilities, duties and obligations herein set out.

Customer represents and warrants the following:

- A. The signer of this Agreement possesses the right, power, legal capacity and full legal authority to execute this Agreement on behalf of Customer and to bind Customer to the terms and conditions set forth herein; and
- B. Customer possesses full legal authority to enter into this Agreement and to perform its responsibilities, duties and obligations herein set out.

**SECTION VIII. NO WAIVER OF IMMUNITY**

It is expressly understood and agreed that under this Agreement neither party waives, nor shall be deemed to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.





Contract Number: 65-100758  
P/T: 650300-

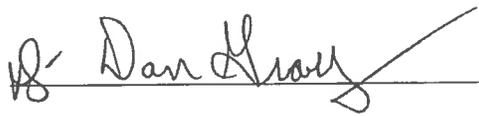
EXECUTED IN DUPLICATE COPIES, EACH OF WHICH HAVE THE FORCE AND EFFECT OF AN ORIGINAL, THIS THE  
\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**Texas A&M Engineering Extension Service:**

POC: John Adams  
Phone: 979.458.6736 Cell: 407.790.0925  
Fax: 979.458.6727  
Email: john.adams@teex.tamu.edu

**City of Pharr:**

POC: Fred Sandoval  
Phone: 956.402.4000  
Fax:  
Email: fred.sandoval@pharr-tx.gov

By:   
Name: Dan Gray  
Title: Associate Agency Director/CFO  
Date: 12/18/14

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



## Attachment A

# Proposal to Update the City of Pharr's Comprehensive Plan

*The City of Pharr Development Services will benefit from TEEEX's experience supporting communities throughout Texas and from TEEEX access to the resources and specialized expertise. The City of Pharr will further benefit from TEEEX's strong relationships with statewide and federal economic development organizations.*

The City of Pharr is committed to creating a fertile economic development climate, targeting new businesses, and improving community stability through planned economic growth of Pharr and Hidalgo County, Texas. The City of Pharr will improve its economic development opportunities and knowledge by selecting a partner to facilitate and update Pharr's Comprehensive Plan.

Knowledge Engineering's (KE) Economic Development, Market Intelligence, and Community Development units of the Texas A&M Engineering Extension Service (TEEX) are pleased to submit the following response to a request for proposal to update the Comprehensive Plan for the City of Pharr's Department of Development Services.

## STATEMENT OF SERVICES

The City of Pharr Development Services requested a proposal for an update to the Pharr Comprehensive Plan based on discussions with Pharr Development Services Director, Edward Wylie and City Manager, Fred Sandoval. The following is a summary of TEEEX's understanding of Pharr's comprehensive plan needs. TEEEX will provide a thorough and comprehensive update to the City's 2000 Comprehensive Plan which will include the following elements:

### 1. Image – Goals, Objectives, and Actions

- Quality of Life
- Image of the city of Pharr as a place to live and do business
- School image and relation with the City
- Image control and public relations techniques
- Business incentives
- Economic stability
- Recycling
- Public health and medical facilities



## 2. Economic Development – Goals, Objectives, and Actions

- E-government
- Tourism/Eco-tourism/Sports Tourism
- Chamber of Commerce
- International Bridge Promotion
- Tax Increment Financing zones (TIF)
- Certificates of Obligation
- General Obligation Bonds
- Revenue Bonds
- Property Tax Rates
- Sales Tax
- Hotel/Motel Tax
- Fees
- Other Funding Sources

## 3. Land Use – Goals, Objectives, and Actions

- New Zoning Districts (including overlay districts, entertainment districts and downtown districts)
- Incorporate Parks Master Plan
- Re-categorize zoning districts
- Target housing and neighborhood revitalization areas
- Community facilities and services (libraries, police substation)

## 4. Transportation – Goals, Objectives, and Actions

- Bus Stations (inter-city/intra-city)
- Street Row (restaurant row)
- Thoroughfare Plan
- State and Federal Public Aid Systems
- Metropolitan Planning Organization
- Regional Mobility Authority
- Bridge Connector Assessment

## 5. Annexation/Extra-Territorial Jurisdiction (ETJ)

- Master Planned Community
- Land Use Mix
- Financing Options/Tax Increment Reinvestment Zone (TIRZ)/Economic Development Council (EDC)
- Facility Planning and Costs (water, wastewater, roadway studies, facilities, and other engineering reports) – TEEX does not perform engineering reports, however, will utilize updated report information in the comprehensive plan compilation.

## **IMPLEMENTATION PROGRAM**

### **COMPREHENSIVE PLAN UPDATE IMPLEMENTATION**

The City of Pharr Development Services may increase their economic development success by following an action/implementation plan.

This will include procedures describing how future amendments will be addressed, including a comprehensive citizen and community participation program and consultation with interested agencies, organizations and city staff.

