



**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 5:06 P.M. ON  
MONDAY, JANUARY 11, 2016**

*The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.*

**1. CALL TO ORDER:**

- A) Roll call and possible action on the excusing of any absent member of the governing body.
- B) Pledge of Allegiance/Invocation.
- C) Public Comments. (Ordinance No. O-2015-28)  
*A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

**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

**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)*

AGENDA REGULAR-SPECIAL MEETING  
JANUARY 11, 2016

- A) Approval of Minutes for December 1, 2015 – Regular Called Meeting, December 8, 2015 – Special Called Meeting, December 14, 2015 – Special Called Meeting and December 21, 2015 – Regular Called Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, on membership renewal for the Rio Grande Valley Partnership-Chamber of Commerce in the amount of \$2,500. (BRIDGE)
- C) Consideration and action, if any, on membership renewal for North American Strategy for Competitiveness (NASCO) in the amount of \$5,000. (BRIDGE)
- D) Consideration and action, if any, on membership renewal for 2016 National Customs Brokers & Forwarders Association of America in the amount of \$731.15. (BRIDGE)
- E) Consideration and action, if any, on sponsorship for Texas Produce Hall of Fame Banquet Round Table in the amount of \$975. (BRIDGE)
- F) Consideration and action, if any, for advertising in 2016 NASCO Outlook Guide in the amount of \$1,500. (BRIDGE)
- G) Consideration and action, if any, authorizing City Manager to advertise for bids for repair of bridge expansion joints. (BRIDGE)
- H) Consideration and action, if any, on request for qualifications for Professional Services to update the existing Comprehensive Parks Master Plan. (PARKS & REC.)
- I) Consideration and action, if any, on special event application by Carson & Barnes Circus for a circus on Friday, February 19, 2016 to Sunday, February 21, 2016 at 1200 W. Nolana Loop. (ADMINISTRATION)
- J) Consideration and action on Planning & Zoning Cases:

**PUBLIC HEARINGS:**

1. Blanca Lopez, d/b/a Rosita's Mexican Kitchen, 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 the S150' of Lots 9 and 10 and all of Lots 11, 12, 13, 14, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 915 West Ferguson. **CUP#120963**
2. 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. **CUP#991129**

AGENDA REGULAR-SPECIAL MEETING  
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3. Mauricio Jaramillo, d/b/a Regency Hall, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 207 East Ferguson Avenue. **CUP#041278**
4. Cantina Bar and Grill, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 187 Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#141273**
5. Charles L. Mercer, d/b/a Carino's Italian Grill, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lots 4A and 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 South Jackson Road. **CUP#021162**
6. Thomas E. Phillips, Trustee, has filed with the Planning and Zoning Commission a request for a change of zone from Limited Industrial District (L-I) to High Density Multi-Family Residential District (R-4). The property is legally described as being a 14.74 acre tract of land out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 and 1900 Block of West Sioux Road. **COZ#151273**

**PLATS:**

7. Quintanilla, Headley and Associates, Inc., representing Sonya A. Gonzalez, is requesting final plat approval of the proposed Replat of Lot 31, Addition to Las Milpas Subdivision. The property is legally described as a 1.00 acre tract of land being all of Lot 31, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Las Milpas Road. **SUB#131130**
8. M.E.G. Engineers, representing, Pastor Rick Reyes, is requesting final plat approval of the proposed Templo Bethel Subdivision. The property is legally described as being a 3.91 acre tract of land, out of Lot 181, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property's physical address is 400 South Veterans Boulevard. ("I" Road) **SUB#140716**
9. Sam Engineering & Surveying Inc., representing David D. Quinones and Sonia Quinones, are requesting final plat approval of the proposed Quinones Commercial Subdivision. The property is legally described as being a 1-Lot containing the South 30.0 feet of Lot 10 and the North 17.5 feet of Lot 11, Gregory Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is located between the 300 and 400 Block of North Veterans Boulevard. **SUB#150412**

**REGULAR AGENDA – OPEN SESSION:**

**4. ORDINANCES AND RESOLUTIONS:**

- A) **PUBLIC HEARING:** Solicitation of comments from the general public for the 160% AMI income restrictions for inclusion in the State Qualified Tenants criteria Program Guidelines for the Jackson Place Apartments.
- B) Consideration and action, if any, on Resolution approving program guidelines and approving application of the Act of certain residential development for the Jackson Place Apartments. (ADMINISTRATION)
- C) Consideration and action, if any, on Resolution approving the bids received on tax resale properties on November 3, 2015. (FINANCE)

**5. ADMINISTRATIVE:**

- A) Consideration and action, if any, on bids received on struck-off properties described as Tract 1: Lot 6, Block 4, Huasteca Subdivision, Pharr, Hidalgo County, Texas and Tract 2: Lot 7, Block 4, Huasteca Subdivision, Pharr, Hidalgo County, Texas; an 0.11 acre being part of Lot 187, Kelly-Pharr Subdivision, Hidalgo County, Texas; Lot 45, Block 2, Hidalgo County Park Addition, Hidalgo County, Texas; Lot 1, and the one-half of Lot 2, Block 132, Evans Subdivision, Hidalgo County, Texas; Lots 7 and 8 Block 155 of Fir Subdivision, Pharr, Hidalgo County, Texas; Lot 147, Sol Brilla Subdivision, Phase II, Pharr, Hidalgo County, Texas; and Lot 26, Block 26, Plantation South Subdivision, Unit 5, Pharr, Hidalgo County, Texas. (FINANCE)
- B) Consideration and action, if any, authorizing City Manager to negotiate additional engineering services with TEDSI Infrastructure Group, Inc. for Owassa Rd. (Jackson to US 281) (ENGINEERING)
- C) Consideration and action, if any, awarding bid for Navarro Street Improvements project. (ENGINEERING)
- D) Consideration and action, if any, on Change Order #3 in the deduct amount of \$42,277.17 for the Capote and Las Milpas Parks Street Improvements project. (ENGINEERING)
- E) Consideration and action, if any, on acceptance of the Capote and Las Milpas Industrial Street Improvements with Foremost Paving Company and release of final payment and retainage amount of \$182,988.10. (ENGINEERING)
- F) Consideration and action, if any, on acceptance of the Sugar Rd. and Sioux Rd. Traffic Signal Improvements project with Austin Traffic Signal Construction Company and release of retainage amount of \$4,156.33. (ENGINEERING)

**6. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on Memorandum of Understanding between Texas Department of Public Safety and the City of Pharr for certification on Commercial Vehicle Inspection Authority. (POLICE)
- B) Consideration and action, if any, on agreement between Inmobiliaria Jugas, S.A. de C.V. and the City of Pharr for camera services at the Pharr International Bridge. (BRIDGE)
- C) Consideration and action, if any, on agreement between South Texas Mediation & Consulting and the City of Pharr for Consulting Services to analyze the City's "per capita" organizational structure. (ADMINISTRATION)

D) Consideration and action, if any, on agreement between Housing Authority of the City of Pharr and the City of Pharr for professional services.  
(ADMINISTRATION)

7. **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 - 6 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 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 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.

8. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in closed session.
9. **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 [imelda.barrera@pharr-tx.gov](mailto:imelda.barrera@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 8<sup>th</sup> day of January, 2016, at 4:00 P.M. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



**WITNESS MY HAND AND SEAL, this 8<sup>TH</sup> DAY OF JANUARY 2016.**

  
\_\_\_\_\_  
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 11, 2016**

**Design Projects:**

**Cage Boulevard Traffic Signal Improvements – Polk Ave to Ridge Road**

Revisions to plans and specifications are being made. Project should be ready to bid in March 2016.

**City of Pharr Bicycle Accessible Improvements**

Consultant has completed plans and specifications and submitted to TxDOT for review.

**Navarro Street Roadway & Drainage Improvements**

Bids were received on December 17, 2015 and recommendation of award will be presented at the January 11, 2016 commission meeting.

**Owassa Road**

City was issued the FONSI and acquiring Right of Way can begin. Engineer has submitted 60% construction plans and is currently under review by TxDOT.

**Wastewater Treatment Plant – Secondary Clarifier No. 2 Replacement**

Project is currently under design.

**Construction Projects:**

**Wastewater Treatment Plant – Secondary Clarifier No. 1 Replacement**

Contracts have been signed with Associated Construction Partners, Ltd and a pre-construction meeting was held on March 27, 2015.

Contract Amount:	\$370,000.00
Current Expenditures:	\$276,750.00
Percent Completed:	75%

**Hi-Line Road**

Public Works forces has begun to reconstruct road on December 1, 2015. Estimated completion date is March 2016.

**Egly & Sugar Drainage Detention Pond**

Contractor has begun construction on project.

Contract Amount:	\$387,047.55
Current Expenditures:	\$225,538.05
Percent Completed:	58%

**Single Machine Repaving Project – Year 1 – Phase A – Las Milpas**

Contractor has begun construction on January 4, 2016.

Contract Amount:	\$1,377,768.35
Current Expenditures:	\$0
Percent Completed:	0%



**Hi-Line Road Improvements**



**Repaving Year 1 – Phase A Project**



**Repaving Year 1 – Phase A Project**



**Wastewater Treatment Plant – Secondary Clarifier No. 1 Replacement**



**Egly & Sugar Drainage Detention Pond**

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
TUESDAY, DECEMBER 1, 2015 AT 5:00 P.M.  
118 SOUTH CAGE 2<sup>ND</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Tuesday, December 1, 2015 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Mayor Pro-Tem Oscar Elizondo  
Comm. Eleazar Guajardo  
Comm. Roberto Carrillo  
Comm. Edmund Maldonado, Jr.  
Comm. Ricardo Medina  
Comm. Mario Bracamontes

**BOARD OF COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Juan G. Guerra, City Manager  
Edward Wylie, Asst. City Manager  
Hilda Pedraza, City Clerk  
Imelda Barrera, Asst. City Clerk  
William Ueckert, City Engineer  
Gary Rodriguez, Community Affairs Liaison  
Karla Moya, Finance Director  
Anali Cantu, Human Resources Director  
Rodolfo Martinez, Municipal Judge  
Ruben Villescas, Police Chief  
Melanie Cano, Development Services Dir.  
Roy Garcia, Public Works Director  
David Garza, Public Utilities Director  
Adolfo Garcia, Library Director  
Roel Garza, PAL/Parks & Rec. Director  
Jason Arms, IT Director  
Roy S. Garcia, Boggus Ford Events Center  
Luis Bazan, Bridge Director

**CITY ATTORNEY** Patricia Rigney, City Attorney

**ITEM 1 CALL TO ORDER:**

Mayor Hernandez called the meeting to order at 5:00 p.m. Roll Call established a quorum.

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY  
ABSENT MEMBER OF THE GOVERNING BODY**

Comm. Elizondo was not present at the time of roll call but arrived at 5:02 pm.

**B) PLEDGE OF ALLEGIANCE / INVOCATION**

Juan Guerra, City Manager, led in the pledge of allegiance and Pastor Magallan said the prayer.

**C) PUBLIC COMMENTS. (ORDINANCE NO. O-2015-28)**

Juan Guerra, City Manager, opened the public comments and stated no one signed-up to speak.

**ITEM 2 CITY MANAGER'S REPORTS:**

**A) City Engineer's Report**

**B) City Events of Interest**

Juan Guerra, City Manager, introduced the City Engineer's report and stated the City Engineer was available for any questions. Mr. Guerra requested status on Hi-Line Road Improvements Project.

William Ueckert, City Engineer, addressed the board and reported reconstruction of Hi line Road would start tomorrow with anticipated schedule through the end of March 2016. He stated staff was working with Hidalgo County MPO for expansion to a 5-lane road.

Comm. Guajardo requested status on Jones Box Pedestrian Bridge. Mr. Ueckert reported staff went out for bids and will receive bids until December 10, 2015. He stated bids would be presented to the City Commission on December 15, 2015 to possible award contract as well.

Juan Guerra, City Manager, introduced City Events of Interest and reported on the following events:

- City of Pharr Christmas Posada, December 4, 2015
- TSTEM Early College High School – Ribbon Cutting, December 3, 2015
- Martinez Furniture – Ribbon Cutting, December 3, 2015
- Chick-Fill-A – Ribbon Cutting, December 10, 2015
- Pharr Police Department, Coffee with Santa Event, December 9 and 16, 2015
- Pharr Police Department, Blue Santa T-Ball Event, December 6, 2015
- Pharr Police Department, Shop with a Cop Event, December 17, 2015
- Blue Santa Toy Giveaway, December 22, 2015
- Blue Santa Teddy Bear Giveaway at DHR Hospital, December 24, 2015
- Public Works, Operation Clean Sweep, December 19, 2015

**ITEM 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) APPROVAL OF MINUTES FOR OCTOBER 20, 2015 – REGULAR CALLED MEETING. (ADMINISTRATION)
- B) CONSIDERATION AND ACTION, IF ANY, ON REQUEST BY TOYS 4 TATTS-IVAN AGUILAR FOR THE USE OF THE JOSE “PEPE” SALINAS MEMORIAL CIVIC CENTER ON FRIDAY, DECEMBER 11<sup>TH</sup> AND SATURDAY, DECEMBER 12<sup>TH</sup>, 2015 FOR THEIR 6<sup>TH</sup> ANNUAL TOY DRIVE. (PARKS & REC.)
- C) CONSIDERATION AND ACTION, IF ANY, ON REQUEST BY THE WILLIE ORTIZ MEMORIAL FOUNDATION- ELIZABETH ORTIZ FOR THE USE OF THE JOSE “PEPE” SALINAS MEMORIAL CIVIC CENTER ON SUNDAY, DECEMBER 20, 2015 FROM 2:00 PM TO 8:00 PM FOR THEIR CHRISTIAN CONCERT.(PARKS & REC.)
- D) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM ST. FRANCES CABRINI CHURCH FOR ASSISTANCE FOR THEIR STREET PROCESSION ON SATURDAY, DECEMBER 12, 2015 FROM 3:30 PM TO 6:00 PM. (ADMINISTRATION)
- E) CONSIDERATION AND ACTION, IF ANY, ORDINANCE AMENDING ORDINANCE O-2014-52, FOR THE DEPARTMENT OF DEVELOPMENT SERVICES FEE SCHEDULE. (DEVELOPMENT SERVICES) - 3RD AND FINAL READING
- F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS FOR RIDGE ROAD (JACKSON TO CAGE) SIDEWALK IMPROVEMENT PROJECT. (ENGINEERING)
- G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR PROPOSALS FOR DIGITAL SIGN AT THE PHARR INTERNATIONAL BRIDGE. (BRIDGE)
- H) CONSIDERATION AND ACTION, IF ANY, RATIFYING NON-BINDING MEMORANDUM OF UNDERSTANDING WITH D&M VENTURES, LLC. (ADMINISTRATION)
- I) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF SUPPORT BETWEEN CITY OF PHARR INTERNATIONAL BRIDGE AND CATERPILLAR MEXICO, S.A. DE C.V. (BRIDGE)

## J) CONSIDERATION AND ACTION ON PLANNING & ZONING CASES:

### PUBLIC HEARINGS:

1. Katy Swenson, representing T-Mobile (CC01359A), requested a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment in a Single-Family Residential District (R-1). The property is legally described as being 0.037 acres of land, more or less, out of the North 10 acres of the East 20 acres of Lot 184, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1011 West Kelly Avenue. CUP#151066
2. Eleazar Perez, representing Templo El Divino Salvador, requested a change of zone from a Single-Family Residential District (R-1) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as being Lot 26, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1301 West Kennedy Street. COZ#151067

### PLATS:

3. Spoor Engineering Consultants, Inc., representing Pharr Economic Development Corporation II, requested preliminary and final plat approval of the proposed Re-Plat of Pharr Commercial Park Subdivision Phase II Lots 2A, 2B, and 3A. The property is legally described as being a re-plat subdivision of Lots 2 and 3 Pharr Commercial Park Subdivision Phase II, Pharr, Hidalgo County, Texas. The property is located between the 200 and 400 Block of South Jackson Road. SUB#151125
4. Javier Hinojosa Engineering, representing Ilsa A. Vidaurri, Executive Director, Pharr Bridge Investment Company, LP, requested final plat approval of the proposed Pharr Bridge Business Park Subdivision. The property is legally described as being a tract of land containing 7.84 acres and being a part or portion of Lot 378, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of West Hi-Line Road. SUB#130614

Juan Guerra, City Manager, opened the public hearing and stated no one signed-up to speak. Therefore public hearing was closed.

Juan Guerra, City Manager, recommended removing item 3B from the consent agenda and stated no action would be taken at this time. He further recommended approval of items 3A thru 3J(4) under the consent agenda.

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

Ordinance Nos. O-2015-54 and O-2015-55 are filed with the City Clerk's office.

## **REGULAR AGENDA – OPEN SESSION:**

### **ITEM 4 ORDINANCES AND RESOLUTIONS:**

**A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE APPOINTING FIVE (5) MEMBERS TO THE BOARD OF DIRECTORS FOR CITY OF PHARR – TIF REINVESTMENT ZONE #2 (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and recommended Commissioner Oscar Elizondo as Chairperson, Commissioner Eleazar Guajardo, Commissioner Ricardo Medina, Commissioner Mario Bracamontes, and Hidalgo County Representative, Bobby Villarreal.

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

Ordinance No. O-2015-56 is filed with the City Clerk's office.

**B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING THE TAX INCREMENT REINVESTMENT ZONE #2 PROJECT PLAN AND FINANCING PLAN (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and recommended no action be taken at this time.

**C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING ONE (1) ALTERNATE MEMBER TO BOARD OF ADJUSTMENT (DEVELOPMENT SERVICES)**

Juan Guerra, City Manager, introduced the item and stated staff recommended Ramiro Gutierrez.

Comm. Maldonado **moved** to appoint Ramiro Gutierrez to the Board of Adjustment. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-105 is filed with the City Clerk's office.

**D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING FOUR (4) REGULAR MEMBERS TO PLANNING AND ZONING COMMISSION (DEVELOPMENT SERVICES)**

Juan Guerra, City Manager, introduced the item and stated staff recommended Romero Robles, Charlie Ramirez, Rafael Mungia, and Roel Lizcano.

Comm. Elizondo **moved** to appoint Romero Robles, Charlie Ramirez, Rafael Mungia and Roel Lizcano to the Planning and Zoning Commission. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-106 is filed with the City Clerk's Office.

**ITEM 5 ADMINISTRATIVE:**

**A) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF THE 2015 TAX ROLL TOTALS (FINANCE)**

Juan Guerra, City Manager, introduced the item and recommended approval.

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

**B) CONSIDERATION AND ACTION, IF ANY, AWARDED BID FOR PAVEMENT MARKINGS FOR PUBLIC WORKS ANNUAL USE FY 2015-2016 (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated staff recommended Valley Striping Corporation.

Comm. Carrillo **moved** to award bid to Valley Striping Corporation. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

**C) CONSIDERATION AND ACTION, IF ANY, AWARDED BID FOR THE 1ST YEAR PHASE "A" PAVING PROJECT (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated staff recommended Cutler Repaving Inc.

Comm. Carrillo **moved** to award bid to Cutler Repaving, Inc. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

**D) CONSIDERATION AND ACTION, IF ANY, APPROVING PROFESSIONAL GEOTECHNICAL ENGINEERING FIRM ROTATION LIST FOR VARIOUS CITY PROJECTS (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated staff recommended Professional Services Industries Inc., Millenium Engineering Group, Terracon, and Raba-Kistner.

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

**E) CONSIDERATION AND ACTION, IF ANY, APPROVING PROFESSIONAL ENGINEERING FIRM ROTATION LIST FOR VARIOUS CITY PROJECTS (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated staff recommended S&B Infrastructure, R. Gutierrez Engineering, Dannenbaum, Half Associates, Terracon, Melden & Hunt, Javier Hinojosa Engineering, and Tedsj.

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

**F) CONSIDERATION AND ACTION, IF ANY, AWARDED PROPOSAL FOR IN-HOUSE PRODUCTION (EVENTS CENTER)**

Juan Guerra, City Manager, introduced the item and stated staff recommended Melhart Music Center.

Comm. Maldonado **moved** to award proposal to Melhart Music Center for In-House Production. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

**G) CONSIDERATION AND ACTION, IF ANY, AWARDED PROPOSAL FOR IN-HOUSE SECURITY (EVENTS CENTER)**

Juan Guerra, City Manager, introduced the item and stated staff recommended South Star Security Services.

Comm. Carrillo **moved** to award South Star Security Services for In-House Security. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

**H) CONSIDERATION AND ACTION, IF ANY, AWARDED PROPOSAL FOR CAFETERIA PLAN ADMINISTRATIVE SERVICES (HR)**

Juan Guerra, City Manager, introduced the item and recommended Lone Star Insurance Services and Holmes & Murphy RJGRS.

Comm. Carrillo **moved** to award proposal to Lone Star Insurance Services and Holmes & Murphy RJGRS for Cafeteria Plan Administrative Services. Comm. Elizondo seconded the motion and when put to a vote, it carried by a majority vote of six (6) ayes and one (1) abstention. Mayor Hernandez abstained from voting.

**I) CONSIDERATION AND ACTION, IF ANY, ON PHARR MUNICIPAL COURT AMNESTY PROGRAM FOR DECEMBER 2, 2015 THRU DECEMBER 29, 2015 (MUNICIPAL COURT)**

Juan Guerra, City Manager, introduced the item and recommended approval.

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

**ITEM 6 CONTRACTS/AGREEMENTS:**

**A) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT WITH EVERBRIDGE FOR MASS NOTIFICATION SYSTEM (IT)**

Juan Guerra, City Manager, introduced the item and recommended approval.

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

**B) CONSIDERATION AND ACTION, IF ANY, ON PROFESSIONAL SERVICES AGREEMENT WITH CATHY B. JONES, CPA, CIA, CFE, CRMA FOR INTERNAL AUDIT SERVICES (FINANCE)**

Juan Guerra, City Manager, introduced the item and recommended approval of a 60-day extension of contract.

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

**C) CONSIDERATION AND ACTION, IF ANY, ON AUTHORIZING CITY MANAGER TO NEGOTIATE CONTRACT WITH DBR ENGINEERS TO EVALUATE THE ELECTRICAL SYSTEM AT THE PHARR AQUATIC CENTER IN CONJUNCTION WITH PSJA ISD (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and recommended approval.

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

**ITEM 7 **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 2 - 6**

None.

**ITEM 8 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION**

None.

**ITEM 9 ADJOURNMENT**

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Elizondo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:14 p.m.

CITY OF PHARR

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AMBROSIO HERNANDEZ  
MAYOR

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

**ON THIS THE 1st DAY OF DECEMBER, 2015** the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

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HILDA PEDRAZA, CITY CLERK

APPROVED:

**MINUTES  
BOARD OF COMMISSIONERS  
SPECIAL CALLED MEETING  
TUESDAY, DECEMBER 8, 2015 AT 5:05 P.M.  
118 SOUTH CAGE 2<sup>ND</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Special Called Meeting on Tuesday, December 8, 2015 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Mayor Pro-Tem Oscar Elizondo  
Comm. Eleazar Guajardo  
Comm. Roberto Carrillo  
Comm. Edmund Maldonado, Jr.  
Comm. Ricardo Medina  
Comm. Mario Bracamontes

**BOARD OF COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Juan G. Guerra, City Manager  
Edward Wylie, Asst. City Manager  
Hilda Pedraza, City Clerk  
Imelda Barrera, Asst. City Clerk  
William Ueckert, City Engineer  
Gary Rodriguez, Community Affairs Liaison  
Karla Moya, Finance Director  
Anali Cantu, Human Resources Director  
Ruben Villescas, Police Chief  
Lenny Perez, Fire Chief  
Melanie Cano, Development Services Dir.  
Roy Garcia, Public Works Director  
David Garza, Public Utilities Director  
Adolfo Garcia, Library Director  
Roel Garza, PAL/Parks & Rec. Director  
Jason Arms, IT Director  
Roy S. Garcia, Boggus Ford Events Center  
Luis Bazan, Bridge Director  
Sergio Contreras, PEDC Director

**CITY ATTORNEY** Patricia Rigney, City Attorney

**1. ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BODY**

Mayor Hernandez called the meeting to order at 5:07 p.m. Roll Call established a quorum.

**2. CONSIDERATION AND ACTION, IF ANY, ON SUPPORT AGREEMENT FOR THE FINANCING OF PHFC JACKSON PLACE APARTMENTS PROJECT (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and recommended approval subject to the City funds being 0% at risk, the project being self-supporting based on the land, apartments itself and any rent that it receives, and the need for contingency to be eliminated after the project gets fiscally rated.

Comm. Elizondo asked if that verbiage would be placed in the contract. Mr. Guerra responded yes.

Comm. Maldonado asked what fiscally responsibility meant. Mr. Guerra explained Moody's S&P or Fitch rates the project and the need for contingency fund of \$2.3 million annually goes away because the need goes away and the project stands alone based on the rent. He stated this would take approximately five (5) years to take place. In addition, he stated there was no support agreement in place but it was being approved based on these criteria so that it can be developed. Mr. Guerra stated if there was a need to change this, he would bring it before the 3 boards for approval.

Comm. Maldonado asked City Attorney, Patricia Rigney, if she was comfortable with the item. Mrs. Rigney stated she had not yet reviewed the final loan document but would make sure the terms the Commission was approving were incorporated into the document. She further stated this would help reduce the City's liability in financing this loan.

Juan Guerra, City Manager, stated while doing a project of this magnitude, the City was trying to negotiate correctly and inform everyone what the parameters are. He further stated this was only to allow him to negotiate based on these parameters.

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

**3. CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING THE TAX INCREMENT REINVESTMENT ZONE #2 PROJECT PLAN AND FINANCING PLAN (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and recommended approval.

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

Ordinance No. O-2015-57 is filed with the City Clerk's office.

**4. CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING THE TAX INCREMENT REINVESTMENT ZONE #2 PROJECT PLAN AND FINANCING PLAN. (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and stated there was no alternate. Therefore, no action was taken.

**5. CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DESIGNATING THE DATE AND TIME OF REGULAR CITY COMMISSION MEETINGS (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and stated currently the City Commission meetings were the first and third Tuesday of every month. He further stated the Mayor had expressed interest in moving them to the first and third Monday of every month.

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

Resolution No. R-2015- 107 is filed with the City Clerk's office.

**6. CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENT FOR ISSUANCE OF DEBT (FINANCE)**

Juan Guerra, City Manager, introduced the item and recommended no action at this time.

**7. **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 2 - 6**

None.

**8. RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION**

None.

**9. ADJOURNMENT**

There being no other business to come before the board, Comm. Maldonado **moved** to adjourn. Mayor Hernandez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:14 p.m.

CITY OF PHARR

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AMBROSIO HERNANDEZ  
MAYOR

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

**ON THIS THE 8<sup>th</sup> DAY OF DECEMBER, 2015** the Board of Commissioners of the City of Pharr, Texas convened in a **SPECIAL CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

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HILDA PEDRAZA, CITY CLERK

APPROVED:

**MINUTES  
BOARD OF COMMISSIONERS  
SPECIAL CALLED MEETING  
MONDAY, DECEMBER 14, 2015 AT 5:00 P.M.  
118 SOUTH CAGE 2<sup>ND</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Special Called Meeting on Monday, December 14, 2015 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Mayor Pro-Tem Oscar Elizondo  
Comm. Eleazar Guajardo  
Comm. Roberto Carrillo  
Comm. Ricardo Medina  
Comm. Mario Bracamontes

**BOARD OF COMMISSIONERS ABSENT:** Comm. Edmund Maldonado, Jr.

**STAFF PRESENT:** Juan G. Guerra, City Manager  
Edward Wylie, Asst. City Manager  
Imelda Barrera, Asst. City Clerk  
William Ueckert, City Engineer  
Gary Rodriguez, Community Affairs Liaison  
Karla Moya, Finance Director  
Ruben Villescas, Police Chief  
Lenny Perez, Fire Chief  
Melanie Cano, Development Services Dir.  
Roy Garcia, Public Works Director  
David Garza, Public Utilities Director  
Roel Garza, PAL/Parks & Rec. Director  
Jason Arms, IT Director  
Luis Bazan, Bridge Director  
Sergio Contreras, PEDC Director

**CITY ATTORNEY** Patricia Rigney, City Attorney

**ITEM 1 CALL TO ORDER:**

Mayor Hernandez called the meeting to order at 5:01 p.m. Roll Call established a quorum. Comm. Elizondo was not present at the time of roll call but arrived at 5:03pm.

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY  
ABSENT MEMBER OF THE GOVERNING BODY**

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

**B) PLEDGE OF ALLEGIANCE / INVOCATION**

Juan Guerra, City Manager, led in the pledge of allegiance and David Garza said the prayer.

**ITEM 2** **CONSENT AGENDA:** *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

**A) APPROVAL OF MINUTES FOR NOVEMBER 3, 2015 – REGULAR CALLED MEETING, NOVEMBER 17, 2015 – REGULAR CALLED MEETING AND NOVEMBER 23, 2015 – SPECIAL CALLED MEETING (ADMINISTRATION)**

**B) CONSIDERATION AND ACTION, IF ANY, ON REQUEST BY BEHAVIORAL HEALTH SOLUTIONS OF SOUTH TEXAS FOR THE USE OF TIERRA DEL SOL GOLF COURSE BANQUET ROOM ON FRIDAY, APRIL 29, 2016 FROM 1:00PM TO 12:00AM FOR THEIR 9<sup>TH</sup> ANNUAL NOCHE INOVIDABLE: “CASINO EXTRAVAGANZA” FUNDRAISER (ADMINISTRATION)**

**C) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM HIDALGO COUNTY DEMOCRATIC PARTY FOR USE OF JOSE “PEPE” SALINAS CIVIC CENTER AND LAS MILPAS COMMUNITY CENTER AS ELECTION DAY POLLING LOCATIONS FOR THE UPCOMING PRIMARY ELECTION ON TUESDAY, MARCH 1, 2016 (PARKS & REC.)**

**D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS ON TRAFFIC SIGNAL AT INTERSECTION OF SUGAR RD. AND EL DORA RD. (ENGINEERING)**

**E) CONSIDERATION AND ACTION ON PLANNING & ZONING CASES:**

**PUBLIC HEARINGS:**

1. Lauro E. Najera, manager for Nago Group, LLC., d/b/a Mangos Restaurant Bar and Terrazza, requested 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 a tract of land out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 700 West Ferguson Avenue. CUP#141164
2. Gabriela’s Heavenly Wings d/b/a Wingstop Restaurant, requested 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 2, Pleasanton Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 2211 South Cage Boulevard, Suite 105. CUP#10093

Juan Guerra, City Manager, opened the public hearing and stated no one signed-up to speak. Therefore public hearing was closed.

Juan Guerra, City Manager, recommended approval of items 2A thru 2E(2) under the consent agenda.

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

**REGULAR AGENDA – OPEN SESSION:**

**ITEM 3 ORDINANCES AND RESOLUTIONS:**

**A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTMENT OF TWO (2) REGULAR MEMBERS AND ONE (1) ALTERNATE MEMBER TO THE BOARD OF ADJUSTMENT (DEVELOPMENT SERVICES)**

Juan Guerra, City Manager, introduced the item and stated staff recommended Danny Wylie and Rafael Mungia as regular members and Rogelio Torres as alternate member.

Comm. Carrillo **moved** to appoint Danny Wylie and Rafael Mungia as regular members and Rogelio Torres as alternate member to the Board of Adjustment. Comm. Bracamontes seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. R-2015-108 is filed with the City Clerk's office.

**ITEM 4 PURCHASING:**

**A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE PURCHASE OF ONE-HUNDRED (100) TASERS TO BE UTILIZED BY PHARR POLICE OFFICERS IN THE AMOUNT OF \$159,448.00 THRU TASER INTERNATIONAL UNDER AN EXISTING TEXAS SMART BUY CONTRACT (POLICE)**

Juan Guerra, City Manager, introduced the item and recommended approval.

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

**B) CONSIDERATION AND ACTION, IF ANY, ON AWARDED BID FOR THE PURCHASE & DELIVERY OF TY "F" GR 3 CALICHE BASE MATERIAL FOR PUBLIC WORKS FY 2015-2016 ANNUAL USE (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and recommended Frontera Materials at \$9.05 per ton.

Comm. Carrillo **moved** to award bid to Frontera Materials. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

**C) CONSIDERATION AND ACTION, IF ANY, ON AWARDING BID FOR THE PURCHASE & DELIVERY OF TYPE D HMAC MATERIAL FOR PUBLIC WORKS FY 2015-2016 ANNUAL USE (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated staff recommended Frontera Materials at \$62.45 and \$63.10 per ton.

Comm. Carrillo **moved** to award bid to Frontera Materials. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

**D) CONSIDERATION AND ACTION, IF ANY, ON AWARDING BID FOR THE PURCHASE & DELIVERY OF TYPE D COLD MIX MATERIAL FOR PUBLIC WORKS FY 2015-2016 ANNUAL USE (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated staff recommended CAPA at \$90.00 per ton.

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

Comm. Elizondo arrived at this time being 5:03 p.m.

**E) CONSIDERATION AND ACTION, IF ANY, ON AWARDING BID FOR THE PURCHASE & DELIVERY OF CONCRETE MIX MATERIAL FOR PUBLIC WORKS FY 2015-2016 ANNUAL USE (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated staff recommended CAPA at \$98.50 per ton, 3,000 PSI and \$106.50 per ton, 4,000 PSI.

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

**F) CONSIDERATION AND ACTION, IF ANY, ON AWARDING BID FOR THE PURCHASE & DELIVERY OF CONCRETE RCP, MANHOLES, INLETS MATERIAL FOR PUBLIC WORKS FY 2015-2016 ANNUAL USE (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated staff recommended CAPA.

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

**ITEM 5 CONTRACTS/AGREEMENTS:**

**A) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL COOPERATION AGREEMENT BETWEEN CITY OF PHARR AND HIDALGO COUNTY FOR RURAL EMERGENCY SERVICES (FIRE)**

Juan Guerra, City Manager, introduced the item and recommended approval.

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

**B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE CONTRACT WITH SAM GARCIA ARCHITECT FOR REMODELING OF FIRE STATION #3 (LAS MILPAS) (FIRE)**

Juan Guerra, City Manager, introduced the item and recommended approval.

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

**C) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT 2-YEAR EXTENSION BETWEEN CITY OF PHARR AND HIDALGO COUNTY HEAD START PROGRAM FOR CENTERS LOCATED AT 714 ZAPATA AVE. (LAS MILPAS I HEAD START CENTER AND 415 E. CLARK (PHARR HEAD START CENTER) (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and recommended approval of a 2-year extension contract.

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

**D) CONSIDERATION AND ACTION, IF ANY, ON AWARDED BID CONTRACT FOR THE WATER TRANSMISSION LINE PROJECT (PUBLIC UTILITIES)**

Juan Guerra, City Manager, introduced the item and stated that this was a \$6.59 million dollar project thru S&GE Engineering and recommended Jimmy Closner & Sons.

Comm. Carrillo **moved** to award bid to Jimmy Closner & Sons. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

**E) CONSIDERATION AND ACTION, IF ANY, ON AWARDING BID CONTRACT FOR MOWING SERVICES OF LOTS AND ACREAGE (DEVELOPMENT SERVICES)**

Juan Guerra, City Manager, introduced the item and recommended TDL Tractor and Lawn Services.

Comm. Carrillo moved to award bid to TDL Tractor and Lawn Services. Comm. Bracamontes seconded the motion and when put to a vote, it carried unanimously.

**ITEM 6 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 2 - 5**

None.

**ITEM 7 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION**

None.

**ITEM 8 ADJOURNMENT**

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Mayor Hernandez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:08 p.m.

CITY OF PHARR

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AMBROSIO HERNANDEZ  
MAYOR

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

**ON THIS THE 14<sup>th</sup> DAY OF DECEMBER, 2015** the Board of Commissioners of the City of Pharr, Texas convened in a **SPECIAL CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

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HILDA PEDRAZA, CITY CLERK

APPROVED:

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
MONDAY, DECEMBER 21, 2015 AT 5:00 P.M.  
118 SOUTH CAGE 2<sup>ND</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, December 21, 2015 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Mayor Pro-Tem Oscar Elizondo  
Comm. Eleazar Guajardo  
Comm. Roberto Carrillo  
Comm. Edmund Maldonado, Jr.

**BOARD OF COMMISSIONERS ABSENT:** Comm. Ricardo Medina  
Comm. Mario Bracamontes

**STAFF PRESENT:** Juan G. Guerra, City Manager  
Edward Wylie, Asst. City Manager  
Hilda Pedraza, City Clerk  
William Ueckert, City Engineer  
Karla Moya, Finance Director  
Ruben Villescas, Police Chief  
Lenny Perez, Fire Chief  
Melanie Cano, Development Services Dir.  
Rene Saenz, Asst. Public Works Director  
David Garza, Public Utilities Director  
Sergio Alanis, Asst. Parks & Rec. Director  
Raul Garza, CDBG Director  
Adolfo Garcia, Library Director  
Luis Bazan, Bridge Director  
Roy S. Garcia, Events Center Director

**CITY ATTORNEY** Patricia Rigney, City Attorney

**ITEM 1 CALL TO ORDER:**

Mayor Hernandez called the meeting to order at 5:07 p.m. Roll Call established a quorum.

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY  
ABSENT MEMBER OF THE GOVERNING BODY**

Comm. Elizondo moved to excuse Comm. Medina and Comm. Bracamontes. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

**B) PLEDGE OF ALLEGIANCE / INVOCATION**

Juan Guerra, City Manager, led in the pledge of allegiance and Pastor Magallan said the prayer.

**C) PUBLIC COMMENTS. (ORDINANCE NO. O-2015-28)**

Rogelio Paz addressed the board and stated he is a resident of Pharr and he was a former drug addict. Mr. Paz thanked Pastor Rolando Valdez for opening up the doors and helped him change his life.

Rolando Ramirez addressed the board and stated he was a former drug and alcohol addict. He also thanked Pastor Rolando Valdez for opening up the doors to the home program at Valley Ministries.

Juan Alberto Gomez addressed the board and stated he was at the home program for approximately 5 years. He stated he was an alcoholic and Pastor Rolando Valdez with Victory Temple Ministries helped him change his life. He stated we needed the home program to continue helping men like him.

Henry Vela addressed the board and stated he was at the Victory Home program for approximately 6 months. He further stated he was a drug and alcohol addict and thanked Pastor Rolando Valdez for restoring his life and his marriage. He also mentioned the home program was needed for others to provide hope and change for their lives. He currently resides in Elsa but works in Pharr at Odessa Pumps. He thanked the Commission for providing him the opportunity to speak.

Jose Mendoza addressed the board and stated he was 34 years old and he used to be a drug, alcoholic addict and gang member. He stayed at the home and joined the program. He thanked Pastor Rolando Valdez for all his work and dedication to the program and stated Pastor Rolando Valdez invested a lot of time, work and money into program.

Comm. Maldonado thanked the gentlemen for being so courageous and coming-up to speak.

Mayor Hernandez made a point of clarification for people in the audience and those watching from home. He stated it was a great experience and the City Commission and Mayor welcomes it as a whole. He stated the Commission was very excited to have these organizations in our City and that the board would be looking into the proposals submitted by both organizations, Outcry in the Barrio and McAllen Ministries. He further stated it was the taxpayers of the City of Pharr that are very generous to have these funds that allow these organizations in our City. He mentioned both organizations have the same goal in mind and the City of Pharr intends to keep supporting this program. Lastly he mentioned once the proper documentation is received, the City Commission would look at it fairly and objectively and reach a decision.

**ITEM 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) Submission of monthly report – Pharr Municipal Court
- C) Submission of October 2015 Sales Tax Report
- D) Submission of November 2015 Tax Collection Report
- E) City Events of Interest

Juan Guerra, City Manager, introduced the City Engineer's report and stated the City Engineer was available for any questions. Mr. Guerra requested status on Jones Box Pedestrian Bridge project.

William Ueckert, City Engineer, addressed the board and mentioned that later on the agenda was an item for consideration in awarding bid for this project. He mentioned two (2) bids were received and staff was recommending the lowest bid for project. Mr. Ueckert stated he anticipated a start construction date in mid-January and he would be giving the construction company a 120-day timeframe to complete project. Mr. Ueckert also provided status on the Hi-Line Road by stating the excavation process had been started by Public Works Department.

Comm. Elizondo requested status on the lighting project for Eldora and Sugar Rd. Mr. Ueckert stated plans have been submitted for review from Public Works and he anticipates the first part of January to start advertisement for project and 6 months for completion since equipment is needed to be ordered after bid is awarded.

Juan Guerra, City Manager, introduced Pharr Municipal Monthly Report and stated Judge Martinez was available for any questions. He stated the Court collections were up by \$16,000.00 from last year.

Juan Guerra, City Manager, introduced the December 2015 Sales Tax Report and stated sales tax was up 4%.

Juan Guerra, City Manager, introduced the November 2015 Tax Collection Report and reported both collection and delinquent tax were down by 1.2% and delinquent by 1.6% respectively.

Juan Guerra, City Manager, introduced City Events of Interest and reported on the following events:

- Blue Santa Toy Drive, December 22, 2015
- Blue Santa Teddy Bear Giveaway at DHR Hospital, December 24, 2015
- Firemen on the Roof Canned Food Drive, December 21, 2015
- Fire Department Toy Giveaway, December 22, 2015
- Winter Fantasy DJ Concert, December 26, 2015
- Eli Young Country Concert, December 27, 2015
- City of Pharr Year End Review Press Conference, December 23, 2015

Comm. Maldonado thanked the Pharr Police Department and Fire Department for their assistance at the St. Frances Church event.

**ITEM 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, IF ANY, REQUEST FROM HIDALGO COUNTY ELECTIONS DEPARTMENT FOR USE OF JOSE "PEPE" SALINAS CIVIC CENTER AND LAS MILPAS COMMUNITY CENTER AS EARLY VOTING POLLING LOCATIONS FOR THE UPCOMING PRIMARY ELECTION ON TUESDAY, FEBRUARY 16, 2016 TO FRIDAY, FEBRUARY 26, 2016 FROM 7:00AM TO 7:00PM. (ADMINISTRATION)**

**B) CONSIDERATION AND ACTION ON PLANNING & ZONING CASES:**

**PUBLIC HEARINGS:**

1. **Eduardo Lee Corpus, representing Abraham V. Markose and Biju M. Abraham, owners, requested a change of zone from Residential Townhouse District (R-TH) to Medium Density Multi-Family Residential District (R-3). The property is legally described as being Lot 34, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1100 Eisenhower Street. COZ#151168**
2. **Maria Mayela Garza, d/b/a Colonia Cinco Estrellas, L.L.C., requested a 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 Lots 27 through 30, Block 2, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2200 South Cage Boulevard. CUP#151169**
3. **Maria Mayela Garza, d/b/a Friends All Parties, L.L.C., requested a 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 Lot 20, Block 2, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2302 South Cage Boulevard. CUP#151170**
4. **Spoor Engineering Consultants, Inc., representing Rolling Frito-Lay Sales, LP, requested a change of zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being a 3.72 acre tract of land, more or less, out of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1500 and 1700 Block of North Jackson Road. COZ#151171**

**PLATS:**

5. **Spoor Engineering Consultants, Inc., representing Trey Malachek, Managing Member, requested final plat approval of the proposed FJRS Subdivision. The property is legally described as being a 2.99 acre tract of land out of Lots 8, 9, &**

**10, and a portion of 40 feet dedicated street lying South of and adjacent to Lots 8, 9, & 10, John Makens Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1600 and 1700 Block of Interstate 2 E (US HWY 83). SUB#150715**

Juan Guerra, City Manager, opened the public hearing and stated no one signed-up to speak. Therefore public hearing was closed.

Juan Guerra, City Manager, further recommended approval of items 3A thru 2B(5) under the consent agenda.

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

Ordinance Nos. O-2015-58 and O-2015-59 are filed with the City Clerk's office.

### **REGULAR AGENDA – OPEN SESSION:**

#### **ITEM 4 ORDINANCES AND RESOLUTIONS:**

##### **A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ADOPTING PETITIONS FOR VOLUNTARY ANNEXATION AND AUTHORIZING THE INTERIM DIRECTOR OF DEVELOPMENT SERVICES TO PREPARE SERVICE PLANS (DEVELOPMENT SERVICES)**

Juan Guerra, City Manager, introduced the item and briefly stated that this was for annexation of some of land that was purchased for the STC building and some of the land was outside city limits. He further recommended approval.

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

Resolution No. R-2015-109 is filed with the City Clerk's office.

##### **B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION RE-SCHEDULING THE CITY COMMISSION MEETING OF MONDAY, JANUARY 4, 2016 (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and stated January 4, 2016 would be the first Monday of the month and was right after the holidays. Therefore, he recommended re-scheduling the City Commission meeting of Monday, January 4, 2016 to January 11, 2016.

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

Resolution No. R-2015-110 is filed with the City Clerk's office.

**ITEM 5 ADMINISTRATIVE:**

**A) CONSIDERATION AND ACTION, IF ANY, ON AWARDED BID FOR THE JONES BOX PEDESTRIAN BRIDGE PROJECT (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and stated two (2) bids were received and recommended Foremost Paving in the amount of \$296,571.00.

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

At this time, Mr. Guerra stated that they would deviate from agenda and go to item 6B. There was no objection.

**ITEM 6 CONTRACTS/AGREEMENTS:**

**B) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT SOUTH TEXAS COLLEGE, PSJA ISD AND THE CITY OF PHARR FOR DEVELOPMENT OF SOUTH TEXAS COLLEGE REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and briefly stated this was the land that was purchased at \$2.5 million for the STC campus in Pharr and recommended approval.

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

**A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO LEASE AGREEMENT REGARDING PROPERTY AT 206 E. CHEROKEE (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and stated McAllen Victory Ministries and Outcry in the Barrio were requesting to use the building at 206 E. Cherokee. He stated both entities have been leasing the building since 1997 for \$1.00 a year. He then called upon Ruben Villescas, Police Chief, to share his experience with the program.

Ruben Villescas, Police Chief, addressed the board and stated he had been working with both organizations and have heard personal testimonies from some of the people that have been helped by these organizations and the tremendous work they have done. He further stated the first project the Outcry in the Barrio outlined was to reach out to the young people who followed with the emphasis of the program "Say No to Drugs" and combating drug use amongst the young people in our community and in the schools. Chief Villescas stated he understands the City would have to consider one organization and respectfully has spoken with both pastors and respects both for

everything they offer our City. He stated he was asked to provide a recommendation and from the history he has heard, he stated that Outcry in the Barrio extends to California and Texas and they have other chapters here in the Rio Grande Valley. Therefore, each one of them have their own set of resources and support and each pastor can stand before you and outline their services. Chief Villescas recommendation was for the City to consider Outcry in the Barrio as a means to provide rehabilitation services to young people and adults.

Comm. Maldonado asked if there was a way that they could co-exist and work in partnership. Both pastors stated that it was not possible.

Juan Guerra, City Manager, asked how many residents of Pharr each organization serviced. Outcry in the Barrio stated out of 300 people, 233 were from the City of Pharr and McAllen Victory Ministries stated out of 300 people, 75 of them were from the City of Pharr.

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

**ITEM 7 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 - 6**

The time being 5:39 pm, Mayor Hernandez stated the commission would be entering a closed session.

**ITEM 8 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION**

The time being 5:43 pm, Mayor Hernandez stated the commission would be resuming the open meeting.

**ITEM 6 A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO LEASE AGREEMENT REGARDING PROPERTY AT 206 E. CHEROKEE (ADMINISTRATION)**

Juan Guerra, City Manager, re-introduced the item and recommended Outcry in the Barrio subject to providing quarterly reports and the number of people served.

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

**ITEM 9 ADJOURNMENT**

There being no other business to come before the board, Comm. Elizondo **moved** to adjourn. Comm. Carrillo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:43 p.m.

CITY OF PHARR

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AMBROSIO HERNANDEZ  
MAYOR

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

**ON THIS THE 21st DAY OF DECEMBER, 2015** the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

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HILDA PEDRAZA, CITY CLERK

APPROVED:



## MEMORANDUM

**DATE:** January 4, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** Luis Bazan, Bridge Director

**SUBJECT: Membership renewal with the Rio Grande Valley Partnership-Chamber of Commerce for \$2,500**

### ISSUE

On December 18, 2015, the Bridge Board approved the Membership renewal with the Rio Grande Valley Partnership-Chamber of Commerce.

### FINANCIAL CONSIDERATION

Total cost is \$2,500.

### STAFF RECOMMENDATION

I recommend that the Pharr International Bridge department be authorized to renew our membership with the Rio Grande Valley Partnership-Chamber of Commerce. The Pharr international Bridge has been a member for over 10 years.

Please feel free to contact me should the need arise, I am at extension 6116.

THANK YOU

REC'D	
CC	
JAN 05 2016	
CITY OF PHARR CITY CLERKS OFFICE PHARR, TEXAS	



**Rio Grande Valley Partnership - Chamber of Commerce**  
 P.O. Box 1499  
 Weslaco, TX 78599  
 (956) 968-3141 | fax: (956) 968-0210  
 mail@valleychamber.com

# Invoice

Invoice Date: 12/1/15  
 Invoice Number: 4161

City of Pharr International Bridge  
 Fred Brouwen  
 9900 South Cage  
 Pharr, TX 78577

## Membership Investment January 2016- December 2016

Terms	Due Date
Due on receipt	12/31/15

Description	Quantity	Rate	Amount
Membership investment	1	\$2,500.00	\$2,500.00
<b>Subtotal:</b>			<b>\$2,500.00</b>
<b>Tax:</b>			<b>\$0.00</b>
<b>Total:</b>			<b>\$2,500.00</b>
<b>Payment/Credit Applied:</b>			<b>\$0.00</b>
<b>Balance:</b>			<b>\$2,500.00</b>

Thank you for your support of the **Rio Grande Valley Partnership - Chamber of Commerce**

Please return this portion with your payment.

Member Name: City of Pharr International Bridge

Invoice #: 4161

Payment Amount: \$ \_\_\_\_\_

Payment Method:  Check # \_\_\_\_\_  Credit Card

Make all checks payable to Rio Grande Valley Partnership - Chamber of Commerce or enter credit card information below.

Enter Credit Card Billing Address (inc. zip code)

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Credit Card #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_ CVV Code (3 or 4 digits on back of card) \_\_\_\_\_

Name on Card: \_\_\_\_\_ Signature: \_\_\_\_\_

**Rio Grande Valley**  

**Partnership**  
 Rio Grande Valley Chamber of Commerce  
*"One Region, One Voice"*

**Verification Form**

Please return this completed form by mail, fax or email. If you have any questions about this form or upgrading your membership don't hesitate to contact me.