Strategic planning for the Pharr Comprehensive Plan update begins with gaining the input, vision, dreams and ideas from the City of Pharr, staff and interested community leaders. This advisory group is key to the strategic planning process and will direct plan development with both City and TEEX staff serving as facilitators and subject matter experts, while documenting outcomes of the planning process in a final comprehensive plan document.

### **Community Planning Workshops**

As the guiding body for the advisory group/committee, the City of Pharr Development Services will provide a support role during this phase. The City of Pharr will assist TEEX to identify, select, and invite community stakeholders to attend public forums, or complete community surveys, and/or interviews to gather input and identify the community's challenges and notable assets and establish a "community vision". The community workshop is designed to document the community's perceived strengths, weaknesses, opportunities, and threats to prosperity.

Through the workshops, surveys, and interviews, TEEX captures dreams and concerns of community stakeholders, using the voice of residents and leaders alike to describe a vision for community development and economic prosperity. During the workshops, forums, surveys, or interviews, TEEX will facilitate community representatives' identification and prioritization of projects, functions, and tasks that must be completed to realize the vision. If needed, and in order to address the desired level of community participation, TEEX will hold an additional public meeting to respond to general questions of community members and hear insights and comments.

### **Comprehensive Plan Preparation & Ranking Documentation**

Based on insights from the City of Pharr staff, the advisory committee, EDC members, city/county officials, public meetings, and primary and secondary resources, TEEX will craft and document the comprehensive plan update with the vision statement, strategies to achieve goals, and action plans to accomplish the objectives.

*TEEX's experience working with rural Texas to identify strategies for economic growth in the face of limited financial, human and industrial resources is directly transferable to the City of Pharr as they seek to develop long-term strategies for economic prosperity.*

### Leadership Review

City of Pharr Development Services and designated city officials will be invited to preview the findings and recommendations of comprehensive planning process. This review session allows an opportunity for members to digest the findings and consider options for next steps.

### Comprehensive Plan Adoption and Announcement

Upon return to Pharr, the City and staff members may further discuss strategies before the final updated comprehensive plan is prepared and delivered for adoption by the public, state and local officials. TEEX encourages City of Pharr Development Services to make an event of the updated Comprehensive Plan adoption and will return to Pharr to present the updated, completed comprehensive plan and congratulate community leaders on the achievement. Announcing plan adoption to a broad statewide audience also sets the stage for future briefings with state leadership.

## PROPOSED TIMELINE AND BUDGET

TEEX estimates it will take roughly nine months to update the City of Pharr’s Comprehensive Plan. TEEX’s estimated timeline for this project is dependent on the availability of the City of Pharr Development Services’ staff and receiving information needed in a timely manner. Monthly update reports will be shared with the City of Pharr Development Services through verbal and/or written reports. The following timeline represents a typical comprehensive planning schedule.

	2015								
	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT
<b>Comprehensive Plan Development</b>									
Pre-planning	■	■							
Data Analysis	■	■	■	■					
Community Workshops		■	■	■	■				
Plan Development				■	■	■	■		
Final Plan Delivery								■	
Adoption									■

## BUDGET

City of Pharr and Development Services are positioning themselves to have the greatest potential for economic growth and prosperity by having knowledgeable leaders working towards its long-range goals. With these factors in mind, TEEX seeks to help the City of Pharr organize, plan and prepare for its economic future at the local level with the update of its Comprehensive Plan.

The total fixed cost for completing the project outlined in this proposal to the City of Pharr, Development Services will be \$149,590. One-half of this amount (\$74,795) is due upon project commencement and the remaining balance (74,795) is payable upon delivery of the final comprehensive plan document.

We ask you consider this proposal valid for 45 days from the date of submission (receipt via email).

## RELATED WORK

TEEX places particular emphasis on providing technical assistance to rural Texas, offering a resource to communities with limited economic development expertise and the unique challenges associated with limited population, infrastructure and access to industry. Following is a sampling of related TEEX Economic Development customers and the work we've performed.

*TEEX's capability is best evidenced by the satisfied customers who return to TEEX for additional project support, including:*

- Economic Development Administration
- Research Valley Partnership
- Texas Economic Development Council
- Paris, TX Economic Development Corporation

- Business Retention, Expansion, and Attraction Strategy – Laredo , TX
- Cotulla FTZ Study - Cotulla, TX
- Cotulla Economic Impact Study – Cotulla, TX
- Big Lake Economic Impact Study – Big Lake, TX
- TEEX Economic Impact Analysis – State of Texas
- Economic Development for Local Leaders Training – Refugio, TX
- Community Economic Development Strategy - Taylor, TX
- University Based Economic Development Strategy, TAMU-Kingsville, TX
- Baseline Conditions Report - Texarkana, TX
- Community Economic Development Strategy - Blue Ridge, TX
- Community Economic Development Strategy - Hico, TX
- Community Economic Development Strategy - Kendleton, TX
- University Based Economic Development Strategy - Prairie View, TX
- Phase II Community Economic Development Strategy - Jacksboro, TX
- Comprehensive Economic Development Strategy - Bridgeport, TX
- Permian Basin Comprehensive Economic Development Strategy, Midland, TX
- Research Valley Partnership Integrated Strategic Plan - College Station, TX
- Bastrop Convention/Civic Center Economic Impact and Marketing Study – Bastrop, TX
- Community Economic Development Strategy - Jacksboro, TX