Daniela Villarreal, Membership Director

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> <b>Presidential Partner</b><br>(\$10,000) | <input type="checkbox"/> <b>Chief of Staff Partner</b><br>(\$2,500) | <input type="checkbox"/> <b>Managing Partner</b><br>(\$500)       |
| <input type="checkbox"/> <b>VP Partner</b><br>(\$5,000)            | <input type="checkbox"/> <b>Director Partner</b><br>(\$1,000)       | <input type="checkbox"/> <b>Non-Profit/ Individual</b><br>(\$350) |

**Company Name** \_\_\_\_\_

Physical Address \_\_\_\_\_ Billing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Website \_\_\_\_\_

**Representative Information**

Primary Contact  Billing Contact  Primary Contact  Billing Contact

Display contact's information on online directory  Display contact's information on online directory

Name \_\_\_\_\_ Name \_\_\_\_\_

Title \_\_\_\_\_ Title \_\_\_\_\_

Phone \_\_\_\_\_ Phone \_\_\_\_\_

Fax \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_ Email \_\_\_\_\_

The following general information will be used to publicly market your membership, through online and print referrals:

Key Words: \_\_\_\_\_

Description of services (will be shown on online directory): \_\_\_\_\_

**Be our friend on Facebook, look us up today!**

**<http://facebook.com/rqvppartnership>**

P.O. Box 1499 • 322 South Missouri • Weslaco, TX 78599  
 956-968-3141 • 956-968-0210 (F) • [www.valleychamber.com](http://www.valleychamber.com)  
[Daniela@valleychamber.com](mailto:Daniela@valleychamber.com)

# Who We Are

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We are a member driven organization that advocates for the Rio Grande Valley in areas relating to water, transportation, healthcare, and education among other things. We also support economic development for the interest of our local economic development partners. The Rio Grande Valley Partnership, through its membership, represents four county regions (Cameron Hidalgo, Starr & Willacy), uniting diverse groups with a common purpose or mission; *to be the leader for regional prosperity in the Rio Grande Valley.*

Partnering members include, representatives of Franchises, Privately owned, Fortune 500 and Global 2000 companies. No other Chamber works for regional prosperity to the extent as the Rio Grande Valley Partnership to promote the whole Valley.

## *5 COMPELLING REASONS WHY YOU SHOULD JOIN 'THE PARTNERSHIP ADVANTAGE'*

1. Our ability to help you with legal issues,
2. We provide you with a direct link to networking possibilities,
3. Learn about legislative updates (at local, state & federal levels),
4. Gain involvement with charitable events (giving back),
5. **Engage in** Regional support of economic development corporations and chambers of commerce partners.

# Our Legacy

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**In 1944, Lloyd Bentsen, Sr. became the first Chairman of what we now know as  
The Rio Grande Valley Partnership Chamber of Commerce.**

*"For a long time public-spirited citizens have spent a great deal of their individual time and effort trying to further projects that were of inestimable value to the entire citizenship of the Valley. The inattention of the average citizen to those efforts must have been heartbreaking to those who were making this tremendous unselfish sacrifice and we must all realize that had the Valley been united in one large organization to support these workers and work for the general good and advancement of the Valley, the task would have been much easier and the results tremendous by comparison. Up until the creation of the Valley Planning Board [now DBA the Partnership], the Valley has had no such organization to support the efforts of these citizens. We also realize that without such an organization, the general progress of the Valley would be much slower than would be the case if we had such an organization actually functioning and properly financed . . . The Valley Planning Board is non-political and non-sectional, but has unselfishly the interest of the entire Valley at heart and working for every single section of the Valley."*

*- Lloyd Bentsen, Sr., Chairman, 1944*

# Chief of Staff Partner

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## HERE'S WHAT YOU GET!

### *MARKETING & EVENTS*

We offer an array of annual sponsorship opportunities to publicize your business and engage and position you in leading special events, awards programs, outreach & development affairs and professional happenings in the area. See our Event Director for details.

- Annual Valley Proud Golf Tournament
- Valley Proud Honors Banquet
- Texas Hold'em Poker Tournament
- *Biennial Legislative Tour*
- Mixer samples: Summer Heat Ice Cream Social, Member Networking Mixers, 70<sup>th</sup> Anniversary Partnership Mixer & Holiday Soiree

### *PROMOTIONAL*

1. Partnership Member Referral Services
2. Invitations to special events & news releases
3. Opportunity to place your brochures or cards in our Information Center
4. We will promote your events
5. Your Events & Information sent out in our Newsletter
6. Complimentary Labels of Membership Mailing list (upon request)
7. Copies of Publications sent to your office (upon request)
8. Company recognition as new member in the newsletter & on Facebook & every time you renew membership
9. Free use of meeting space at the Partnership's Boardroom (when available) Wi-Fi enabled
10. Webpage Links
11. Ability to post "Company Name" community events & announcements in our On-line Calendar
12. E-blasts, Facebook & Twitter Impressions with advance notice (Includes logo)
13. Business Listing in On-line Membership Directory
14. "COMPANY NAME HERE" will be listed as a Chief of Staff Partner in our on-line Newsletter "The Voice of the Valley" and have the opportunity to insert articles &/or storyline
15. Access to training programs and recruitment leads
16. One month of prime Electronic Billboard Advertising (with discounts available for a continued investment)
17. Opportunity to Host Member Mixer
18. Member of the Month in "The Voice of the Valley" (opportunity to be selected)
19. Recognized as "Proud Partner" at all Partnership Events

# Chief of Staff Partner

## ***LET YOUR GOVERNMENT OFFICIALS KNOW WHAT'S ON YOUR MIND***

Whether it's a local mayor, state or U.S. representative or the governor of Texas, let the regional area's elected officials know what's on your mind! The only way to affect change is to express to those who represent you!

1. Get involved with the biennial Legislative Tour – Each tour alternates between Hidalgo/Starr & Cameron/Willacy counties (fees may apply)
2. Coffee Conversation – exclusive invitation list
3. Roundtable discussions & forums

## ***REGIONAL CHAMBER INITIATIVES***

The RGV Partnership has undertaken five critical initiatives: Energy, Transportation/Mobility, Healthcare, Water and Education. Ultimately, these improvements will lead to a greater quality of life putting our community on the map as a real contender to work, live and play.

- Announcements for Press Conferences
- Access to RGV Barometer (2007- current on-line)
  - In-house documents dating back to 1944
  - Commercial & residential building permits
  - Bridge crossings at our POE's
  - Airport boarding
  - Seaports (*coming soon*)

## ***PUBLICATIONS***

Looking for a way to promote “**COMPANY NAME HERE**” across the Valley? The RGV Partnership distributes publications to: Convention & Visitor Bureaus, Chamber Information Centers, Economic Development Corporations, Texas Travel Information Centers, Winter Texan Parks, Real Estate Offices, Attractions and Businesses Valley wide. Consider your advertising complete in *the Official Guide to the RGV*, *RGV Economic Development Guide* and the *Official Bird & Butterfly Map*, all distributed across the RGV and beyond.

- Receive copies of our publications for distribution and/or recruitment needs
- Unique advertising opportunities at member only rates and additional savings for multiple investments
- Regional advertising opportunities are distributed to entrance points, Valley information Centers, CVB's, Chamber's, Local Attractions, etc.



## MEMORANDUM

**DATE:** January 4, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** Luis Bazan, Bridge Director

A handwritten signature in blue ink, appearing to be "Luis Bazan", is written over the "TO:" and "FROM:" lines.

**SUBJECT: Membership renewal with North American Strategy for Competitiveness (NASCO) for \$5,000**

### ISSUE

On December 18, 2015, the Bridge Board approved the Membership renewal with North American Strategy for Competitiveness (NASCO).

### FINANCIAL CONSIDERATION

Total cost is \$5,000.

### STAFF RECOMMENDATION

I recommend that the Pharr International Bridge department be authorized to renew our membership with North American Strategy for Competitiveness (NASCO). The Pharr international Bridge has been a member since 2013.

Please feel free to contact me should the need arise, I am at extension 6116.

THANK YOU





**NASCO**

**North American Strategy for  
Competitiveness**

4347 W. Northwest Hwy, Suite 130-250  
Dallas TX 75220  
U.S.A

# Invoice

Invoice# INV-000091

**Balance Due  
USD5,000.00**

Bill To  
Pharr Intl. Bridge Dept.  
Mr. Fred Brouwen

9900 S. Cage Blvd.  
Pharr Texas  
78577

Invoice Date : 12/01/2015

Due Date : 12/31/2015

#	Item & Description	Rate	Amount
1	FY15-16 Annual NASCO Membership Valid from December 2015 - November 2016	5,000.00	5,000.00
		<b>Sub Total</b>	<b>5,000.00</b>
		<b>Total</b>	<b>USD5,000.00</b>
		<b>Balance Due</b>	<b>USD5,000.00</b>

#### Notes

You are welcome to pay by check, credit card or wire transfer. Please make all checks payable to NASCO or North American Strategy for Competitiveness. If you wish to pay by credit card please contact the NASCO office for payment by phone at 214.744.1006. If paying by credit card, there is a 3% transaction fee.

We truly appreciate your support!



NASCO



## NORTH AMERICAN STRATEGY FOR COMPETITIVENESS

*The leading organization focused on the competitiveness of the North American supply chain, workforce and energy independence.*

### WHO WE ARE

**NASCO** is a tri-national coalition of governments, businesses and educational institutions driven by a common interest in collaboration along key freight, energy and commercial trade networks. Founded in 1994, NASCO encourages North America's competitiveness in the global marketplace. We are fueled by a passion for the competitiveness of North America and an outrageous sense of urgency to inform EVERYONE of the critical importance TO THEM of keeping our continent competitive in the global marketplace.

We are dedicated to informing ALL North Americans of the critical role that the supply chain, logistics, trade and a skilled workforce play in the economic growth and competitiveness of all citizens, regions and the North American continent as a whole.

### OUR STRATEGY

#### Our North American Strategy:

- Improve the North American supply chain, logistics systems, and transportation network to be the most competitive on earth
- Eliminate un-necessary trade barriers and cross-border transaction costs
- Strengthen the quality of the North American workforce
- Promote North American energy independence, security and opportunity

### JOIN NOW

#### ***Engage in the process or be a consequence of it!***

Our NASCO network is unparalleled, with tri-national connections at the highest levels in government, education, and industry, with a foundation built on voters and decision-makers. We have a strong organization and member base built on logistics, workforce, and energy concepts, objectives, and programs. This undeniable North American leverage allows us to produce actionable information, powerful forward momentum, and tangible results which are critical to furthering North America's competitiveness and reach in global trade and commerce. Contact us for membership information!

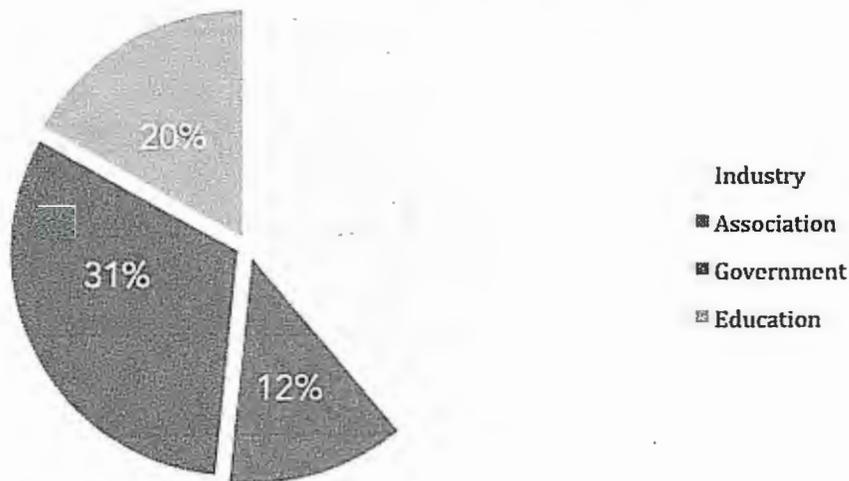
**THINK NORTH AMERICAN**

**MEMBERSHIP AND BENEFITS**

Joining NASCO will provide you with immediate access to our vast membership and network of leading North American businesses. As the only tri-national coalition representing the interests of government, industry, educational institutions, and individuals, NASCO is truly dedicated to the success of North America. Our members range from small businesses and local chambers to governments and large corporations.

Help us improve the North American supply chain, logistics systems and transportation networks. Allow us to be *your* North American connection.

**NASCO Member Distribution**



**LEVELS**

**Public Sector**

\$15,000 USD	Board of Directors Level- (Voting Rights)
\$2,500 USD	Premiere Membership

**Private Sector**

\$10,000 USD	Board of Directors Level- (Voting Rights)
\$2,500 USD	Premier Membership
\$1,000 USD	Signature Membership

**Associations, Non-Profit, and Educational Institutions**

\$500.00 USD	Signature Membership
\$50.00 USD	Student Signature

Benefits	Signature	Premier	Board
Seat on Board of Directors – Voting Rights			✓
Invitation to participate in NASCO Fly-Ins to Washington, D.C., Mexico City and Ottawa			✓
Access to Exclusive VIP Events			✓
Opportunity to serve on NASCO Councils		✓	✓
Establish direct contact with policymakers at federal, state, and local levels		✓	✓
Speaking opportunities at NASCO events and other industry meetings		✓	✓
Access to advanced federal transportation research and critically important trans-national pilot projects, providing valuable insights into future transportation developments		✓	✓
Access to NASCO Global Report		✓	✓
Access to NASCO Membership Directory		✓	✓
Speaking opportunities at NASCO events, and other industry related meetings		✓	✓
President's Update: quarterly letter to all members with NASCO and Industry updates		✓	✓
Access to annual meetings and events allow members face-to-face discussion on subjects affecting their business.		✓	✓
NASCO Newswire- a weekly bulletin on key North American reports, news and studies of the week		✓	✓
Reduced rates on registration fees for NASCO conferences and partner events		✓	✓
Build relationships with leading North American trade and transport executives, industry representatives, research institutions and government officials		✓	✓
Personal introductions to spur your business development		✓	✓
Strategic alliances with other international associations and chambers		✓	✓
Through NASCO your input will directly impact North American Policy		✓	✓

## **NASCO COUNCILS**

At NASCO, our councils focus on the key initiatives of our organization. They provide a smaller forum and way for members to be engaged on specific projects, collaborate on certain issues, and exchange information on important tri-national initiatives. The Councils determine policies, action items, and promotional opportunities for council members and NASCO as a whole.

They are working groups for advocacy, awareness and leadership that maintain regular contact with, and learn from, key experts. We encourage our council members to engage top decision makers and key government leaders on the macro and micro issues related to North American competitiveness.

### **Supply Chain Council**

The NASCO Supply Chain Council is a platform for member entities representing all critical elements of the supply chain. The Council engages in meaningful discussions centered on the challenges and opportunities facing North American and global trade facilitation, as well as the significant role the supply chain plays in strengthening local, regional, national, and the North American economy.

- Single Window
- Eliminate un-necessary non-tariff trade barriers and cross-border transaction costs
- All Trade Is Personal Initiative (A-TIP)
- Trade Technology Pilots
- Freight Funding
- Streamlining Permitting Processes
- Trade Agreements

### **Workforce Council**

The NASCO Workforce Council holds a tri-national vision for harmonized manufacturing and logistics worker training and certification standards in the USA, Canada and Mexico for greater efficiency and productivity. The NASCO Workforce Council is a platform to promote the critical importance of an abundant, highly trained workforce as a key factor in the competitiveness of Canada, the United States and Mexico - individually - and as a North American workforce.

- Training Programs
- Tri-National Workforce Pilot
- Resources

## **NASCO COUNCILS**

### **Energy Council**

The NASCO Energy Council promotes initiatives that support North American economic competitiveness by focusing on energy and the environment. Efficiency and environmental sustainability go hand in hand and lead to fuel conservation, improved air quality, reduced impact on freight infrastructure and an enhanced quality of life. The shale gas revolution has dramatically improved the outlook for natural gas supplies, and, with a growing need to reduce emissions, abundant natural gas is ready now to play a greater role in a diverse, clean and independent energy portfolio for North America. Cleaner and emerging energy options, such as hydrogen fuel cells and efficiency standards, could also play a role in promoting energy independence and improving air quality.

- Natural Gas and Fossil Fuel Development
- Energy Infrastructure
- Pricing Climate
- U.S. Regulatory Process
- Energy Trading
- Efficiency Improvement and Emissions Reduction Strategies

### **NASCO Focus Groups**

In addition to our NASCO Councils, we have the following focus groups which meet on an as needed basis to engage on specific projects, collaborate on certain issues, and exchange information on important tri-national initiatives.

- Universities
- Mexico
- Innovation / Technology
- Federal Governments



## MEMORANDUM

**DATE:** January 4, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** Luis Bazan, Bridge Director

A handwritten signature in blue ink, appearing to be "Luis Bazan", is written over the "TO:" and "FROM:" lines.

**SUBJECT: 2016 National Customs Brokers & Forwarders Association of America Membership renewal for \$731.15**

### ISSUE

On December 18, 2015, the Bridge Board approved the 2016 National Customs Brokers & Forwarders Association of America Membership renewal.

### FINANCIAL CONSIDERATION

Total cost is \$731.15.

### STAFF RECOMMENDATION

I recommend that the Pharr International Bridge department be authorized to renew the 2016 National Customs Brokers & Forwarders Association of America membership. The Pharr international Bridge has been a member since 2013.

Please feel free to contact me should the need arise, I am at extension 6116.

THANK YOU



November 11, 2015

City of Pharr International Bridge Department  
9900 S. Cage Blvd.  
Pharr, Texas 78577

Dear Loyal NCBFAA Member,

With the close of 2015 fast approaching, the **National Customs Brokers and Forwarders of America, Inc., (NCBFAA)**, invites you to once again demonstrate your support of the industry, our Association and your professional colleagues by renewing your membership in the NCBFAA. Your decision to participate in, and support the work of, the NCBFAA through your dues says much about your commitment to professional excellence and the future welfare of the international logistics industry. But more than that, you are essential to our mission of serving and representing the industry; without you, we CANNOT provide the advocacy, education and legislative programs so critical to the success of our membership.

By being an NCBFAA Affiliate Member, you have demonstrated your support for this industry and for those who perform the important work needed to support America's supply chains. Our members depend on the quality goods and services that you supply in order to carry out the vital work of moving cargo on behalf of their clients and American commerce. Your contributions to their daily business activities, which encompass all aspects of the transportation logistics industry - air, sea and land - enable our member firms to remain profitable by serving their clients efficiently and their enterprises to remain viable.

By continuing your affiliation with us you will enjoy a number of important benefits:

- Members-only cost savings, including discounted attendance opportunities at conferences, seminars and educational venues;
- Access to the previously members-only weekly *Monday Morning eBriefing (MMeB)* publication; and,
- Continuing education opportunities, including webinars and courses, and remote employee training.

**To facilitate your renewal, please use your Company's Account on the NCBFAA website to process your dues payment after receiving notification via email from our Accounting Department.**

If you require assistance logging into your account, please feel free to contact us directly. You have until January 31, 2016, to submit payment to avoid any interruption in your members-only benefits. In addition, your company will not be included in the *2016 NCBFAA Membership Directory* unless your dues are processed by January 15, 2016, or you affirm in writing to the NCBFAA Membership department that your dues are being processed for payment.

As you may recall, we provided you with a beautifully designed 2015 Membership Certificate earlier this year. Upon paying 2016 dues, you will receive a new 2016 Membership Certificate to proudly display in your office.

In closing, we want to take this opportunity to remind you that as an NCBFAA member, your voice is always heard, and we urge you to work closely with your local elected Board members, our various Committees and other NCBFAA representatives regarding issues of concern to us all. We sincerely thank you for being a part of the NCBFAA in 2015 and really hope you decide to renew your affiliation with us for 2016.

Sincerely,



barbara reilly  
Executive Vice President

Cc: Bruce Goodwin, NCBFAA Membership Chairman  
Chrystal Hunter, NCBFAA Membership Development



### NCBFAA

1200 18th Street, NW, #901, Washington, DC 20036  
Ph: (202) 466-0222 Fax: (202) 466-0226  
www.ncbfaa.org

### Invoice

**BILL TO:** City of Pharr International Bridge Department  
9900 S. Cage Blvd.  
Pharr Texas 78577

**Invoice#:** INV-0042016

**REMIT TO:**  
NCBFAA  
1200 18th Street, NW, #901  
Washington DC 20036  
Phone: (202) 466-0222  
Fax: (202) 466-0226

**PO #:**  
**Processed:** 11/18/2015  
**Reference:**  
**Status:** Unpaid  
**Terms:** NET 30

**SHIP TO:** City of Pharr International Bridge Department  
9900 S. Cage Blvd.  
Pharr Texas 78577

Order Taken By: Kimberly Murphy  
**BALANCE DUE:** \$731.15

Item	Date	Qty	Price	Line Price	Net Line	Credits	Tax
Affiliate Membership	1/1/2016-12/31/2016	1	\$731.15	\$731.15	\$731.15	\$0.00	

Approved

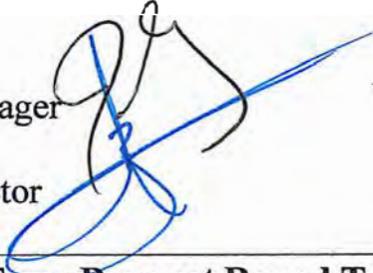
SubTotal:	\$731.15
Tax:	\$0.00
Invoice Total:	\$731.15
Additional Discount:	\$0.00
Received To Date:	\$0.00
<b>Balance Due:</b>	<b>\$731.15</b>

NCBFAA estimates the non-deductible lobbying portion of 2016 membership dues is 9%.

\*\*\*PLEASE REFERENCE INVOICE NUMBER ON REMITTANCE\*\*\*

## MEMORANDUM

**DATE:** January 4, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** Luis Bazan, Bridge Director



**SUBJECT: Texas Produce Hall of Fame Banquet Round Table Sponsorship for \$975**

### ISSUE

On December 18, 2015, the Bridge Board approved the Texas Produce Hall of Fame Banquet Round Table Sponsorship.

### FINANCIAL CONSIDERATION

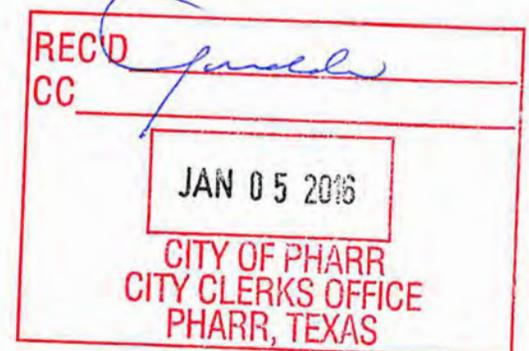
Total cost is \$975.

### STAFF RECOMMENDATION

I recommend that the Pharr International Bridge department be authorized to sponsor the Texas Produce Hall of Fame Banquet Round Table. The Pharr international Bridge has sponsored this event in the past and has been a member of the Texas International Produce Association since 2013. This event belongs to the Texas International Produce Association (TIPA).

Please feel free to contact me should the need arise, I am at extension 6116.

THANK YOU





# Texas Produce

## Hall of Fame Banquet

January 25, 2016

Reception at 6:00pm

Dinner at 7:00pm

## McAllen Country Club

McAllen, Texas

### Sponsorship Form

**Open Bar Sponsor: \$2,500 (2 available)**

*Includes a round table of 10.*

**Round Table Sponsor: \$975**

*Includes a round table of 10 plus a portion of the proceeds go to support the William E. Weeks Agriculture Scholarship*

**Printed Program Ad Sponsor: \$500**

*The program sponsor will have an ad placed on the back of the program. A camera-ready ad will need to be provided no later than December 31st.*

**Individual Passes: \$75**

*Ticket for the Hall of Fame event.*

**Name:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_



## MEMORANDUM

**DATE:** January 4, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** Luis Bazan, Bridge Director

**SUBJECT: NASCO OUTLOOK 2016 Advertising Guide for \$1,500**

### ISSUE

On December 18, 2015, the Bridge Board approved the NASCO OUTLOOK 2016 Advertising Guide.

### FINANCIAL CONSIDERATION

Total cost is \$1,500.

### STAFF RECOMMENDATION

I recommend that the Pharr International Bridge department be authorized to advertise in the NASCO OUTLOOK 2016 Guide. The Pharr international Bridge has advertised in it since 2013.

Please feel free to contact me should the need arise, I am at extension 6116.

THANK YOU

REC'D CC	
JAN 05 2016	
CITY OF PHARR CITY CLERKS OFFICE PHARR, TEXAS	



**NASCO**

**NORTH AMERICAN STRATEGY FOR COMPETITIVENESS**

4347 W. Northwest Highway / Suite 130-250

Dallas, Texas 75220

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

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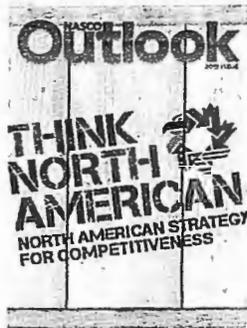
# **NASCO OUTLOOK**

**2016**

# **ADVERTISING GUIDE**

---

## NASCO Outlook Annual Publication



Since 2010, we have created our very own NASCO Outlook publication with the help of Jump Communications Design. The 2010 – 2015 editions have been a huge success and thousands of copies have been distributed throughout North America and beyond. The NASCO Outlook appears on our NASCO website, annual conference, regional meetings, is sent to all member prospects, and is used at the many speaking engagements we participate in throughout the year.

Advertising in this guide increases your business' visibility and underscores the key role of your location, corporate, and business advantages. With your advertising support, you will gain greater recognition and attention from investors, potential business partners and customers across North America.

**Publication Date:** Annually, January

**Size:** 8.0" x 11.0" magazine style

**Color:** Full color

**Quantity:** 2,500 copies printed

**Audience:** High level representatives - international leaders, decision makers and key authorities, all modes of transportation, logistics and distribution firms, economic & workforce development agencies, real estate developers, shippers and freight forwarders, security, tracking and technology solution providers, maritime & inland ports, oil & gas industry

### **Distribution:**

NASCO Membership

NASCO Regional Meetings

NASCO Conferences

Potential members & businesses

Speaking engagements throughout the U.S., Mexico and Canada

### **Ad Rates & Dimensions:**

Size Dimensions (W x H) / Price

All ads 4 Color (CMYK)

1/4 page 3.6875" x 5.125" / \$750 USD

1/2 page 7.5" x 5.125" / \$1,500 USD

Full page 7.5" x 10.375" / \$3,000 USD

Ask about non-member rates!

### **Artwork Specifications**

Trim size: 7.875" W x 10.75" H

Bleed size: 8.125" W x 11" H

Design/ad creation services are available upon request for additional fee. Pricing is as follows:  
Full page ad - \$425.00; 1/2 page ad - \$340.00; 1/4 page ad - \$255.00.

### **Material Requirements**

Artwork should be provided to size, 4-color process (CMYK) at 300 dpi. High resolution images should be used when possible. Low resolution/screen images print poorly and NASCO claims no responsibility for quality of ad if low resolution/screen images are used.

Final art should be provided in PDF, EPS, TIF or JPG.

**Please note: Native files will not be accepted.**

Please convert all type and fonts to outlines before rendering final art. We suggest saving a version of the ad with type and fonts intact before converting type to outlines.

Ads that do not meet specifications may be rejected and new materials requested (at advertiser's expense). Ads submitted by client that require correction or manipulation to meet specifications will be charged a rate of \$85/hour (1 hour minimum).

### **Ad Deadline**

Press-ready art/ads should be received by publication no later than:  
**Friday, December 11, 2015 by 5pm CST**

### **Shipping Instructions**

Ads should be emailed to [rachel@nasconetwork.com](mailto:rachel@nasconetwork.com)

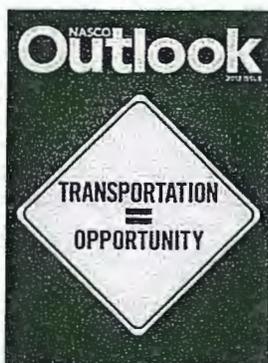
### **Questions?**

Contact:

Rachel Connell, Director of Membership & Events

T 214.744.1006

E [rachel@nasconetwork.com](mailto:rachel@nasconetwork.com)





**MEMORANDUM**

**DATE:** January 6, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** Luis Bazan, Bridge Director

**SUBJECT: Discussion and action, if any, on authorizing to advertise for bids to repair the bridge expansion joints.**

**ISSUE**

On December 18, 2015, the Bridge Board approved the authorization to advertise for bids to repair the bridge expansion joints.

**FINANCIAL CONSIDERATION**

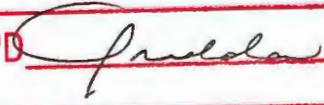
Total cost for the Expansion Joint repair \$200,000.

**STAFF RECOMMENDATION**

I recommend that the Pharr International Bridge department be authorized to advertise for bids to repair the bridge expansion joints. The plans and specifications are completed and the estimated construction cost is about \$200.000.

Please feel free to contact me should the need arise, I am at extension 6116.

THANK YOU

REC'D   
CC  
JAN 06 2016  
CITY OF PHARR  
CITY CLERKS OFFICE  
PHARR, TEXAS



## Memorandum

**To:** Bridge Board

**From:** William F. Ueckert Jr., P.E. - City Engineer

**Date:** January 14, 2015

**Re:** **Agenda Item - Consideration and action, if any, authorizing to advertise for bids to repair the bridge expansion joints.**

---

Bridge Board:

I am requesting to advertise for the repair of the bridge expansion joints. The plans and specifications are completed and the estimated construction cost is about \$200,000. See attached estimate from the engineer.

**PHARR-REYNOSA INTERNATIONAL BRIDGE / SEALED EXP. JOINT REPAIR**  
 100% DESIGN SUBMITTAL - OPINION OF PROBABLE COST - NOVEMBER 11, 2014

EST ITEM #	Item Description	QTY	UNIT	UNIT PRICE	EXTENSION
1	SEJ REPAIR TYPE 1	62.8	lf	\$ 750.00	\$ 47,100
2	SEJ REPAIR TYPE 2	107.4	lf	\$ 1,000.00	\$ 107,400
3	MOBILIZATION	1	ls	\$ 17,200.00	\$ 17,200
4	BARRICADES, SIGNS AND TRAFFIC HANDLING	4	mo	\$ 4,500.00	\$ 18,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 189,700</b>
Contingency 5%					\$ 9,485
<b>Construction Total</b>					<b>\$ 199,185</b>

## MEMORANDUM

**DATE:** January 7, 2016

**TO:** Juan G Guerra, City Manager

**FROM:** Roel Garza, Parks and Recreation Director 



**SUBJECT: Request for Professional Services to update the existing  
Comprehensive Parks Master Plan**

### ISSUE

The City of Pharr is seeking to identify qualified firms to assist the City of Pharr with the preparation to update the existing Comprehensive Parks Master Plan. The purpose of this plan is to identify and establish the new parks and recreation priorities, goals, and objectives, and new facility concepts and standards. The current adopted plan was adopted by the city in 2008 and demographics and needs have changed and in order to take full advantage of grant opportunities that are available we must have an updated plan to fulfill the requirements for any grant submission.

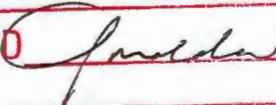
### FINANCIAL CONSIDERATION

The requested item will require a budget adjustment from line items AAU Competition from account # 01-522-5523 to Contractual Services 01-522-5530.

### STAFF RECOMMENDATION

Staff recommends that the City Commission consider the request to update the existing Parks Master Plan.

THANK YOU

REC'D   
CC

JAN 07 2016

CITY OF PHARR  
CITY CLERKS OFFICE  
PHARR, TEXAS



**MEMORANDUM**

**DATE:** January 7, 2016 Date of Meeting: January 11, 2016

**TO:** Mayor and Commissioners  
**THRU:** Juan G. Guerra, City Manager  
**FROM:** Hilda Pedraza, City Clerk

*(Handwritten initials)*

**Special Event Application by Carson & Barnes Circus to hold a circus from February 19, 2016 to February 21, 2016**

**ISSUE**

A special event application by Carson & Barnes Circus to conduct a circus from Friday, February 19, 2016 to Sunday, February 21, 2016 was received in our office on today, Thursday, January 07, 2016. Ordinance No. O-2013-20 Section 3(a) states "Not less than forty-five (45) days before the date on which a public amusement is to be held, any persons or representatives of the organized activity shall file a permit or license application with the City Clerk's office."

Since application did not meet the 45-day deadline, it is being presented to the City Commission and the City Commission shall in its discretion approve or deny such application.

**STAFF RECOMMENDATION**

Approve as submitted or discuss with City Commission.

**ALTERNATIVES**

Not to approve the application.

REC'D *(Signature)*  
CC  
JAN 07 2016  
CITY OF PHARR  
CITY CLERKS OFFICE  
PHARR, TEXAS



**SPECIAL EVENT APPLICATION  
(FOR CARNIVALS, CIRCUSES OR MASS GATHERINGS)**

*SUBMIT THIS APPLICATION NOT LESS THAN 45 DAYS PRIOR TO THE EVENT*

1. Dates of Event: 2/19 - 2/21/2016
2. Time of the Event: 2:00, 5:00 + 8:00
3. General Description of the Event: Traveling Big Top Circus, clowns, flying trapeze, jugglers, elephants, dogs, horses, aerialists, petting zoo, concessions

4. Local Representatives, Promoters, Owners, and Vendors associated with the Activity:

NAME:	ADDRESS:	PHONE #:
<u>Rudy Neal</u>	<u></u>	<u>956-975-8104</u>
<u>Subhash Bose</u>	<u></u>	<u>956-467-8360</u>
<u>Carson &amp; Barnes</u>	<u></u>	<u>580-326-2233</u>

5. Owner(s) of the real property on which the event will be located:

Subhash & Sarojini Bose

6. The specific description of the property on which the event will be held:

Empty lot next to the Aragon Club  
1200 W. Nolana Loop Pharr, TX 78577

7. Maximum number of people expected to attend: 1400 per show (Attendance shall be limited to that number)

8. Description of each step sponsor has taken to insure minimum standards of sanitation and health during the activity (please state whether sponsor has contacted the Health Department regarding said event):

We have our own portable toilets that we carry with us.  
The toilets are emptied at a dump station.  
We will contact the local health dept. for a food permit

9. Description of each step the sponsor has taken to guard against hazards of fire and smoke and a plan for orderly disbursement of people in the event of a fire (please state whether sponsor has met with the Fire Marshal regarding said event):

See attached Fire Evacuation/Safety Procedures  
we will contact the fire marshal in advance of the event

10. Description of all preparations being made to provide traffic control on the public streets in and around said event (please indicate whether sponsor has spoken with the Traffic Safety Coordinator regarding said event):

See attached security procedures

11. Description of all preparations made to provide adequate medical and nursing care for said event:

see attached security procedures

12. Description of the plan and activity parking and locations used solely for parking for said event:

see attached security and parking procedures

13. Description of all preparations being made to protect the physical safety of people attending said event (please indicate whether sponsor has spoken with the Police Department regarding said event):

See attached fire evacuation/safety procedures  
and security procedures. we will contact the police  
dept in advance of the event.

14. Documentation required for processing of application per Pharr City Ordinance:

- a) A non-refundable application fee of \$500.00 shall accompany this application.
- b) A copy of the general and/or special liability insurance policy and declarations and/or bonds (\$1,000,000) covering event and activity personnel, visitors, invitees, and participants.
- c) A copy of the agreement between the property owners and event representatives or promotions.

I, KRISTIN PARRA, Promoter/Sponsor, hereby agree to abide by any and all City Ordinances including but not limited to the City of Pharr Ordinance No. O-2013-20 and I hereby acknowledge that I have read Ordinance No. O-2013-20.

Signed this 5<sup>th</sup> day of January, 2016

Kristin M. B. Parra  
Promoter/Sponsor

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_

Application shall be subject to review by the following departments:

( ) approved

( ) denied

( ) approved

( ) denied

\_\_\_\_\_  
Director of Planning and Zoning Department

\_\_\_\_\_  
Director of Public Works Department

( ) approved

( ) denied

( ) approved

( ) denied

\_\_\_\_\_  
Fire Chief

\_\_\_\_\_  
Police Chief

( ) approved

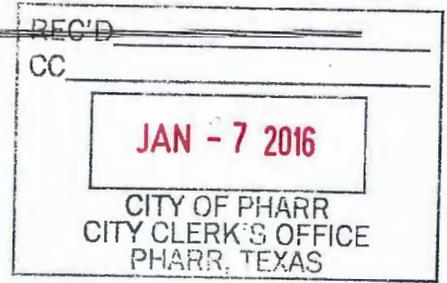
( ) denied

( ) approved

( ) denied

\_\_\_\_\_  
Health Department

\_\_\_\_\_  
City Manager





P O Box J - Hugo, OK 74743  
Phone: 580-326-2233  
Fax: 580-326-7466

As per our phone conversation, Carson & Barnes Circus would like to use approximately 300' by 500' of land at:

1200 W. Wilana Loop

In the City of: Phenix, TX

On the date(s) of: February 11-21, 2016

Grounds are to be used for a tented CIRCUS performance(s).

For use of these grounds, the CIRCUS agrees to pay the sum of: \$ 2,500.00 and clean up after the performance(s). We have our own light generators for electricity, but we will need access to water.

WE WILL PROVIDE FREE TICKETS FOR CHILDREN (11 YEARS AND UNDER.)

Also, please find a copy of our PUBLIC LIABILITY INSURANCE.

*Thanking you in advance for your kind and courteous attention to this matter!*

Sincerely:

Summer Bates  
Agent for CIRCUS

Sultharth Bose 11/24/15  
Authorized Signature

956-467-8360  
Phone Number

RUDY LEAL 956-975-8114  
Alternate Contact & Phone Number

1200 W Nolana Loop, Pharr, TX 78577  
Street View · Search nearby

Aragon Music Hall



PARKING AREA

W Nolana Loop

Earling Rd

W Nolana Loop

Earling Rd



P.O. Box J  
Hugo, OK 74743  
Ph: 580-326-2233 Fax: 580-326-7466

## FIRE EVACUATION/SAFETY PROCEDURES

To Whom It May Concern,

Carson & Barnes Circus believes that putting on a good show doesn't just mean great entertainment but, providing a safe and secure atmosphere for our patrons. We have taken every precaution necessary to insure that, incase of an emergency, everyone in attendance is guided to safety in an orderly and calm manner.

Before every show, our Ringmaster points out each of our exits and explains that "Incase of emergency, proceed to the nearest exit." Each member of our staff is well prepared and ready to guide people to safety in any case of a fire, tornado, etc...

Throughout the circus tent we have five exits, six fire extinguishers, and personnel assigned to each section of the tent incase of a fire/safety breach.

Again, safety plays a key role in putting on a good show. Making our guests feel as comfortable and safe as possible is of the utmost importance to us here at Carson & Barnes.

Sincerely,

Jeff Jones  
Advance Logistical Coordinator  
Carson & Barnes Circus



P.O. Box J  
Hugo, OK 74743

Phone: 580.326.2233 Fax: 580.326.2233

## Carson & Barnes Circus - Security Procedures

To Whom It May Concern:

The Carson & Barnes Circus has been providing quality family entertainment for over 70 years. The security and safety of our patrons is our number one concern. We want our audience to fully enjoy their traditional circus experience.

Throughout the entire circus grounds we have security personnel who monitor the general public. There is fencing in certain areas that keep the general public from entering "employee only" areas. These fences are also used around the areas that house the animals to help insure the general public does not have access to the animals. Our circus carries our own generator and lighting systems. This helps assure that where the public is allowed is well lit. Security personnel are also equipped with two-way radios (with the base being the main office). In the case of an emergency, these radios would be used to notify the proper officials. We, at Carson & Barnes Circus, understand that in order for Carson & Barnes Circus to be allowed to perform, all local, state and federal requirements must be met and inspected by the designated officials.

There are also designated personnel for directing traffic and parking.

For further inquiries, please call me at 580.326.2233. Thank you for your time and attention.

Sincerely,

Kristin Parra  
Treasurer, CBC



P O Box J - Hugo, OK 74743  
Phone: 580-326-2233  
Fax: 580-326-7466

## Traffic and Parking Procedures

To Whom It May Concern:

The Carson & Barnes Circus has been providing quality family entertainment for over 70 years. They have a standard plan and procedure for setting up the tent and all equipment. They have a spot designated for parking, including parking at the entrance of the tent for anyone needing handicap accessibility. They have designated personnel who manage the traffic flow in and out of the site and direct the cars where to park in order to keep things moving in a safe and orderly fashion. Personnel are equipped with two-way radios to communicate any problems and call for emergency back up if needed. In the event of a problem, police, fire or EMT will be notified.

Carson & Barnes also has certified crowd control managers to assist with the general public. The safety of our patrons is our number one concern.

Sincerely,

DeeDee Atwood  
Events Coordinator



“Triple Crown City”



MAYOR  
Ambrosio “Amos” Hernández

COMMISSIONERS  
Eleazar Guajardo  
Roberto “Bobby” Carrillo  
Oscar Elizondo, Jr.  
Edmund Maldonado, Jr.  
Ricardo Medina  
Mario Bracamontes

CITY MANAGER  
Juan G. Guerra, CPA

Executive Summary Letter

January 11, 2016

Conditional Use Permit for ABC –

Rosita’s Mexican Kitchen

Background:

Blanca Lopez, d/b/a Rosita’s Mexican Kitchen, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 3rd renewal for Rosita’s Mexican Kitchen

The property is located at 915 West Ferguson. 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.

P:\Admin\MY FILES\CUPS\Renewal-Rosita's Mexican Kitchen



## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES  
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –  
FILE NO. **CUP#120963** (ROSITA'S MEXICAN KITCHEN)

---

### GENERAL INFORMATION:

**APPLICANT:** Blanca Lopez, d/b/a Rosita's Mexican Kitchen, 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 the S150' of Lots 9 and 10 and all of Lots 11, 12, 13, 14, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 915 West Ferguson.

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

<b>FIRE MARSHAL:</b>	Recommends approval of the Conditional Use Permit. (See attached memo)
----------------------	--

**POLICE CHIEF:**

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

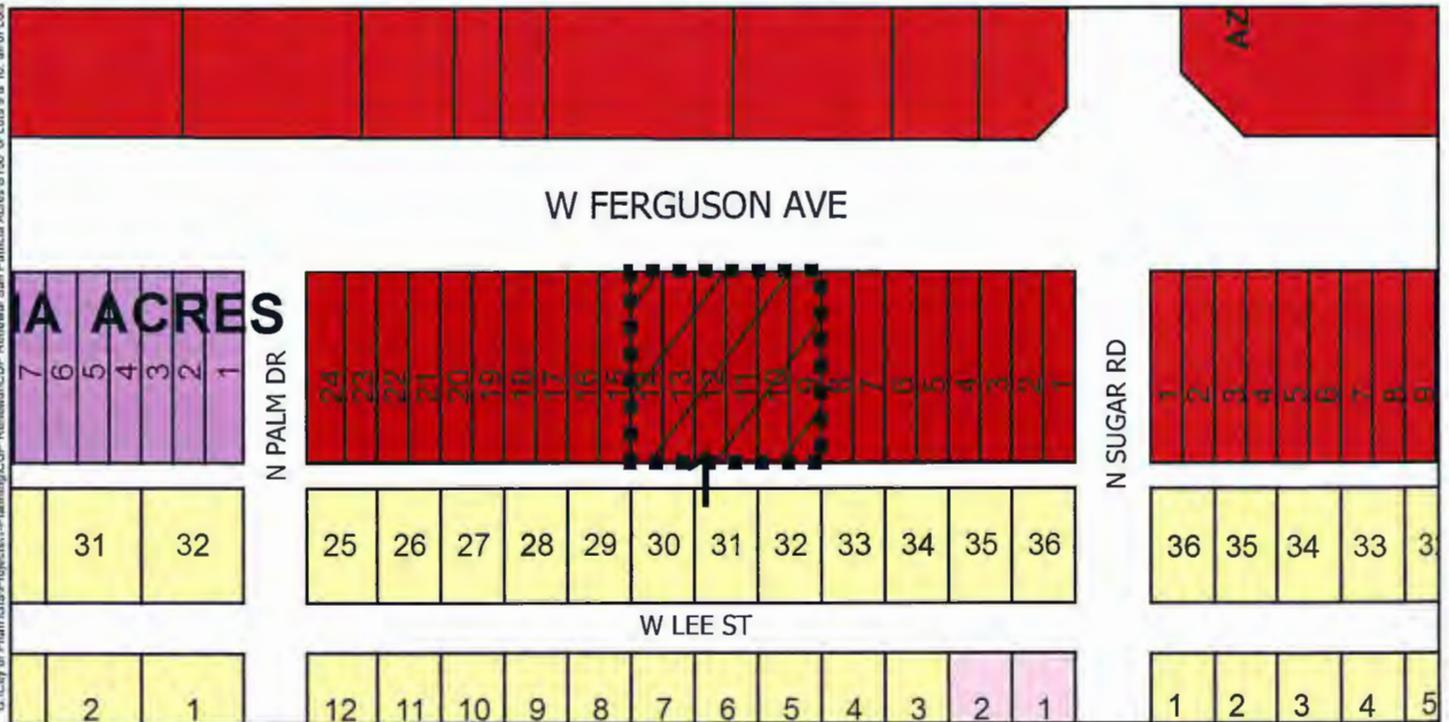
**PLANNING DEPT.:**

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

**DEVELOPMENT SERVICES STAFF RECOMMENDATIONS:**

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

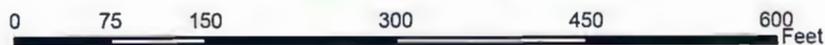
Conditional Use Permit Renewal  
 San Patricia Acres S150' of Lots 9 & 10,  
 all of Lots 11-14, BLK 1  
 Rosita's Mexican Kitchen / Blanca Lopez



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

Scale: 1 inch = 150 feet



Date: 10/28/2015





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

December 22, 2015

ROSITA'S MEXICAN KITCHEN  
915 W FERGUSON  
PHARR, TX 78577

**INSPECTION STATUS - PASSED**

An inspection of your facility on Dec 22, 2015 revealed no violations.

---

2960 EDUARDO LUGO  
Inspector

---



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



To: Melanie Cano, Interim Director City Planning   
 From: Joel Robles, Asst. Chief of Police  
 Date: 10/07/2015  
 Re: Conditional use Permit Renewal for ABC – File No. CUP#120963 (Rosita’s Mexican Kitchen)

Blanca Lopez,  d/b/a Rosita’s Mexican Kitchen, is applying for 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: The S150’s of Lots 9 and 10 and all of Lots 11,12,13,14, Block 1, San Patricia Subdivision Pharr, Hidalgo County, Texas  
 Physical Address: 915 W. Ferguson – Contact Number: 

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

**REPLY**

**Ms. Cano, 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: 10/07/2015   
 PHARR DEVELOPMENT SERVICES DEPT.

OCT 07 2015



## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2016

**TO:** MAYOR AND CITY COMMISSION

**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

**SUBJECT:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –  
FILE NO. **CUP#120963** (ROSITA'S MEXICAN KITCHEN)

---

Blanca Lopez, d/b/a Rosita's Mexican Kitchen, 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 S150' of Lots 9 and 10 and all of Lots 11, 12, 13, 14, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas.

Physical address: 915 West Ferguson.

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



“Triple Crown City”



MAYOR  
Ambrosio “Amos” Hernández

COMMISSIONERS  
Eleazar Guajardo  
Roberto “Bobby” Carrillo  
Oscar Elizondo, Jr.  
Edmund Maldonado, Jr.  
Ricardo Medina  
Mario Bracamontes

CITY MANAGER  
Juan G. Guerra, CPA

## Executive Summary Letter

January 11, 2016

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 16th 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.

P:\Admin\CUPs\ABC\_R LIMON dba PONCHO'S RESTAURANT\_1999

## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES  
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –  
FILE NO. **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)
<b>FIRE MARSHAL:</b>	Recommends approval of the Conditional Use Permit. (See attached memo)

**POLICE CHIEF:**

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

**PLANNING DEPT.:**

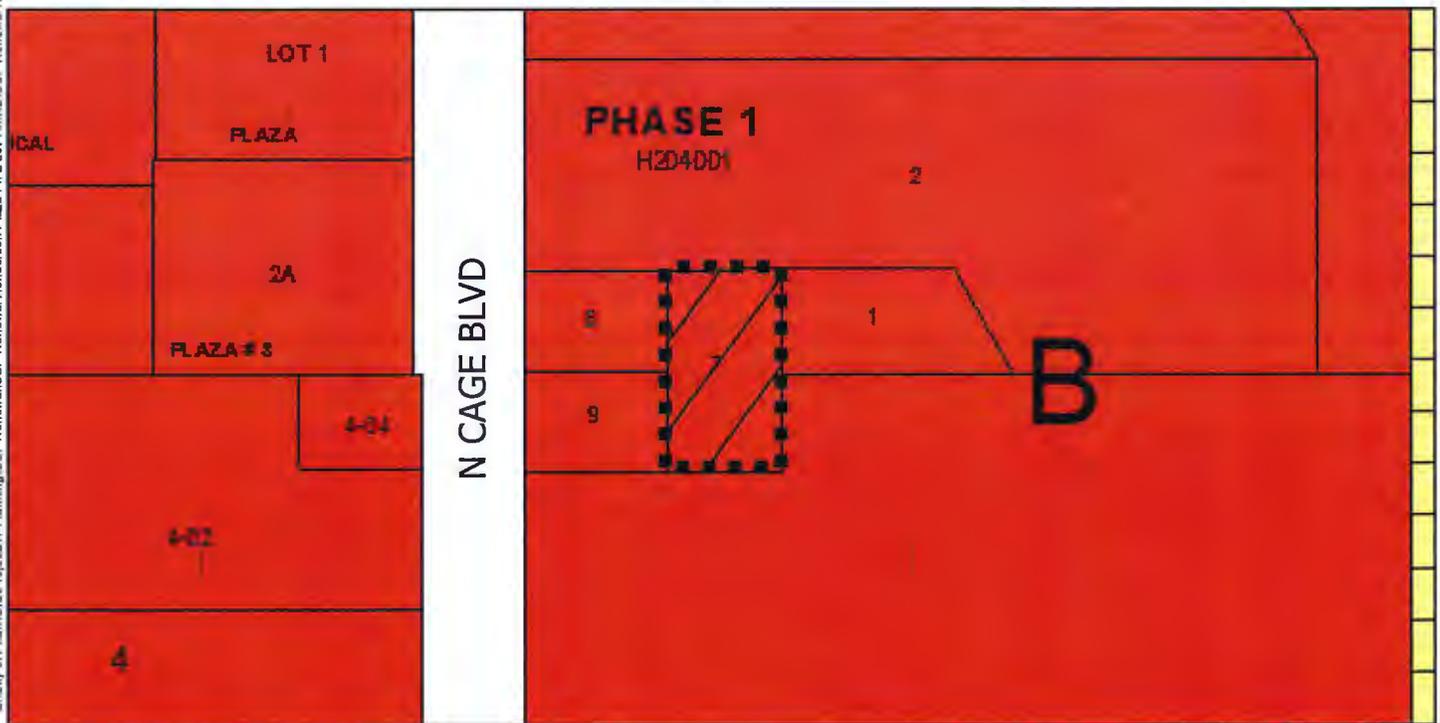
Recommends approval of the Conditional Use Permit. (See attached memo)

**DEVELOPMENT SERVICES STAFF RECOMMENDATIONS:**

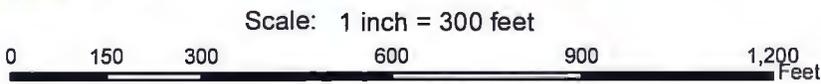
Development Services Staff is recommending **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to applicant and site being in compliance with all City Ordinances and City Department requirements.