## TEEX

TEEX is a member of The Texas A&M University System, one of the largest and most complex systems of higher education in the United States. Through a statewide network of 11 university campuses, seven state agencies, and a comprehensive health science center, the A&M System educates more than 125,000 students, conducts more than \$780 million in research and reaches another 22 million people through service and outreach programs each year.

With roots that can be traced back more than 80 years, TEEX's goals include protecting people and the environment, building a safe, modern infrastructure, providing technical training and promoting economic development. The agency's ongoing efforts have resulted in cleaner drinking water, better roads and infrastructure, safer workplaces and improved public safety and security through the training of law enforcement officers, firefighters and search and rescue personnel, as well as the impact of these sectors on the economy of the state.

## PROJECT TEAM

**TEEX Knowledge Engineering consistently provides reliable, quality planning services** to both private sector clients and government entities. Our team of economic development, business solution professionals, and planning specialists work throughout Texas to provide local, county, and regional economic development organizations, governments, and private industry with practical and relevant economic and business strategies.

### **John Adams, Economic Development Program Director**

Dr. John Adams served as President and CEO of Enterprise Florida Inc., and Executive Director of the Laredo Development Foundation. As past Chairman of the Industry Sector Advisory Committee on Small and Minority Business for trade policy review at the U.S. Department of Commerce, he provided Congressional testimony on NAFTA and U.S.-Mexico cross-border infrastructure and trade issues.

Community service includes past chairman of the Laredo Chamber of Commerce, president of the Laredo Manufacturing Association, as well as a member of the South Texas Work Force Board. Adams has been the team leader and facilitator for SWOT analysis, strategic planning, supply-chain mapping, community service assessment, and "team building" at the local, state, and national level.

Formally an Adjunct Professor of International Banking and Finance at Texas A&M International University in Laredo, Dr. Adams is the author of a dozen books. Dr. Adams' credentials include a BA, MA, and PhD from Texas A&M University, Certified Economic Developer (CEcD) credentials, and captain in the U.S. Air Force.



## **Lisa Mutchler, Economic and Workforce Development Program Manager**

Lisa Mutchler manages the Economic and Workforce Development Program within TEEEX's Knowledge Engineering Division. In this capacity, she directs technical assistance to communities and economic development organizations throughout Texas. Lisa has 15 years' experience in economic, workforce, and business development and nineteen years' experience in project management.

Before joining TEEEX, Lisa served the program manager with the Texas Health and Human Services Commission where she oversaw operations in an 11 county area of Central Texas. Ms. Mutchler holds a BS in Agriculture Economics from Texas A&M University, and is a graduate of the TEEEX Basic Economic Development Course (BEDC).

## **Sue Ann Palmore, Economic Development Adjunct Facilitator**

SueAnn Palmore works closely with communities, economic development organizations, and industry clients to provide technical assistance for economic growth. She has twenty years' experience in project management, and several years' experience in economic, workforce, and business development.

Prior to joining TEEEX, Sue Ann served as the director and trainer/consultant for a seven county workforce area. Additionally, Mrs. Palmore was a program manager and training director with Health and Human Services Commission where she oversaw operations in a 30-county region. Mrs. Palmore's experience includes analysis and research, projects, curriculum development, and facilitation. She also has over twenty years' experience in management and strategic planning. Mrs. Palmore has a BS from Texas A&M University.





interoffice  
MEMORANDUM

**To:** Mayor and City Commission

**From:** Hilda Pedraza, TRMC City Clerk

**Subject:** Agenda Item – acceptance and ratification of agreement in TML claim number #1400217094, and also City of Pharr v. Rosie Perez d/b/a R&R; Cause No. CL-11-0239-A, and related matters.

**Date:** January 8, 2015

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This item will be discussed in closed session.

Thank you.



interoffice  
MEMORANDUM

**To:** Mayor and City Commission

**From:** Hilda Pedraza, TRMC City Clerk

**Subject:** Agenda Item – Total Commitment, LLC vs. Ron Rock, Individual doing business as Mastercrafters Construction and Development, City of Pharr, and Pharr Economic Development Corporation, II, Cause No. C-501-11-G; and related matters

**Date:** January 8, 2015

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This item will be discussed in closed session.

Thank you.