E:\City of Pharr\GIS\Projects\1-Planning\CUP Renewal\CUP Renewal Henderson Plaza Ph 2 Lot 7.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  
COMMUNITY PLANNING & DEVELOPMENT  
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT  
INSPECTION FORM**

3369

OWNER/APPLICANT: Rolando Limon PHONE: 956-752-9991  
 ADDRESS: 504 N. Cage  
 TYPE OF BUSINESS: Restaurant NAME OF BUSINESS: Poncho's Restaurant  
 LEGAL: Lot SUBD.: Hemphill Plaza Subd. Ph II  
Pearl & Robalco Co. LLC

EXISTING BUILDING \_\_\_\_\_  
 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  YES \_\_\_\_\_ NO

**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) 150  OK \_\_\_\_\_ SUBSTANDARD  
 2. NUMBER OF EXITS 2  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  OK \_\_\_\_\_ SUBSTANDARD  
 3. SHUT-OFF VALVE  OK \_\_\_\_\_ SUBSTANDARD  
 4. VENT  OK \_\_\_\_\_ SUBSTANDARD

**GAS SYSTEM**  OK \_\_\_\_\_ SUBSTANDARD  
**PREMISE**  OK \_\_\_\_\_ SUBSTANDARD  
**GARBAGE CONTAINER**  OK \_\_\_\_\_ SUBSTANDARD

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

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_

PREPARED BY: [Signature] DATE: 11-18-15  
 RECEIVED BY: [Signature] DATE: 11-18-15

**RECEIVED**  
 PHARR DEVELOPMENT SERVICES DEPT.  
 NOV 20 2015

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

(M)

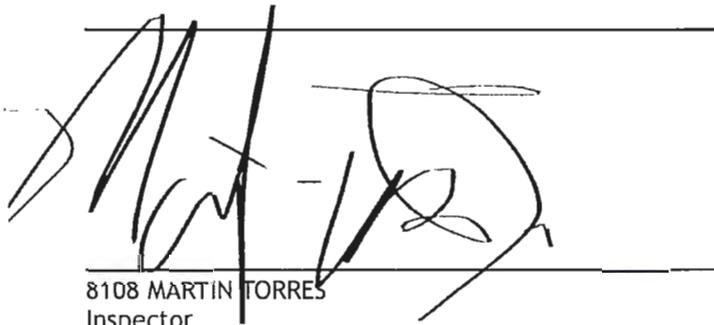
November 19, 2015

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

INSPECTION STATUS - PASSED

An inspection of your facility on Nov 19, 2015 revealed no violations.

Inspection Note At time of inspection building was found to be in reasonable compliance.

  
8108 MARTIN TORRES  
Inspector

  
Jose Bernardo Mata Sanchez



"Triple Crown City"



**POLICE CHIEF**  
**Ruben Villegas**

To: Melanie Cano, Interim Director City Planning  
From: Joel Robles, Asst. Chief of Police  
Date: 11/18/2015  
Re: Conditional use Permit Renewal for ABC – File No. CUP#991129 (Poncho’s Restaurant)

Rolando Limon, [REDACTED], 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.
- **Contact Number:** [REDACTED]

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

**REPLY**

Ms. Cano, 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 tags 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.

**Asst. Chief of Police**

  
 \_\_\_\_\_  
**Joel Robles**  
**Office: 956-784-7739**  
**Mobile: 956-878-3233**  
[joel.robles@pd.pharr-tx.gov](mailto:joel.robles@pd.pharr-tx.gov)

**RECEIVED**  
PHARR DEVELOPMENT  
SERVICES DEPT.

NOV 18 2015

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



## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2016

**TO:** MAYOR AND CITY COMMISSION

**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

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

---

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

“Triple Crown City”



MAYOR  
Ambrosio "Amos" Hernández

COMMISSIONERS  
Eleazar Guajardo  
Roberto "Bobby" Carrillo  
Oscar Elizondo, Jr.  
Edmund Maldonado, Jr.  
Ricardo Medina  
Mario Bracamontes

CITY MANAGER  
Juan G. Guerra, CPA

Executive Summary Letter

January 11, 2016

Conditional Use Permit **Renewal** for ABC – Regency Hall

Background:

Mauricio Jaramillo, d/b/a Regency Hall, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 12th renewal for Regency Hall.

The property is located at 207 East Ferguson Avenue. It is zoned Heavy Commercial District (H-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 beverage for on-premise consumption.

P:\Admin\MY FILES\CUPS\ABC\ABC\_M JARAMILLO dba REGENCY HALL\_2004

## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES  
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –  
FILE NO. **CUP#041278** (REGENCY HALL)

---

### GENERAL INFORMATION:

**APPLICANT:** Mauricio Jaramillo, d/b/a Regency Hall, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

**LEGAL DESCRIPTION:** The property is legally described as Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 207 East Ferguson Avenue.

**ZONING:** The property is currently zoned Heavy-Commercial District (H-C). The property to the north is zoned Single-Family Residential District for small lots (R-1A), the property to the south is zoned Single-Family Residential District (R-1) and the property to the east and west is zoned Heavy-Commercial District (H-C). The area is generally designated for commercial and residential use in the Land Use Plan.

**COMMENTS:**

<b>CODE ENFORCEMENT</b>	Recommends approval of the Conditional Use Permit. (See attached memo)
-------------------------	--

<b>FIRE MARSHAL:</b>	Recommends approval of the Conditional Use Permit. (See attached memo)
----------------------	--

**POLICE CHIEF:**

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

**PLANNING DEPT.:**

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

**DEVELOPMENT SERVICES STAFF RECOMMENDATIONS:**

Development Services Staff is recommending **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption Heavy Commercial District (H-C) subject to the site and applicant being in compliance with all other City Ordinances and City Department requirements.



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

3390

OWNER/APPLICANT: Mauricio Jaramillo PHONE: 956-292-8632  
 ADDRESS: 207 E. Ferguson  
 TYPE OF BUSINESS: Dance Hall NAME OF BUSINESS: Regency Hall  
 LEGAL: Lot 10 and 11 SUBD.: Maric Business Center

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) \_\_\_\_\_ 500 \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 2. NUMBER OF EXITS \_\_\_\_\_ 4 \_\_\_\_\_ 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  
     Storage  
 2. T.P. VALVE & DRAIN \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 3. SHUT-OFF VALVE \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
 4. VENT \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

**GAS SYSTEM** \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
**PREMISE** \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD  
**GARBAGE CONTAINER** \_\_\_\_\_ OK \_\_\_\_\_ SUBSTANDARD

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

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

1 \_\_\_\_\_  
 2 Building At Time of inspection  
 3 Found to be in Reasonable Compliance  
 4 with building codes  
 5 \_\_\_\_\_

PREPARED BY: Ed of Gomez DATE: 12/16/15  
 RECEIVED BY: Mauricio Jaramillo DATE: 12/16/15

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 22, 2015

ROSITA'S MEXICAN KITCHEN  
915 W FERGUSON  
PHARR, TX 78577

**INSPECTION STATUS - PASSED**

An inspection of your facility on Dec 22, 2015 revealed no violations.

---

2960 EDUARDO LUGO  
Inspector

**RECEIVED**  
PHARR DEVELOPMENT  
SERVICES DEPT.

DEC 22 2015

To: Melanie Cano, Interim Director City Planning  
From: Joel Robles, Asst. Chief of Police  
Date: 12/10/2015  
Re: Conditional use Permit Renewal for ABC – File No. CUP#041278 (Regency Hall)

Mauricio Jaramillo [REDACTED], d/b/a Regency Hall, is requesting renewal of the Condition Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Heavy Commercial District (H-C). The property is more fully described as follows:

- **Legal Description:** Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 207 E. Ferguson Ave.
- **Contact Number:** [REDACTED]

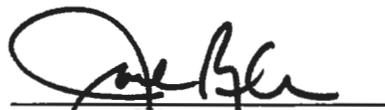
In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

**REPLY**

Ms. Cano, 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 tags 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.

**Asst. Chief of Police**



Joel Robles  
Office: 956-784-7739  
Mobile: 956-878-3233  
[joel.robles@pd.pharr-tx.gov](mailto:joel.robles@pd.pharr-tx.gov)





## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

**SUBJECT:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –  
FILE NO. **CUP#041278** (REGENCY HALL)

---

Mauricio Jaramillo, d/b/a Regency Hall, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as follows:

**Legal description:** Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas.

**Physical address:** 207 East Ferguson Avenue.

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



MAYOR  
Ambrosio "Amos" Hernández

COMMISSIONERS  
Eleazar Guajardo  
Roberto "Bobby" Carrillo  
Oscar Elizondo, Jr.  
Edmund Maldonado, Jr.  
Ricardo Medina  
Mario Bracamontes

CITY MANAGER  
Juan G. Guerra, CPA

## Executive Summary Letter

January 11, 2016

Conditional Use Permit for ABC –

Cantina Bar and Grill

### Background:

Jasmin Lopez, d/b/a Cantina Bar and Grill, is requesting 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 Cantina Bar and Grill.

The property is located at 6905 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

### Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverage for on-premise consumption.

P:\Admin\MY FILES\CUPs\ABC-Cantina Bar and Grill\_JLopez

## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES  
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT & LATE HOURS PERMIT **RENEWAL** FOR  
ABC – FILE NO. **CUP#141273** (CANTINA BAR AND GRILL)

---

### GENERAL INFORMATION:

**APPLICANT:** Cantina Bar and Grill, 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).

**LEGAL DESCRIPTION:** The property is legally described as Lot 187 Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 6905 South Jackson Road.

**ZONING:** The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits to the west. The area is generally designated for commercial use in the Land Use Plan.

**COMMENTS:**                      **CODE COMPLIANCE:**                      Recommends approval of the Conditional Use Permit. (See attached memo)

**FIRE MARSHAL:**                      Recommends approval of the Conditional Use Permit. (See attached memo)

**POLICE CHIEF:**

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

**PLANNING DEPARTMENT:**

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

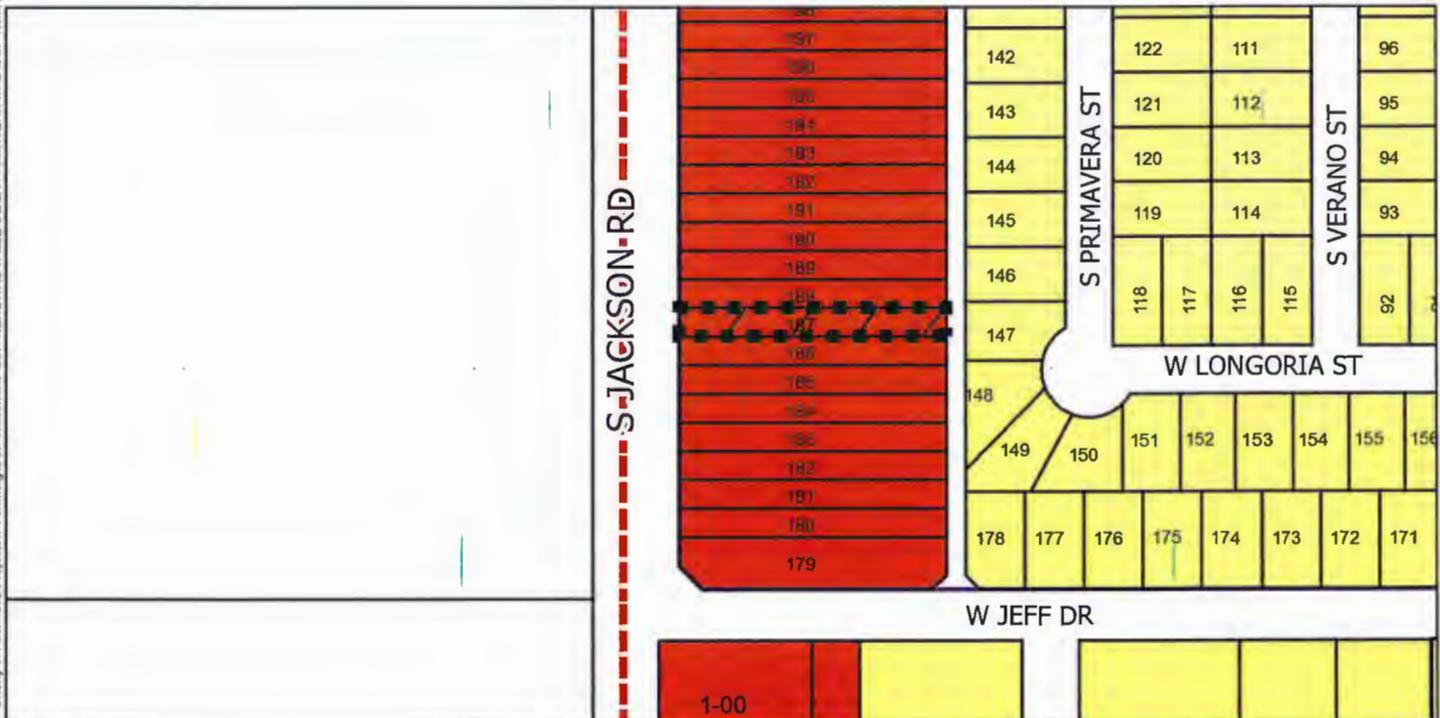
**DEVELOPMENT SERVICES STAFF RECOMMENDATIONS:**

Development Services Staff is recommending **approval** of the request for a 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 the site and applicant being in compliance with all other City Ordinances and City Department requirements.

Conditional Use Permit Renewal  
 Lot 187, Valle de la Primavera Subdivision  
 Cantina Bar & Grill/Jasmin Lopez



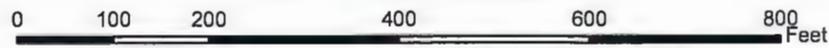
G:\City of Pharr\GIS\Projects\187-CUP Renewal\187-CUP Renewal\187-CUP Renewal Base.mxd



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

Scale: 1 inch = 200 feet



Date: 12/22/2015

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

3382

OWNER/APPLICANT: JASMIN LOPEZ PHONE: 325-3491  
 ADDRESS: 6905 S JACKSON  
 TYPE OF BUSINESS: BAR GRILL NAME OF BUSINESS: CANTINA BAR GRILL  
 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 \_\_\_\_\_  SUBSTANDARD  
 2. WALLS: - EXTERIOR \_\_\_\_\_  SUBSTANDARD  
           - INTERIOR \_\_\_\_\_  SUBSTANDARD  
 3. CEILING \_\_\_\_\_  SUBSTANDARD  
 4. ROOF \_\_\_\_\_  SUBSTANDARD

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

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

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

**MECHANICAL:**  
 1. REGISTERS \_\_\_\_\_  SUBSTANDARD  
 2. GRILL \_\_\_\_\_  SUBSTANDARD  
 3. DRAIN \_\_\_\_\_  SUBSTANDARD  
 4. EQUIPMENT \_\_\_\_\_  SUBSTANDARD

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

**WATER HEATER:**  
 1. LOCATION STORAGE  SUBSTANDARD  
 2. T.P. VALVE & DRAIN \_\_\_\_\_  SUBSTANDARD  
 3. SHUT-OFF VALVE \_\_\_\_\_  SUBSTANDARD  
 4. VENT N.P. FLEC  SUBSTANDARD

**GAS SYSTEM** PROPANE  SUBSTANDARD  
**PREMISE**  SUBSTANDARD  
**GARBAGE CONTAINER** DUMPSHEV  SUBSTANDARD

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

**BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:**  
 1. PREMISE WAS IN REASONABLE CONDITION AT TIME  
 2. OF INSPECTION  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_

PREPARED BY: [Signature] DATE: 12-9-15  
 RECEIVED BY: [Signature] DATE: 12-9-15

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.

RECEIVED  
 PHARR DEVELOPMENT  
 SERVICES DEPT.  
 DEC 10 2015



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

December 14, 2015

CANTINA BAR & GRILL  
6905 S JACKSON, SUITE B  
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Dec 14, 2015 revealed no violations

1602 ROGELIO RODRIGUEZ  
Inspector

Mario Zuniga

RECEIVED  
PHARR DEVELOPMENT  
SERVICES DEPT.

DEC 14 2015



“Triple Crown City”



**POLICE CHIEF**  
**Ruben Villescascas**

To: Melanie Cano, Interim Director City Planning  
From: Joel Robles, Asst. Chief of Police  
Date: 12/23/2015  
Re: Conditional use Permit Renewal for ABC – File No. CUP#141273 (Cantina Bar & Grill)

Jasmin Lopez (redacted), d/b/a Cantina Bar and Grill, is requesting renewal of the Condition 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 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 6905 S. Jackson Rd.
- **Contact Number:** (redacted)

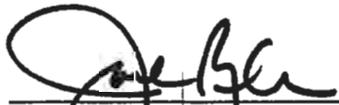
In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

**REPLY**

**Ms. Cano, 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 tags 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.

**Asst. Chief of Police**

  
 \_\_\_\_\_  
 Joel Robles  
 Office: 956-784-7739  
 Mobile: 956-878-3233  
[joel.robles@pd.pharr-tx.gov](mailto:joel.robles@pd.pharr-tx.gov)





## MEMORANDUM

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**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

**SUBJECT:** CONDITIONAL USE PERMIT & LATE HOURS PERMIT **RENEWAL** FOR  
ABC – FILE NO. **CUP#141273** (CANTINA BAR AND GRILL)

---

Cantina Bar and Grill, 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: Lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

Physical Address: 6905 South Jackson Road.

Planning staff is recommending **approval** of the request for a Conditional Use Permit and Late Hours Permit provided site and applicant being in compliance with all City Ordinances and City Department requirements.

“Triple Crown City”



MAYOR  
Ambrosio “Amos” Hernández

COMMISSIONERS  
Eleazar Guajardo  
Roberto “Bobby” Carrillo  
Oscar Elizondo, Jr.  
Edmund Maldonado, Jr.  
Ricardo Medina  
Mario Bracamontes

CITY MANAGER  
Juan G. Guerra, CPA

Executive Summary Letter

January 11, 2016

Conditional Use Permit **Renewal** for ABC –

Carino’s Italian Grill

Background:

Charles H. Mercer, d/b/a Carino’s Italian Grill, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 14th renewal for Carino’s Italian Grill.

The property is located at 601 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

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

P:\Admin\CUPs\ABC-Carino's Italian Grill\_2002



## MEMORANDUM

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**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES  
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT RENEWAL FOR ABC –  
FILE NO. **CUP#021162** (CARINO'S ITALIAN GRILL)

---

### GENERAL INFORMATION:

**APPLICANT:** Charles L. Mercer, d/b/a Carino's Italian Grill, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

**LEGAL DESCRIPTION:** The property is legally described as Lots 4A and 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 601 South Jackson Road.

**ZONING:** The property is currently zoned General Business District (C). The property to the North, East and South are zoned General Business District (C), and the property to the West is outside city limits. The area 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)
-------------------------	--

<b>FIRE MARSHAL:</b>	Recommends approval of the Conditional Use Permit. (See attached memo)
----------------------	--

**POLICE CHIEF:**

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

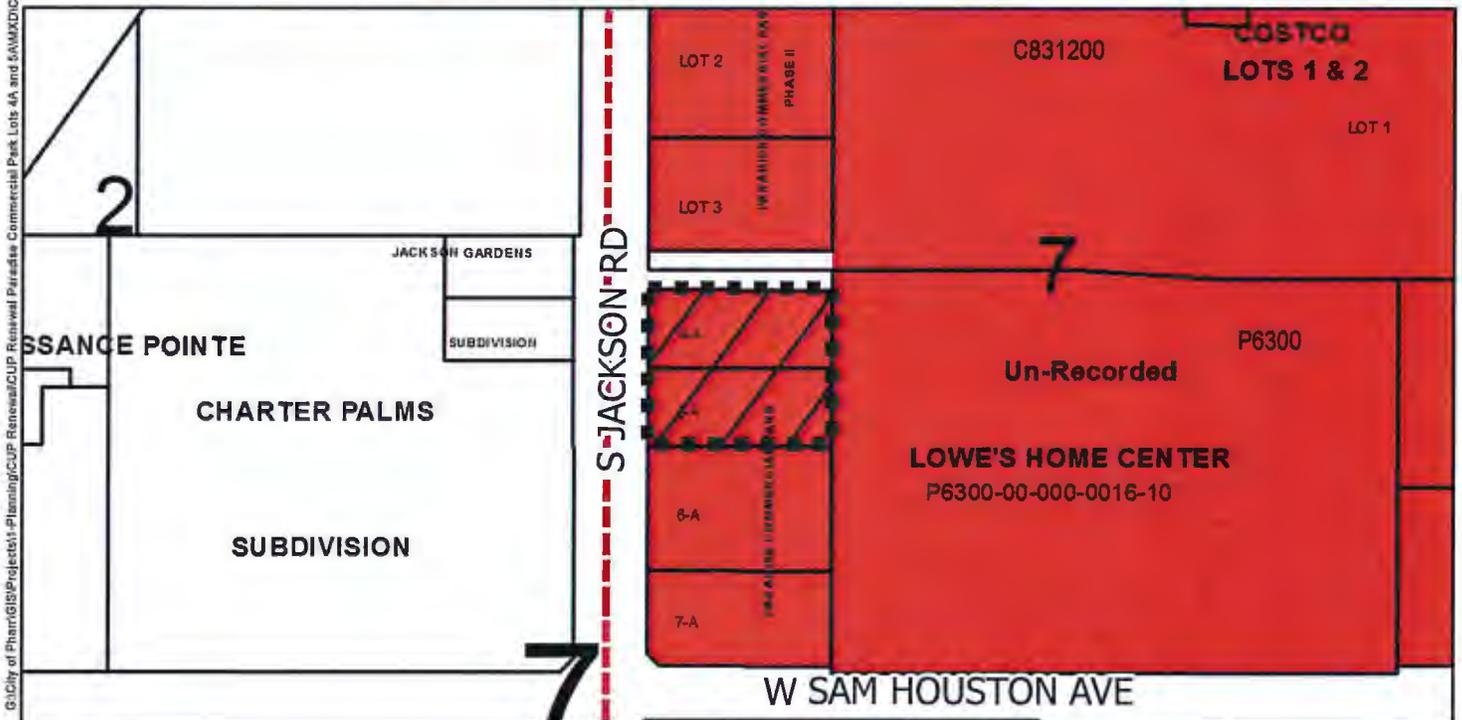
**PLANNING DEPT.:**

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

**DEVELOPMENT  
SERVICES STAFF  
RECOMMENDATIONS:**

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

Conditional Use Permit Renewal  
 Paradise Commercial Park Lots 4A and 5A  
 Carino's Italian Grill / Charles H. Mercer



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

Scale: 1 inch = 300 feet



Date: 1/4/2016

G:\City of Pharr\GIS\Projects\1-Planning\CUP Renewal\CUP Renewal Paradise Commercial Park Lots 4A and 5A.mxd

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

3383

OWNER/APPLICANT: Charles A. Mercier PHONE: 956-297-1742  
 ADDRESS: 601 9<sup>th</sup> back 40th  
 TYPE OF BUSINESS: Restaurant NAME OF BUSINESS: Carino's  
 LEGAL: Lot 4 B 6 5 A SUBD.: Paradise Commercial Park Subd. Pharr H. Hulse Co. Inc.

EXISTING BUILDING  
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_  
 MIXED OCCUPANCY  
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) \_\_\_\_\_ YES \_\_\_\_\_ NO   
 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) 294  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 \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. SHUT-OFF VALVE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. VENT \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**GAS SYSTEM** \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
**PREMISE** \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
**GARBAGE CONTAINER** \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

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

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_

PREPARED BY: [Signature] DATE: 12-9-15 **RECEIVED**  
 RECEIVED BY: [Signature] DATE: 12-9-15 **PHARR DEVELOPMENT SERVICES DEPT.**

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.

**DEC 10 2015**  




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

December 30, 2015

CARINO'S ITALIAN GRILL  
601 S JACKSON RD  
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Dec 30, 2015 revealed no violations.

Inspection Note At the lke of re-inspection building was found to be in reasonable compliance.

---

8108 MARTIN TORRES  
Inspector

---

Ana venegas

To: Melanie Cano, Interim Director City Planning  
From: Joel Robles, Asst. Chief of Police  
Date: 12/10/2015  
Re: Conditional use Permit Renewal for ABC – File No. CUP#021162 (Carino’s Italian Grill)

Charles H. Mercer Jr. [REDACTED], d/b/a Carino’s Italian Grill, is requesting renewal of the Condition 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:** Lots 4A and 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 601 S. Jackson Rd.
- **Contact Number:** [REDACTED]

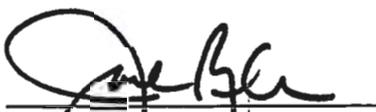
In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

**REPLY**

Ms. Cano, 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 tags 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.

**Asst. Chief of Police**

  
Joel Robles  
Office: 956-784-7739  
Mobile: 956-878-3233

[joel.robles@pd.pharr-tx.gov](mailto:joel.robles@pd.pharr-tx.gov)





## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES  
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –  
FILE NO. **CUP#021162** (CARINO'S ITALIAN GRILL)

---

Charles H. Mercer, d/b/a Carino's Italian Grill, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is more fully described as follows:

**Legal description:** Lots 4A and 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas.

**Physical address:** 601 South Jackson Road.

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



## MEMORANDUM

---

**DATE:** MONDAY, JANUARY 11, 2015  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** PLANNING STAFF  
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** Re-zoning Request: From Limited Industrial District (L-I) to High Density Multi-Family Residential District (R-4): Being a 14.74 acre tract of land out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1600 and 1900 Block of West Sioux Road.

---

### REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

## **DESCRIPTION OF PROPERTY:**

Thomas E. Phillips, Trustee, is requesting a change of zone from Limited Industrial District (L-I) to a High Density Multi-Family Residential District (R-4). The property is located on the East side and within the 1600 and 1900 block of West Sioux Road. The property is legally described as being a 14.74 acre tract of land out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sioux Road, a 80 foot Major Collector with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Limited Industrial District (L-I). The property is designated for single family residential use in the Land Use Plan. This property was re-zoned from High Density Multi-Family Residential District (R-4) to Limited Industrial District (L-I) on April 19, 2011. The owner of the property is requesting a change of zone to High Density Multi-Family Residential District (R-4) in order to develop the property for multi-family use.

The adjacent zonings are Agricultural and/or Open Space District (A-O) to the south, Limited Industrial District (L-I) to the North and West and Residential Mobile Home District (R-MH) to the East.

The R-4 high-density multifamily district is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land.

This is a zone for areas that have large unbroken tracts of land suitable for development as large complexes. It is not intended for areas already subdivided into lots, and it is anticipated that developments in this zone will have to plat the property as a whole as part of the development process.

Traditional area requirements are inappropriate for this district, so setbacks from lot lines are minimal and there are no restrictions as to the number of residential buildings that may be placed on a lot. Height limitations are also relaxed, except when abutting single-family uses. More reliance is placed on square footage per dwelling unit, lot coverage, open space and parking ratios to control density, thereby allowing more flexibility in the design of such projects.

This zone allows higher density developments, and should be located where internal streets are wider than single-family sized streets, and where there is increased water capacity, fire protection, wastewater and drainage capacity. Adequate open space should be within walking distance (approximately one-fourth mile). Areas should not be zoned to this usage unless they are located on or close to arterials or collectors capable of carrying the additional traffic they will generate. The traffic generated by such uses should not travel through lower density residential areas.

Higher density multifamily developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential uses, and protected from high volumes of nonresidential traffic, or from pollution and/or environmental hazards.

Forty-one (41) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Planning staff is recommending **approval** of the request to re-zone to High Density Multi-Family Residential District (R-4) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

### **PLANNING AND ZONING COMMISSION:**

Planning and Zoning Commission unanimously voted to approve the request for a rezoning request from Limited Industrial District (L-I) to a High Density Multi-Family Residential District (R-4) subject to staff's recommendations.

### **CITY COMMISSION OPTIONS:**

1. **Approve the rezoning request;**
2. **Table the item for:**
  - a) **consideration by the full board;**
  - b) **additional information;**
  - c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**



**REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN**

Thomas E. Phillips, Trustee  
 APPLICANT

Limited Industrial District (L-I)  
 CURRENT ZONE

2500 and 2800 Block of North Jackson Road  
 ADDRESS

High Density Multi-Family District (R-4)  
 PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

**Approval**

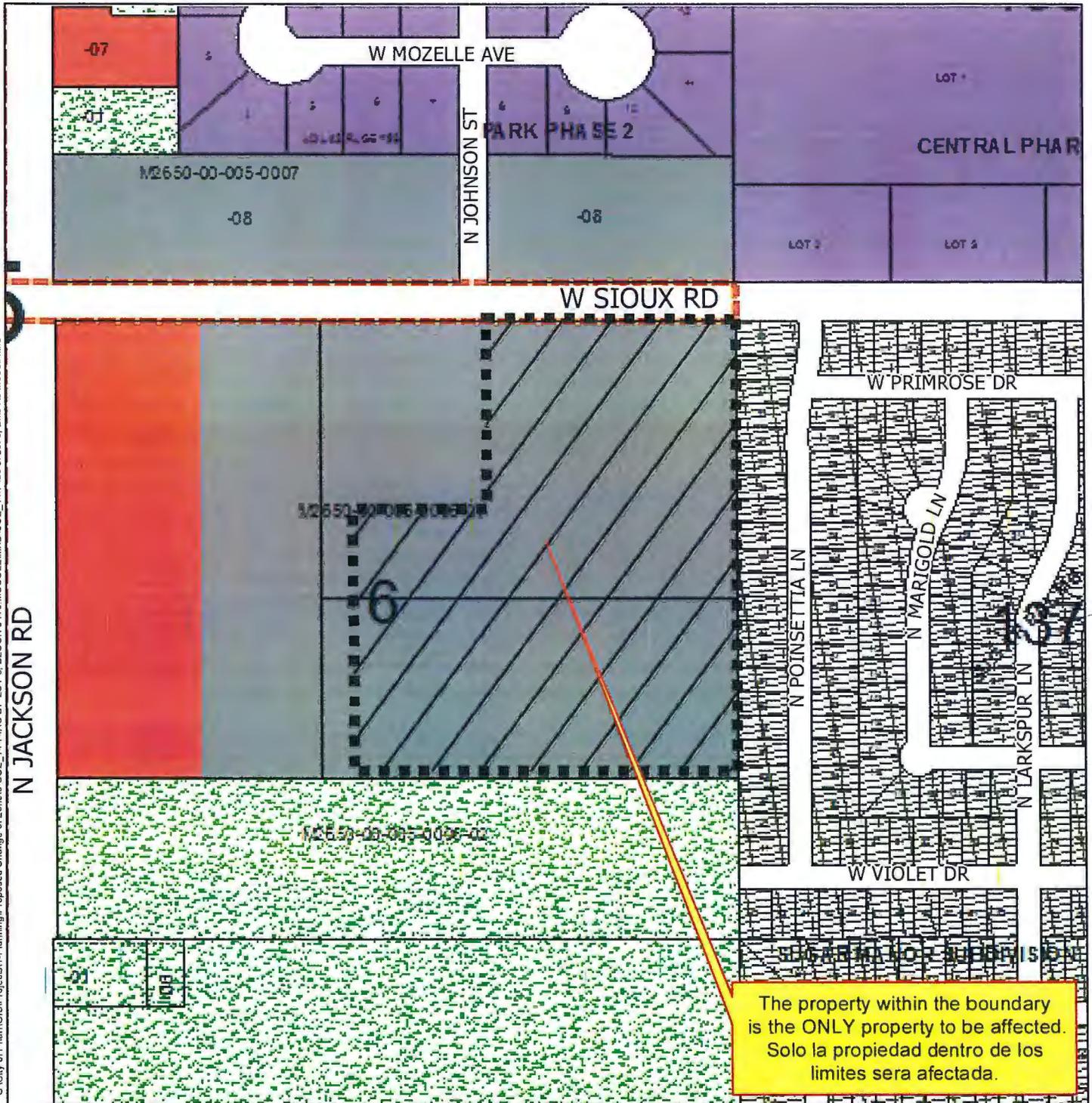
The property meets area requirements and has adequate ingress and egress.

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

Heriberto Martinez, Planner I  
 PREPARED BY

December 21, 2015  
 DATE

Proposed Change of Zone  
 14.74ac of Lot 6, Block 5, AJ McColl  
 Thomas E. Phillips (Trustee)



© City of Pharr GIS/Projects/Planning/Proposed Change of Zone/0-COZ\_14.74AC OF LOT 6, BLOCK 5 A J MCCOLL/MXDCOZ\_14.74ac of Lot 6, Bldg A J McColl.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                |                          |

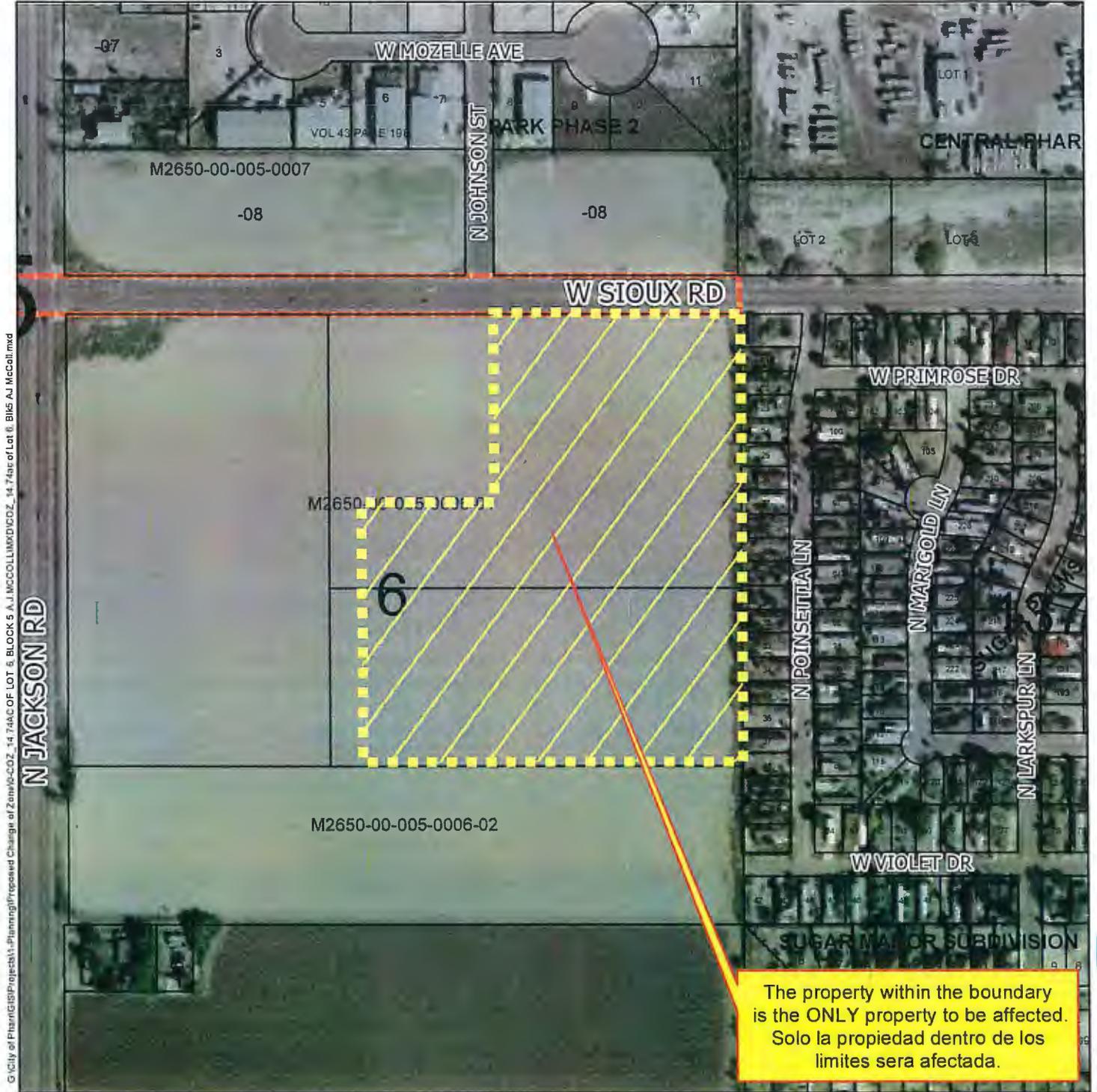
City of Pharr, Texas  
 Engineering Department  
 956.702.5355

Scale: 1 inch = 300 feet



Date: 12/9/2015

Proposed Change of Zone  
 14.74ac of Lot 6, Block 5, AJ McColl  
 Thomas E. Phillips (Trustee)



- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
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City of Pharr, Texas  
 Engineering Department  
 956.702.5355

Scale: 1 inch = 300 feet



Date: 12/9/2015

# JACKSON PLACE APARTMENTS

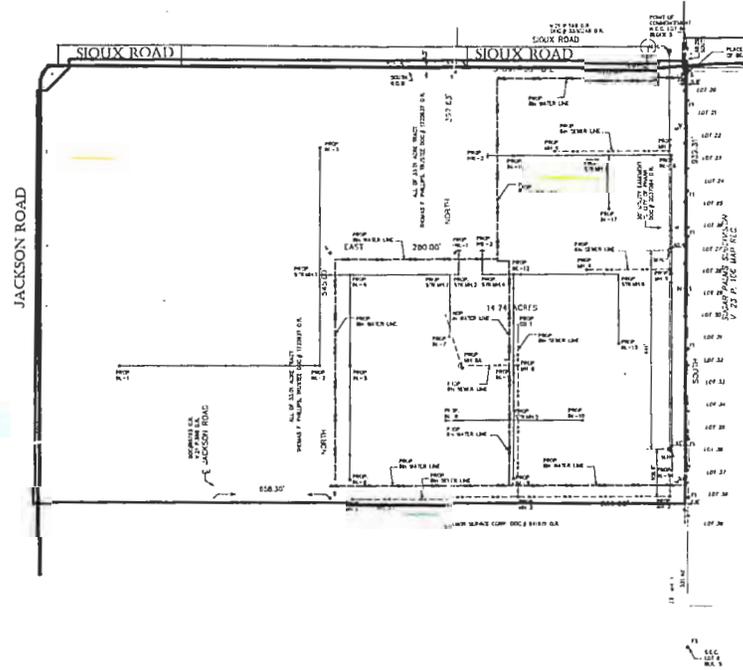
HIDALGO COUNTY, TEXAS

SCALE: 1"=100'

DATE OF BEARING IS THE EAST LINE OF LOT 6 BLOCK 5 A.J. MCCOLL SUBD. V. 21 P. 598 D.R. HIDALGO COUNTY TX.

### LEGEND

- S - SET 1/2" DIAMETER IRON ROD
- F1 - FOUND 1/2" DIAMETER IRON ROD
- F2 - FOUND 1/2" DIAMETER IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- B/C - BACK OF CONCRETE CURB & GUTTER
- S.W.I. - STORM WATER INLET
- S.E.C. - SOUTHEAST CORNER
- N.E.C. - NORTHEAST CORNER
- BLK - BLOCK
- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- M.H. - MANHOLE
- P.L.U. - POWER POLE LINE
- H.W. - HEADWALL
- IN. - STORM INLET



- GENERAL NOTES:
- 1) PROPERTY ZONED: "L" AS PER HERBERT MARTINEZ WITH CITY OF PHARR PLANNING AND ZONING DEPARTMENT PH# 956-422-4243
  - 2) FLOOD ZONE: ZONE "A" OF THE COMMUNITY PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982
  - 3) SUBJECT PROPERTY IS NOT LOCATED IN A WETLAND AREA.
  - 4) UTILITIES (WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER) ARE AVAILABLE AND SERVICE THE PROPERTY AND ALL UTILITY LINES ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR THROUGH APPLICANT'S EASEMENTS WHICH ARE SHOWN IN THE SURVEY.
  - 5) SUBJECT PROPERTY IS NOT USED AS A SOLID WASTE DUMP, GUMP, OR SANITARY LANDFILL.
  - 6) RECORDING RESTRICTIONS: UTILITY LINES AS PER CITY OF PHARR ORDINANCE: RECORDING RESTRICTIONS AS PER CITY OF PHARR PLANNING & ZONING, D.F. NO. 138074 WITH EFFECTIVE DATE OF OCT. 29, 2015 AND ISSUED DATE OF NOV. 8, 2015 SCHEDULE "B" ITEMS.
  - 10-A. STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY DISTRICT NO. 2.
  - 10-B. EASEMENTS, EASEMENTS AND RESERVATIONS AS SHOWN ON THE MAP AND DEDICATION OF A.J. MCCOLL SUBDIVISION, RECORDED IN V.21 P.598 D.R. (PLOTTED)
  - 10-C. BLANKET IRRIGATION AND DRAINAGE EASEL. V.18 P.257 D.R.
  - 10-D. BLANKET EASEL. TO C.P.L. OVER THE SOUTH 1/2 OF LOT 8, BLOCK 5, A.J. MCCOLL SUBDIVISION, V.20 P.243 D.R.
  - 10-E. BLANKET EASEL. TO C.P.L. OVER THE NORTH 1/2 OF LOT 8, BLOCK 5, A.J. MCCOLL SUBDIVISION, V.20 P.243 D.R.
  - 10-F. BLANKET 10' EASEL. CENTERED ON PIPELINE TO SHARPLAND WATER SUPPLY CORP. OVER THE SOUTH 1/2 OF LOT 8, BLOCK 5, A.J. MCCOLL SUBD. V.18 P.257 D.R.
  - 10-G. BLANKET 10' EASEL. CENTERED ON PIPELINE TO SHARPLAND WATER SUPPLY CORP. OVER THE NORTH 1/2 OF LOT 8, BLOCK 5, A.J. MCCOLL SUBDIVISION V.18 P.257 D.R.
  - 10-H. EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS AND FOR CONSTRUCTION, REPAIR, MAINTENANCE AND OPERATION OF PRIVATE AND PUBLIC UTILITIES D002510248 (PLOTTED) & D002510248 D.R. (NOT APPLICABLE)
  - 10-I. UTILITY EASEMENT TO CITY OF PHARR D00237064 D.R. (PLOTTED)
  - 10-J. NOT A SURVEY MATTER.
  - 10-K. NOT A SURVEY MATTER.
  - 10-L. NOT A SURVEY MATTER.
  - 10-M. ANY PART THEREOF LIES WITHIN CANAL RIGHT OF WAY CLAIMED IN REC. SAMPLE BY HIDALGO COUNTY IN DISTRICT NO. 2. IS EXPRESSLY EXCLUDED FROM COVERAGE OF THIS PLAN.
  - 10-N. SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATION OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.
  - 10-O. NOT A SURVEY MATTER.
  - 10-P. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED, IDENTIFIED.
  - 10-Q. ANY PORTION OF THE PROPERTY DESCRIBED HEREIN WITHIN THE LIMITS OF BOUNDARIES OF ANY PUBLIC OR PRIVATE HIGHWAY AND/OR HIGHWAY, (PLOTTED)
  - 10-R. ANY ENCROACHMENT, ENCUMBRANCE, HOLIDAY, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DECIDED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (PLOTTED)
  - 10-S. NOT A SURVEY MATTER.

PRINCIPAL CONTACTS:  
 OWNER: DAN VENTURES, LLC 222 F HOUSTON ST., STE 820, SAN ANTONIO, TX 78205 (210) 278-0540  
 ENGINEER: DANIEL CAMPOS, P.E. P.O. BOX 530540, HARLINGEN, TX 76555 (556) 797-3411

ALTA/ACSM LAND TITLE SURVEY  
 A 14.74 ACRE TRACT OF LAND OUT OF LOT SIX (6) BLOCK FIVE (5) A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 21 PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS



**FULCRUM**  
 CONSULTING SERVICES  
 PLANNERS • ENGINEERS • ARCHITECTS  
 P.O. BOX 5305-10 PH: 956-797-3411  
 HARLINGEN, TX 76551 FAX: 956-797-3100  
 1976 FULTON - #12367 (TXE FARM) 01-11  
 PROJECT NUMBER: 14-198

NO.	SHEET	REVISED	DATE	APPROVED



LOCATION MAP  
 MAP #118

PLAN FOR JACKSON PLACE APARTMENTS  
 BEING A 14.74 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION HIDALGO COUNTY, TEXAS, VOLUME 21, PAGE 598, DEED RECORDS OF SAID COUNTY

PREPARED BY: FULCRUM CONSULTING SERVICES  
 P.O. BOX 530540 HARLINGEN, TX 76555  
 DATE PREPARED: DECEMBER 07, 2015  
 PLAN SHEET 1 OF 1

METES AND BOUNDS  
 A 14.74 ACRE TRACT OF LAND OUT OF LOT SIX (6), BLOCK FIVE (5) A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 21 PAGE 598, DEED RECORDS OF SAID COUNTY, SAID 14.74 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE WITH THE EAST LINE OF SAID LOT, THE WEST LINE OF SIoux PLAINS SUBDIVISION AS RECORDED IN VOLUME 23 PAGE 104 MAP RECORDS OF SAID COUNTY, SOUTH 49.39 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF AND PLACE OF BEGINNING;  
 THENCE COMMENCING WITH THE EAST LINE OF SAID LOT, SOUTH 339.81 FEET TO A 7/8" (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;  
 THENCE WITH THE NORTH LINE OF VALMOR SERVICES TRACT DESCRIBED IN DOCUMENT NO. 849121, DEED RECORDS, WEST 800.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;  
 THENCE PARALLEL WITH THE EAST LINE OF SAID LOT, NORTH 845.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET TO A CORNER HEREOF;  
 THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT, EAST 280.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR A NORTHWEST CORNER HEREOF;  
 THENCE EAST 280.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR AN INSIDE CORNER HEREOF;  
 THENCE PARALLEL WITH THE EAST LINE OF SAID LOT, NORTH 397.85 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR A NORTHWEST CORNER HEREOF;  
 THENCE WITH THE SOUTH BOUNDARY OF WAY OF SIOUX ROAD AS DESCRIBED IN DOCUMENT NO. 2030248, SOUTH 88°38'08" EAST 320.01 FEET TO THE PLACE OF BEGINNING, CONTAINING FOURTEEN AND SEVENTY-FOUR HUNDREDTHS (14.74), ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION  
 THE UNDERSIGNED HEREBY CERTIFIES TO CEL LEONDO GROUP, LLC, DAN VENTURES, LLC, VALLEY LAND TITLE CO., FIRST AMERICAN TITLE INSURANCE COMPANY,  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NPSI IN 2011, AND INCLUDES ITEMS A, A, (B), 11 & 21 OF TABLE "A" THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NPSI AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS OTHERWISE SPECIFIED THAT IN MY PROFESSIONAL OPINION, AS AN ALTA SURVEY REGISTERED IN THE STATE OF TEXAS, THE RELATIVE ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

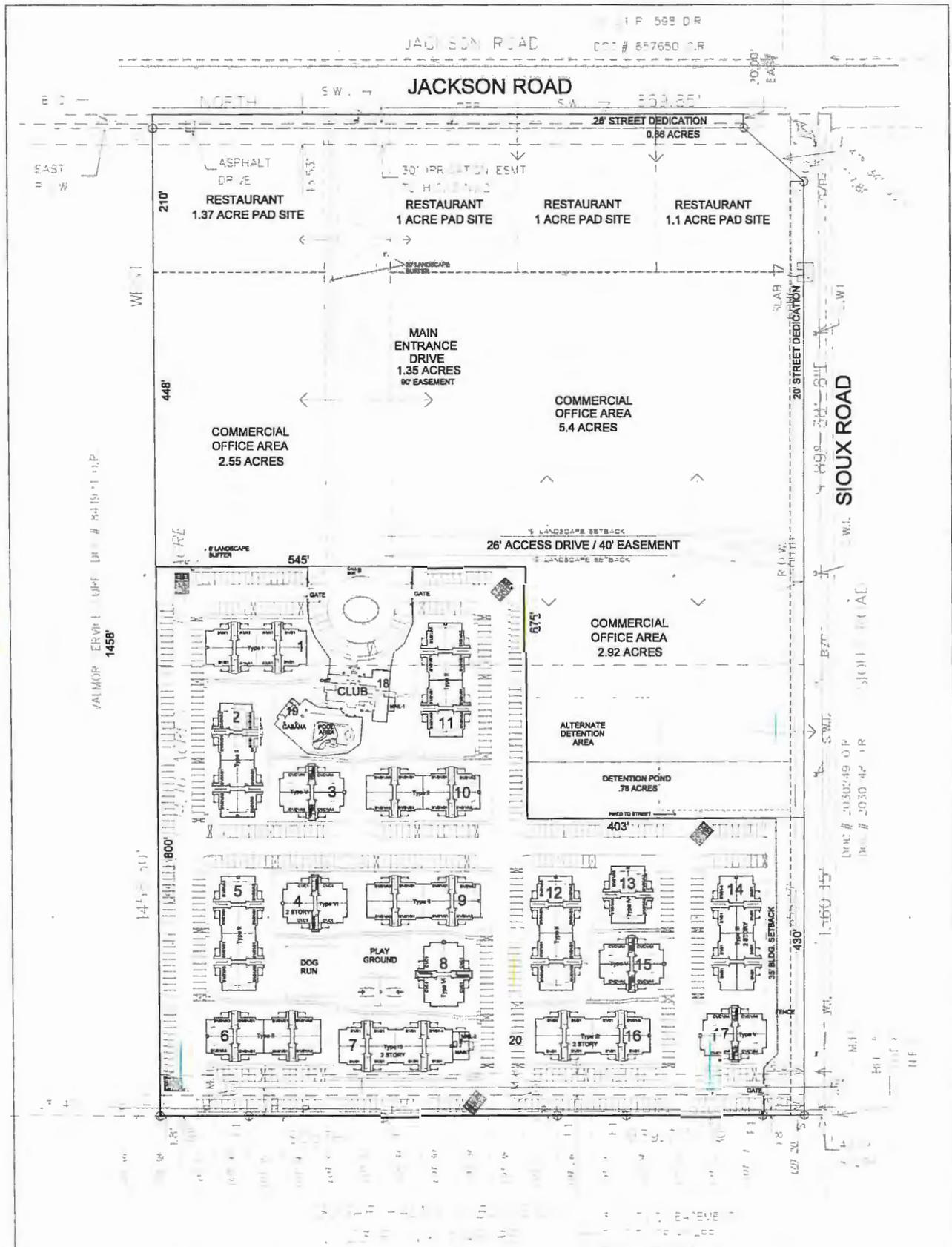
STATE OF TEXAS  
 COUNTY OF HIDALGO

I, GEORGE E. LAZARD, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN HAS BEEN GIVEN PROPER AND ADEQUATE CONSIDERATION.

**GEORGE E. LAZARD, P.E.**  
 REGISTERED PROFESSIONAL ENGINEER NO. 91246







**CONCEPTUAL SITE PLAN**  
 288 UNITS - APARTMENT PROJECT  
 ON 14.16 ACRE SITE OUT OF 33.01 ACRES

# Jackson Place

D&M VENTURES, LLC -- DEVELOPMENT

Pharr, Texas

10/22/15

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
 AND ONE RESERVES THE RIGHT TO MODIFY THE DESIGN WITHOUT NOTICE.



1830 Lovers Lane, Suite 100  
 San Antonio, Texas 78203  
 210-342-1111

1. This plan is intended to be used as a conceptual site plan only. It is not intended to be used for regulatory approval, permitting or construction. The owner reserves the right to modify the design without notice.



Eddie Enriquez  
Dec 21, 2015 2:45:49 PM



Eddie Enriquez  
Dec 21, 2015 2:46:06 PM



Eddie Enriquez  
Dec 21, 2015 2:48:28 PM



Eddie Enriquez  
Dec 21, 2015 2:48:23 PM



Eddie Enriquez  
Dec 21, 2015 2:48:19 PM



Eddie Enriquez  
Dec 21, 2015 2:46:10 PM



Eddie Enriquez  
Dec 21, 2015 2:43:23 PM



Eddie Enriquez  
Dec 21, 2015 2:45:42 PM



## MEMORANDUM

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**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** PLANNING STAFF

**SUBJECT:** REPLAT OF LOT 31, ADDITION TO LAS MILPAS SUBDIVISION  
FILE NO. SUB#131130

---

### GENERAL INFORMATION:

**APPLICANT:** Quintanilla, Headley and Associates, Inc., representing Sonya A. Gonzalez, is requesting final plat approval of the proposed Replat of Lot 31, Addition to Las Milpas Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as a 1.00 acre tract of land being all of Lot 31, addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located at the 300 Block of West Las Milpas Road.

**ZONING:** The property is zoned Two-Family Residential District (R-2). The adjacent zones are Two-Family Residential District (R-2) to the North, East, and West and Single-Family Residential District (R-1) to the South. The property is designated for single family residential use in the land use plan.

**PROPERTY PROPOSED USE:** Apartments.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Planning staff recommends final plat approval of the proposed Replat of Lot 31, Addition to Las Milpas Subdivision subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1) No Comments.

**EASEMENTS:** 1) No Comments.

**SIDEWALK:  
ADA:** 1) No Comments.

**FIRE PROTECTION:** 1) See attach comments.

**WATER:** 1) No comments.

**SEWER:** 1) No Comments.

**DRAINAGE:** 1) No Comments.

**OTHER:** 1) No Comments.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission voted unanimously to approve the final plat approval of the proposed Replat of Lot 31, Addition to Las Milpas Subdivision.



# Pharr Fire – Rescue

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

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Re-Plat of Lot 31 Las Milpas Sub. (Final Inspection)

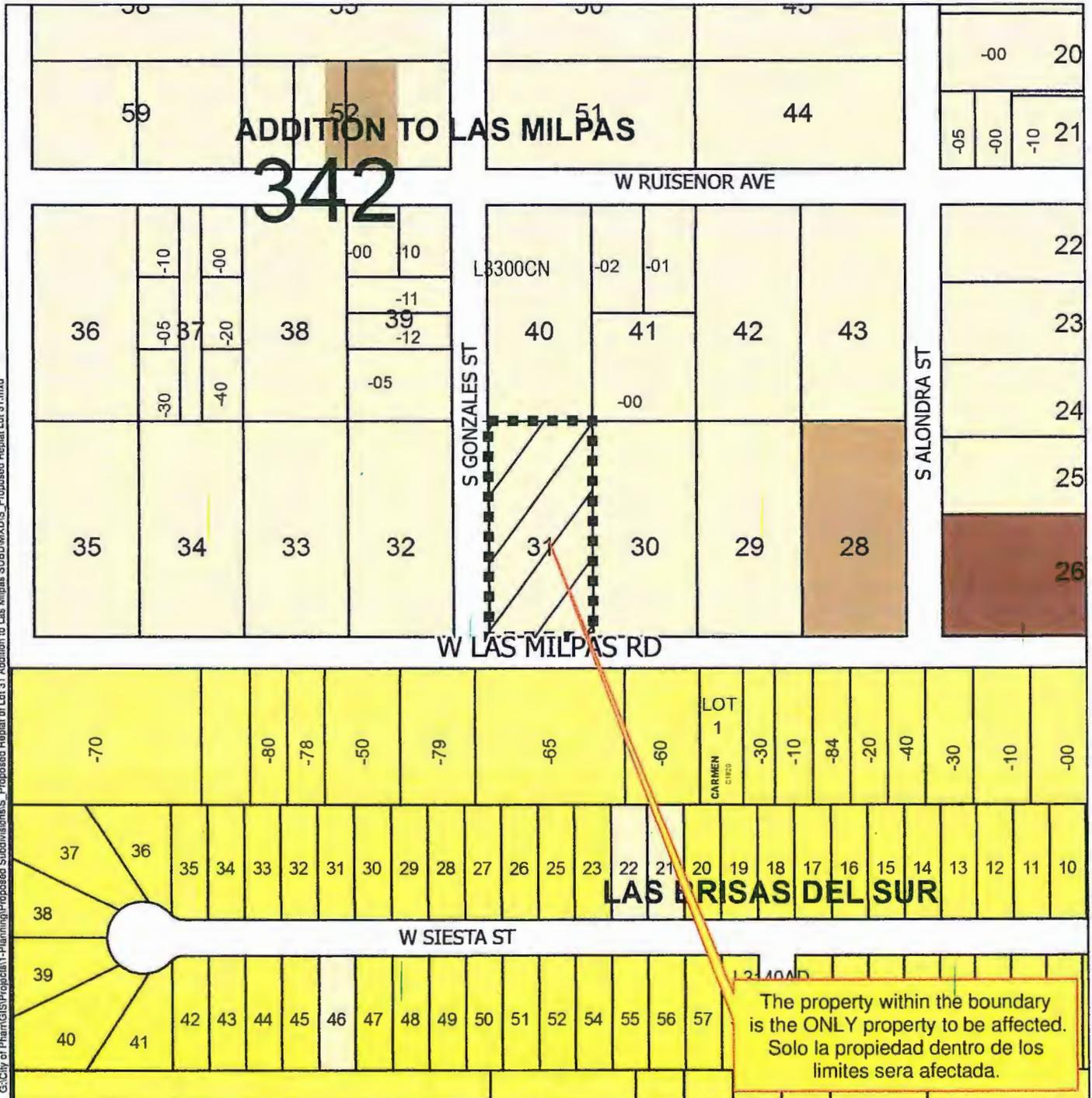
Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: December 15, 2015

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)\* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

### Additional Comments:

At time of final inspection the subdivision appears to be within reasonable compliance.

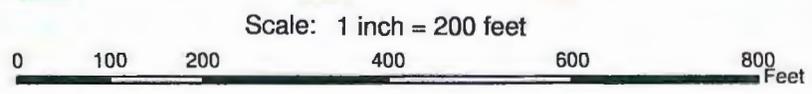
Proposed Subdivision  
 Replat of Lot 31, Addition to Las Milpas SubD  
 Quintanilla, Headley and Assoc. Inc.



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\5-Proposed Replat of Lot 31 Addition to Las Milpas SubD\MXD\5-Proposed Replat Lot 31.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



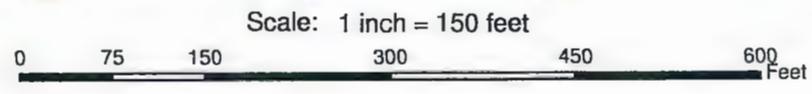
Proposed Subdivision  
 Replat of Lot 31, Addition to Las Milpas SubD  
 Quintanilla, Headley and Assoc. Inc.

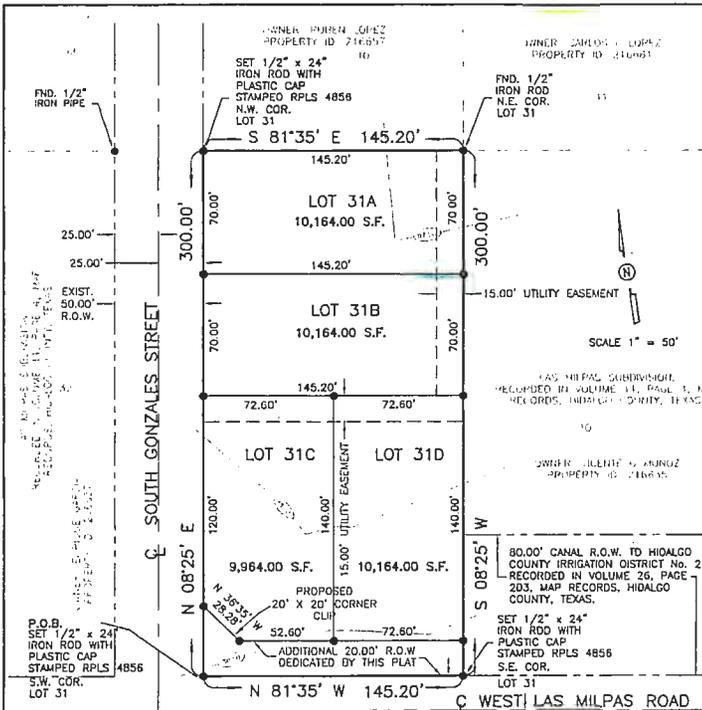


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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
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| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

City of Pharr, Texas  
 Engineering Department  
 956.702.5355





SUBDIVISION PLAT OF:  
**REPLAT OF LOT 31, ADDITION TO LAS MILPAS SUBDIVISION**

A 1.00 ACRE TRACT OF LAND BEING ALL OF LOT 31, ADDITION TO LAS MILPAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SHERIFF'S TAX DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2031395 AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2460192, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
 A 1.00 ACRE TRACT OF LAND BEING ALL OF LOT 31, ADDITION TO LAS MILPAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SHERIFF'S TAX DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2031395 AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2460192, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

**BEGINNING** AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WEST LAS MILPAS ROAD AND THE EAST RIGHT OF WAY LINE OF SOUTH GONZALES STREET FOR THE SOUTHWEST CORNER OF LOT 31 AND THE SOUTHWEST CORNER OF THIS TRACT.

**THENCE**, N 08°25' E, ALONG THE WEST LINE OF LOT 31 AND THE EAST RIGHT OF WAY LINE OF SOUTH GONZALES STREET, A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF LOT 31 AND THE NORTHWEST CORNER OF THIS TRACT.

**THENCE**, S 81°35' E, ALONG THE NORTH LINE OF LOT 31, A DISTANCE OF 145.20 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 31 AND THE NORTHEAST CORNER OF THIS TRACT.

**THENCE**, S 08°25' W, ALONG THE EAST LINE OF LOT 31, A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF WEST LAS MILPAS ROAD FOR THE SOUTHEAST CORNER OF LOT 31 AND THE SOUTHEAST CORNER OF THIS TRACT.

**THENCE**, N 81°35' W, ALONG THE SOUTH LINE OF LOT 31 AND THE NORTH RIGHT OF WAY LINE OF WEST LAS MILPAS ROAD, A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

**BEARINGS** ARE WITH LAS FUENTES SUBDIVISION, RECORDED IN VOLUME 26, PAGE 138, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**NOTE:**  
 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 NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 BY: \_\_\_\_\_

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

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF LOT 31, ADDITION TO LAS MILPAS SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBMIT SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

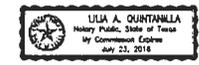
*S. A. Lopez* 1-15-14  
 DATE

SONYA L. GONZALEZ  
 3100 HACKBERRY AVE  
 MISSION, TEXAS 78574

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SONYA A. GONZALEZ WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF JAN, 2014.



*Lilia A. Quintanilla*  
 LILIA A. QUINTANILLA-Notary Public

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

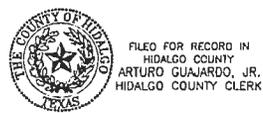
STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, ALFONSO QUINTANILLA, A LICENSED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION OF THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS 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.

*Alfonso Quintanilla* 1-22-14  
 ALFONSO QUINTANILLA  
 LICENSED PROFESSIONAL ENGINEER No. 95534 DATE



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 REGISTERED PUBLIC SURVEYOR No. 4856  
 DATE JUNE 28, 2013

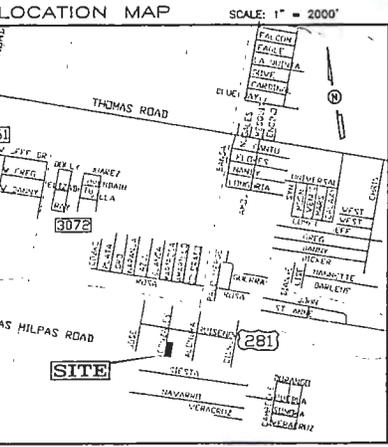


FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK

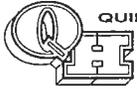
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

- GENERAL NOTES**
- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
 COMMUNITY-PANEL NUMBER 480334 0500 B  
 MAP REVISED: JANUARY 2, 1981
  - MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
  - LEGEND - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858, UNLESS OTHERWISE NOTED.
  - NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
  - LANDSCAPING AS PER CITY OR PHARR ORDINANCE.
  - BENCH MARK: ELEV.=87.74 LOCATED ON THE INTERSECTION OF JOSE STREET AND WEST LAS MILPAS ROAD. (NORTHING=16568130.830 - EASTING=1081037.520) N.G.V.D. 88 DATUM & GEOID MODEL 1999, REFERENCE TO CITY OF PHARR B.M. No. 13



- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
- LOT OWNER TO MAINTAIN DETENTION AREA.
- SETBACKS AS PER CITY OF PHARR ORDINANCES
- WHEELCHAIR RAMPS AND LANDINGS PER ADA REQUIREMENT ARE TO BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- A 5.0' SIDEWALK WILL BE REQUIRED ALONG NORTH SIDE OF W. LAS MILPAS ROAD.
- A 5.0' SIDEWALK WILL BE REQUIRED ALONG EAST SIDE OF S. GONZALEZ STREET AT BUILDING PERMIT STAGE.
- NEED TO REGRADE ROAD SIDE DITCH ALONG FRONTAGE OF LOTS C AND D. INSTALL R.C.P. CULVERTS AT DRIVEWAY ENTRANCES TO BE INSTALLED AT BUILDING PERMIT STAGE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY \_\_\_\_\_ ACRES AND A VOLUME OF APPROXIMATELY \_\_\_\_\_ ACRE FEET WILL BE REQUIRED FOR 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 PHARR FOR THIS DEVELOPMENT.



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

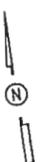
CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUDIOS CT.  
 EDINBURG, TEXAS 78539  
 REGISTRATION NUMBER P-1513

PHONE 956-381-6480  
 FAX 956-381-0527

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\PHARR\LAS MILPAS LOT 31\PLAT	1-15-13	LUPE		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

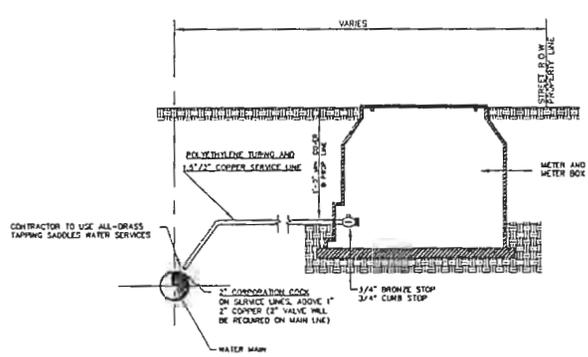
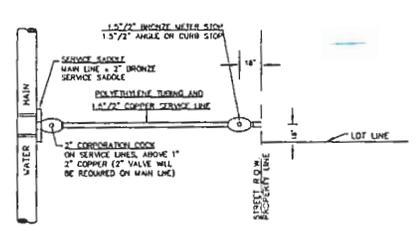
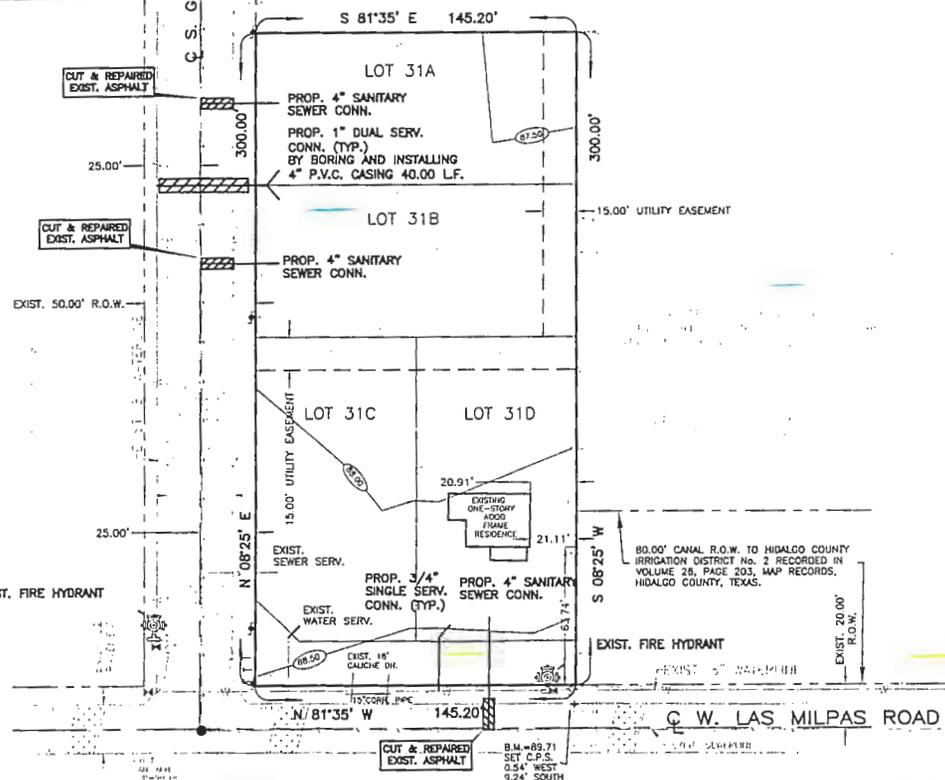
Field  
201 1111  
08-20-18

100' 1111  
452' 141  
08-20-18



SCALE 1" = 40'

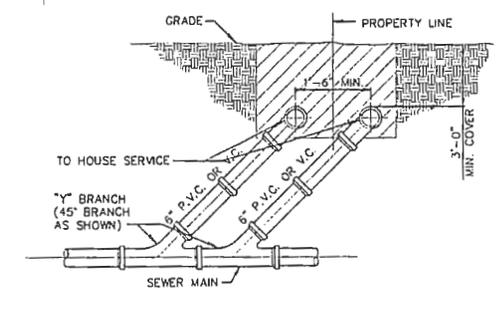
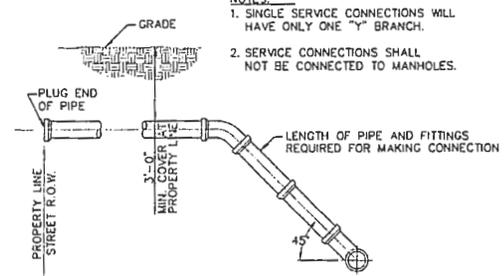
- LEGEND
- = FIRE HYDRANT
  - = CUT & REPAIRED
  - = CUT WIRE
  - = POWER POLE
  - = WATER VALVE
  - = SERVICE POLE



SINGLE WATER SERVICE CONNECTION  
NOT TO SCALE

NOTE:  
1. CASING REQUIRED ON ALL SERVICES  
EXTENDING ACROSS RIGHT-OF-WAY.  
2. FOR WATER SIZES SEE SECTION IV.

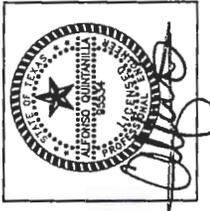
- NOTES:
- SINGLE SERVICE CONNECTIONS WILL HAVE ONLY ONE "Y" BRANCH.
  - SERVICE CONNECTIONS SHALL NOT BE CONNECTED TO MANHOLES.



SANITARY SEWER SERVICE CONNECTION  
NOT TO SCALE

JOB NO.	
DATE	
REVISION	
SCALE	1"=40'
DRAWN BY	LUPE
SHEET	

REPEAT OF LOT 31, ADDITION  
 TO LAS MILPAS SUBDIVISION  
 UTILITY LAYOUT  
 1-22-14



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 LAND SURVEYORS  
 PHONE 512-811-0839  
 FAX 512-811-0837  
 REGISTRATION NUMBER F-1913

FILENAME: \DATA\SUBDIVISIONS\LAS MILPAS LOT 31\UTILITY  
 DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY  
 APRIL 27, 2018 LUPE

## MEMORANDUM

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**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** PLANNING STAFF

**SUBJECT:** TEMPLO BETHEL SUBDIVISION  
FILE NO. SUB#140716

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### GENERAL INFORMATION:

**APPLICANT:** M.E.G. Engineers, representing, Pastor Rick Reyes, is requesting final plat approval of the proposed Templo Bethel Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 3.91 acre tract of land, out of Lot 181, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 400 South Veterans Boulevard. ("I" Road)

**ZONING:** The property is zoned Office Professional District (O-P). The adjacent zones are Single Family Residential District (R-1) and to the North, city limits to the East, Office Professional District (O-P) and Single Family Residential District (R-1) to the South, and Office Professional District (O-P) and Single Family Residential District (R-1) to the West. The property is designated for residential and semipublic use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Existing Church.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Planning staff is recommending final plat approval of the proposed Templo Bethel Subdivision subject to the following conditions:

- STREETS, PAVING AND R.O.W.:** 1) No Comments.
- EASEMENTS:** 1) No Comments.
- SIDEWALK:  
ADA:** 1) No Comments.
- FIRE PROTECTION:** 1) See attach comments.
- WATER:** 1) No comments.
- SEWER:** 1) No Comments.
- DRAINAGE:** 1) No Comments.
- OTHER:** 1) No Comments.

**RECOMMENDATIONS:** Planning staff recommends final plat approval of the proposed Templo Bethel Subdivision subject to the following conditions:



**Pharr Fire – Rescue**  
 118 S Cage Blvd., 3rd Floor  
 Pharr, Texas 78577  
 Tel: (956) 402-4400 Fax: (956) 475-3433



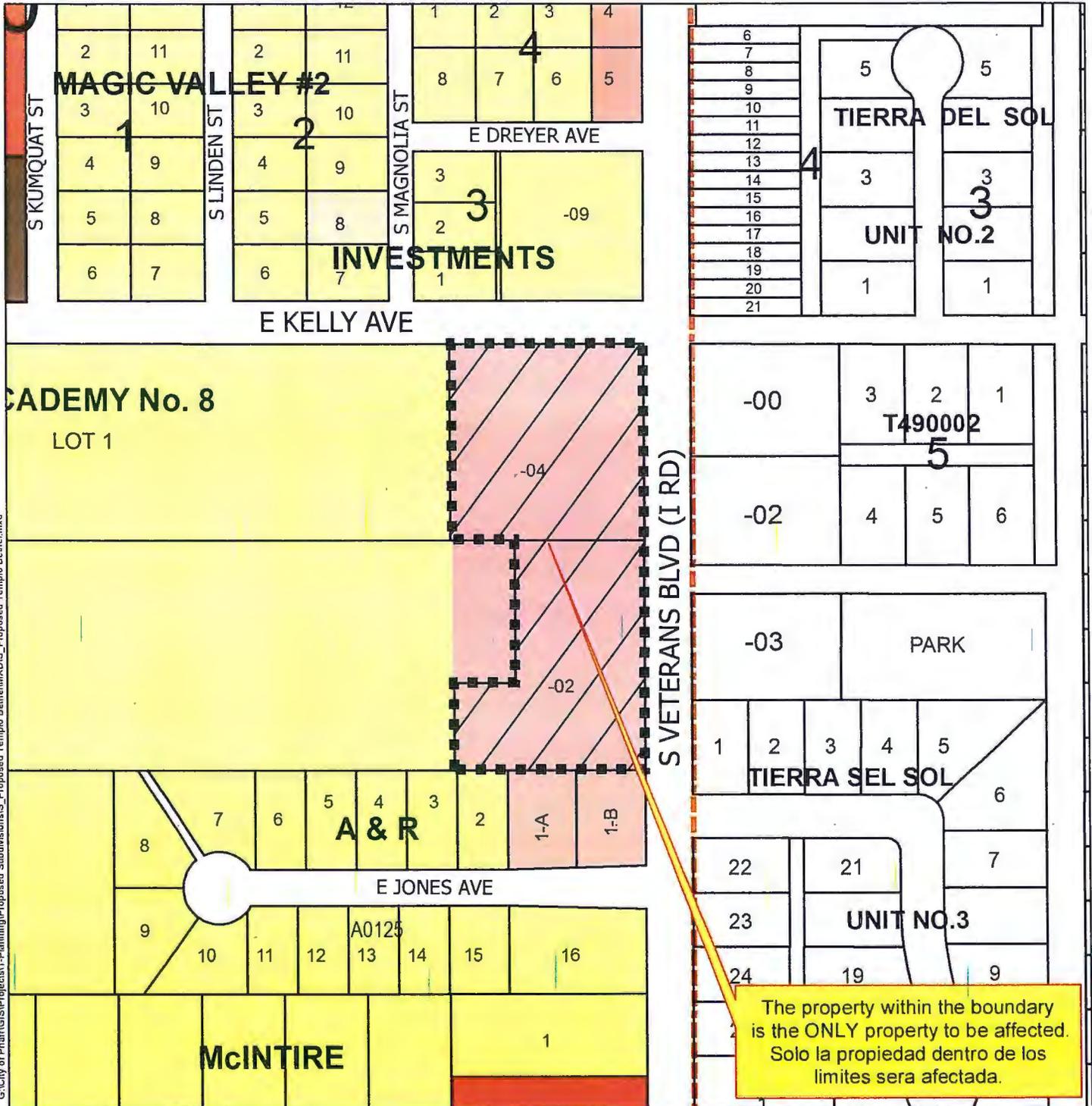
Subdivision: Templo Bethel (Final Inspection)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: December 16, 2015

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)\* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

**Additional Comments:**

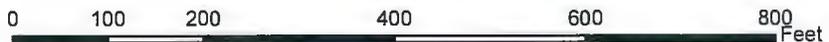
- At time of final inspection, subdivision was found to be within reasonable compliance.
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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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







## MEMORANDUM

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**DATE:** MONDAY, JANUARY 11, 2016  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** PLANNING STAFF

**SUBJECT:** QUINONES COMMERCIAL SUBDIVISION  
FILE NO. SUB#150412

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### GENERAL INFORMATION:

**APPLICANT:** Sam Engineering & Surveying Inc., representing David D. Quinones and Sonia Quinones, are requesting final plat approval of the proposed Quinones Commercial Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 1-Lot containing the South 30.0 feet of Lot 10 and the North 17.5 feet of Lot 11, Gregory Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 300 and 400 Block of North Veterans Boulevard.

**ZONING:** The property is currently zoned Office Professional District (O-P). The adjacent zones are city limits to the East, General Business District (C) to the South, Single-Family Residential Residential District (R-1A) to the West and Single-Family Residential Residential District (R-1) to the North. The property is designated for commercial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Office.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Planning staff recommends final plat approval of the proposed Quinones Commercial Subdivision. subject to the following conditions:

**STREETS, PAVING AND R.O.W.:** 1) No Comments.

**EASEMENTS:** 1) No Comments.

**SIDEWALK:  
ADA:** 1) No Comments.

**FIRE PROTECTION:** 1) See attach comments.

**WATER:** 1) No comments.

**SEWER:** 1) No Comments.

**DRAINAGE:** 1) No Comments.

**OTHER:** 1) No Comments.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission voted by majority with six (6) of the members voting yea and one (1) member abstaining to approve the final plat approval of the proposed Quinones Commercial Subdivision.



**Pharr Fire – Rescue**  
 118 S Cage Blvd., 3rd Floor  
 Pharr, Texas 78577  
 Tel: (956) 402-4400 Fax: (956) 475-3433



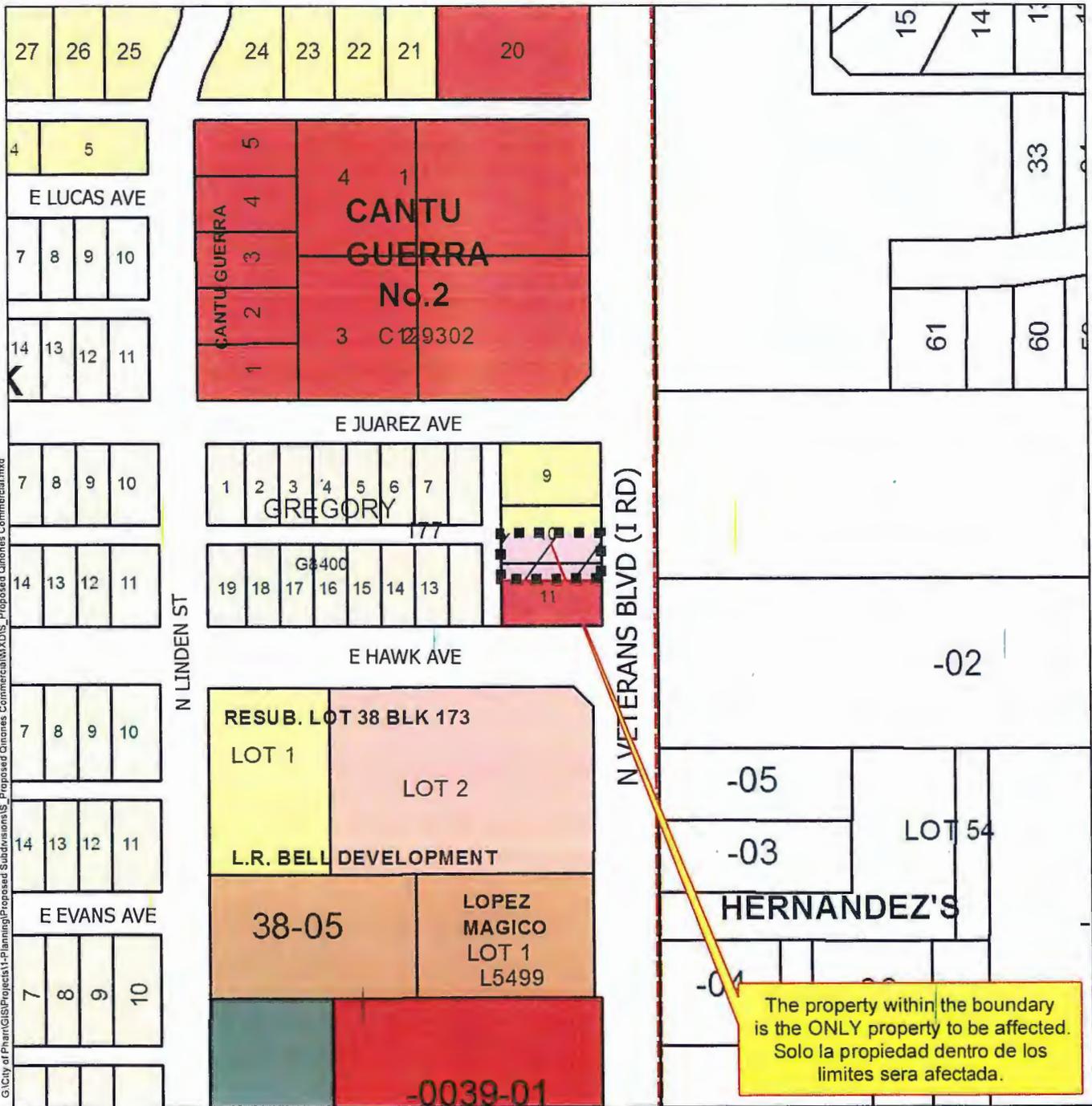
Subdivision: Quinones Commercial Subdivision (Final Inspection)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: December 16, 02015

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)\* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision’s final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition.503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

**Additional Comments:**

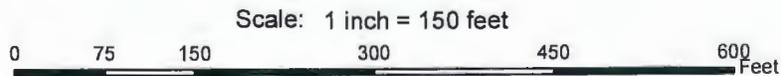
- At time of final inspection, subdivision was found to be within reasonable compliance.
- 
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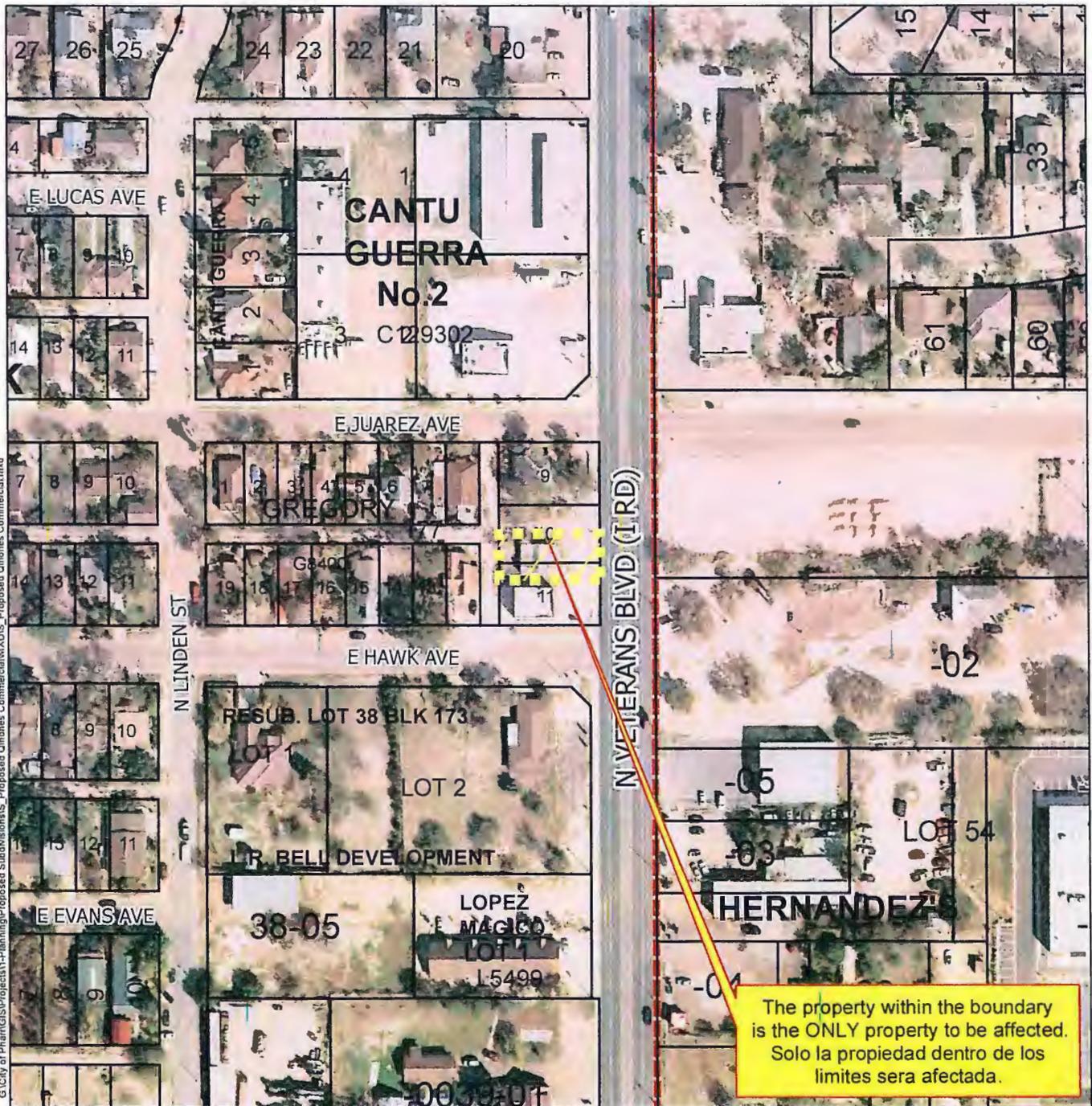
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**Legend**

City of Pharr, Texas  
 Engineering Department  
 956.702.5355



Date: 7/10/2015







interoffice  
MEMORANDUM

**To:** Mayor and City Commission

**From:** Imelda Barrera, Assistant City Clerk *IB.*

**Subject:** **PUBLIC HEARING: Solicitation of comments from the general public for the 160% AMI income restrictions for inclusion in the State Qualified Tenants criteria Program Guidelines for the Jackson Place Apartments.**

**Date:** January 8, 2016

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No information needed for this item.

Thank you.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS  
APPROVING PROGRAM GUIDELINES AND APPROVING APPLICATION OF THE  
ACT TO CERTAIN RESIDENTIAL DEVELOPMENT**

**WHEREAS**, the City of Pharr (the "City") has created the Pharr Housing Finance Corporation ("PHFC") as an instrumentality of the City and a public nonprofit corporation pursuant to Chapter 394 of the Texas Local Government Code, the Texas Housing Finance Corporations Act (the "Act") for the purpose of providing safe, sanitary and affordable housing for low and moderate income persons in the City;

**WHEREAS**, PHFC has requested that the City approve the Program Guidelines, a copy of which is attached hereto as Exhibit "A", for application to apartment projects which are to be owned or operated by or on behalf of PHFC;

**WHEREAS**, the City has a population of more than 20,000 inhabitants and the City is required by Section 394.005 of the Act to approve the application of Chapter 394 to any residential development, as defined by the Act;

**WHEREAS**, the City has conducted a public hearing as required by Section 394.9025(b) of the Act with respect to the income standards for State Qualified Tenants in the Program Guidelines;

**WHEREAS**, the City has determined that approving the State Qualified Tenants criteria in the Program Guidelines is in the best interest of the City.

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

Section 1: The facts recited in the preamble to this Resolution are found to be true and correct.

Section 2: The State Qualified Tenants criteria in the Program Guidelines, a copy of which is attached to this Resolution as Exhibit "A" are hereby approved. Any change in the State Qualified Tenants criteria will be adjusted as provided in the Program Guidelines. Any other changes in the Program Guidelines may be made by PHFC without approval by the City.

Section 3: In accordance with Section 394.004 of the Act, the City hereby approves the application of the Program Guidelines to any residential development which is to be owned and operated by or on behalf of PHFC.

Section 4: In accordance with Section 394.005 of the Act, the City hereby approves the application of the Act to any residential development which is subject to the Program Guidelines

and authorizes the Mayor of the City to execute a certificate on behalf of the City evidencing this approval upon request of PHFC.

Section 5: The City Clerk and the City Attorney are hereby authorized and directed to take any action necessary to carry out the provisions of this Resolution.

**PASSED, APPROVED AND ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**Attest:** \_\_\_\_\_ **Signed:** \_\_\_\_\_  
City Clerk (Seal) Mayor

Approved as to legal form: \_\_\_\_\_  
City Attorney

## EXHIBIT A

### **PHARR HOUSING FINANCE CORPORATION PROGRAM GUIDELINES**

#### **A. Introduction**

One of the highest priorities of the Corporation is to encourage acquisition, rehabilitation and/or development of housing for persons of low and moderate income in the Corporation's Jurisdiction. To that end, the Corporation has designed its Multifamily Housing Program (the "Program") to make financing available to purchase, construct or renovate multifamily housing projects.

#### **B. Criteria for Acquisition:**

In general, the Corporation contemplates constructing new projects which provide affordable housing for residents of the City. To this extent, the criteria for acceptance of a project for acquisition by the Corporation are as follows:

1. Cash Flow. At the projected occupancy and rental levels, the project must provide sufficient revenue to pay its pro-rata share of principal and interest on the bonds, expenses of the project, and its pro-rata share of the costs and expenses with respect to the Program, all as detailed as herein . Performance at such levels will be for a period of time satisfactory to the Corporation.
2. Location. The project must be a new multifamily housing project, acceptable to the Corporation, located within the City of Pharr (the "City"), with the site currently under contract by the Applicant.
3. Other Restrictions. In addition, the project will be subject to certain other restrictions as more fully described under the caption "Restrictions on the Project" herein.

#### **C. Restrictions on the Projects.**

The corporation has established certain requirements for the projects in order to ensure compliance with state laws and to ensure that the projects fulfill the public purposes for which the Corporation was created. During the period that the bonds or loans are outstanding, the Corporation requires that:

1. Residential. Each project must remain residential rental property.
2. Low and Moderate Income Requirement:
  - a. State Qualified Tenants. At least 90% of the units in a project must be tor use by or intended to be occupied by "Persons of Low and Moderate Income." ("State Qualified Tenants") "Persons of Low and Moderate Income" means

persons whose adjusted gross income for federal income tax purposes, together with the adjusted gross income of all persons who intend to reside with such persons in one unit, did not, for the preceding tax year, exceed the maximum amount established by the Corporation as constituting moderate income. For purposes of this definition, the maximum amount constituting moderate income shall initially be 160% of the reported median family area income, but such amount may be changed by the Corporation annually in accordance with the increases in median family income as reported by the federal government.

Persons meeting these requirements are State Qualified Tenants.

In the event the median family incomes are reported to be reduced by the federal government, the Corporation agrees that it will not impose lower family income ceilings upon the projects in the future unless required by new federal statutes retroactive on projects in the program. The only changes that will be made by the Corporation of the income restrictions will be to raise them in a pro-rata amount in accordance with those increases in family income reported by the federal government. Once tenants have initially qualified with maximum income ceilings to live in the projects, then there will be no further income qualifications of those tenants during their tenancy at the projects.

3. Elderly Standards. In Projects containing more than 20 units, at least five percent (5%) of the units must be built or renovated to the standards required by the Texas Department on Aging (the "Elderly Standards") and to the extent allowed by applicable law and reserved for the lifetime of the Project for occupancy by elderly individuals of Low or Moderate Income of families of low or Moderate Income in which an elderly individual is head of the household. For purposes of this requirement elderly individuals shall mean a person 60 years of age or older. In lieu of the above requirement to the extent allowed by law, an amount equal to one-tenth of one per cent (0.10%) of the Project Investment, which may be included as part of the Project Investment, will be remitted to the Texas Department of Aging.
4. Compliance. The manager for each property will be required to ensure compliance with the Tenant Restrictions (State Qualified Tenants, and, if applicable, the Elderly Standards) by requiring Income Certification Forms from prospective (or existing, if applicable) tenants, completing a Program Compliance Worksheet for each tenant and filing monthly reports on occupancy with the Corporation and other parties. Copies of the Income Certification Form, Program Compliance Worksheet and Certification of continuing Program Compliance will be provided by the Corporation.
5. Equal Opportunity. Tenants shall be selected and approved without regard to sex, race, religion or national origin. Similarly, no preference may be given to any members of any group or classification in selecting or approving tenants.

D. **Responsibilities of Applicant.**

1. **Contact with Community.**

a. During the application phase and prior to closing, the Applicant will be required to contact public officials and/or community leaders in the community in which the project is located for the purpose of informing such persons of the proposed transaction. Confirmation of contact with local leaders will be required prior to closing. Representatives of the Corporation will also make local contacts with respect to the project.

2. **Sufficient Cash Flow.** The principal of and interest on the bonds or loans will be payable solely from the revenues to be received by the Corporation from each of the projects which it acquires under the Program. In order for a project to be considered eligible under the Program, it must be demonstrated to the Corporation that the project generates sufficient net revenue, after payment of operating and maintenance expenses and reserves, to pay for its pro-rata share at the principal of and interest on the bonds or loans as well as certain fees imposed in connection with the Program. It should be noted, however, that for purposes of computing cash flow coverage for project investment purposes, both at closing and for the delayed compensation, ad valorem taxes will not be assumed.

3. **Credit Support.** Evidence of availability of credit support shall be filed concurrently with the application. If bonds to be issued, such evidence may be in the form of (a) a letter from a nationally recognized underwriter of municipal bonds that with respect to the Bonds to be marketed to finance any Project, that there is a market for such Bonds and such Bonds can be marketed; together with (b) evidence satisfactory to the Corporation that any required credit facility for the Project is available.

4. **Other Obligations.** Other obligations of the applicant and the Corporation will be specifically defined in an agreement to be executed prior to the Corporation becoming obligated to proceed on behalf of the Applicant.

E. **Program Costs and Closing Costs.**

Each project, as a portion of the project investment, will be required to bear its share of the "Program Costs". The Program Costs may vary slightly depending on the size of the project investment. Program costs include, but are not limited to, the project's pro-rata share of the costs of issuing the bonds or obtaining financing, costs of providing the extension of the Bond Program, a fee to the corporation, and fees due to bond counsel, the credit provider, the trustee for the bonds and other miscellaneous costs.

Other usual closing costs such as title insurance, tax and security deposit proration, project credit enhancement acceptance fee and expenses, prepaid insurance premium proration and other miscellaneous expenses will be allocated as is customary between buyer and seller and per the contract between the parties. However, it is specifically understood between the

Corporation and the Applicant that all project costs and expenses will be verified prior to final approval for acquisition of a project by the Corporation. Bond funding or other funding sources that are separate and apart from any of the other assets of the Corporation will be utilized to cover one hundred per cent (100%) of such acquisition costs and expenses. It shall be the responsibility of the Applicant to provide or arrange for the funding of all costs and expenses related to the transaction.

**F. Disbursement of Project Revenues.**

Upon the construction and lease up of a project, revenues from that project will be disbursed in substantially the following order of priority.

1. Paid by the Manager of Each Project:
  - a. Operating and maintenance expenses of the project including the management fee due to the manager under the management contract.
2. Paid by the Trustee Manager of each project from Funds or Others Received from Manager of each Project or others:
  - a. Fees due, if any, to the Credit Provider for the Program;
  - b. The project's pro-rata share of principal and interest on the bonds;
  - c. Fees due to the bond trustee, the remarketing agent, if any, any paying agents or other agents of the Corporation under the bonds;
  - d. Funding of any fund required the financing documents;
  - e. Fees to the Corporation for monitoring compliance with these Program Guidelines;
  - f. Funding for Debt Service Reserve Funds;
  - g. Excess revenues paid to the Corporation as owner of the Project.

**G. Amendment of Program Guidelines.**

The Program Guidelines may be amended or supplemented by the Corporation to clarify the intent of the Program Guidelines or to provide for implementation of the Program Guidelines.

The Program Guidelines are general guidelines only, and in the event of a conflict between the Program Guidelines and the documents pertaining to the Bond or loan (including without limitation all documents affecting the management of the Project as well as the Project Coordinator Agreement), such bond or loan documents will govern. Copies of the documents pertaining to the bonds/loans and the program are available for inspection upon request.

## MEMORANDUM

DATE: December 22, 2015

TO: Juan G Guerra, City Manager

FROM: Karla Moya, Finance Director



**SUBJECT: RESOLUTION ON TAX RESALE PROPERTIES**

### ISSUE

On November 3, 2015, Linebarger Goggan Blair held a Tax Resale at the Hidalgo County Clerk Records Management Facility. 78 struck-off properties for resale were placed. The resale of these properties was published in several newspapers throughout Hidalgo County; a resolution is needed by City to approve bids received on the properties.

### FINANCIAL CONSIDERATION

Proceeds for City of Pharr of \$13,124.71

### STAFF RECOMMENDATION

To approve action resolution on tax resale bids received.

### ALTERNATIVES

N/A

Please let me know if you have any questions on this or you want more detail

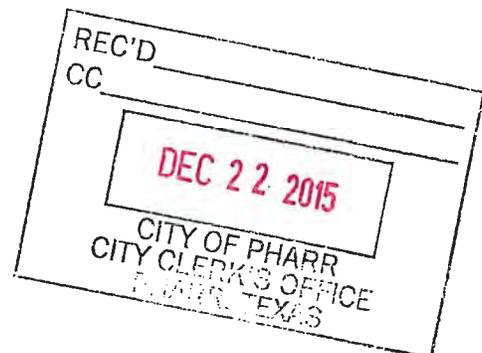
THANK YOU



*Finance Director*

*City of Pharr*

*Phone: 956-402-4150 Ext. 1907*



**CITY OF PHARR**

**RESOLUTION NO. \_\_\_\_\_**

On the 5<sup>th</sup> day of January 2016, at the regularly scheduled meeting of the City Commission of the City of Pharr, a motion was duly made and seconded to resell the properties described on the attached list, which were acquired by the City of Pharr through previous tax foreclosure proceedings. The properties were sold in accordance with Texas Tax Code Ann. §34.05.

Discussion was then conducted, and upon completion of the same the Mayor of City of Pharr called for a vote on the motion, and the same was passed by majority. Now therefore:

**BE IT RESOLVED** that the City Commission of the City of Pharr approved the bids received on the properties described in the attached list and authorizes the Mayor of the City of Pharr to execute tax resale deeds conveying the approved properties.

SIGNED on this 5<sup>th</sup> day of January 2016.

\_\_\_\_\_  
Ambrosio Hernandez  
Mayor

**ATTEST:**

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

LAW OFFICES  
OF  
**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**  
ATTORNEYS AT LAW  
205 SOUTH PIN OAK AVE.  
EDINBURG, TEXAS 78539

Telephone: (956) 383-4500  
Facsimile: (956) 383-7820

December 14, 2015

Mr. Juan Guerra, City Manager  
City of Pharr  
118 S. Cage Blvd.  
Pharr, Texas 78577

RE: TAX RESALE PROPERTIES

Dear Mr. Guerra:

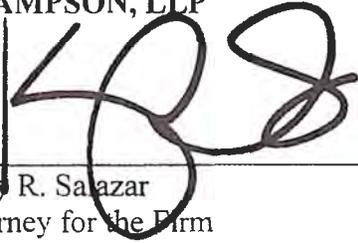
On November 3, 2015, our firm held a Tax Resale at the Hidalgo County Clerk Records Management Facility. We placed 78 previously struck-off properties for resale throughout Hidalgo County. The resale of these properties was published in several newspapers throughout Hidalgo County.

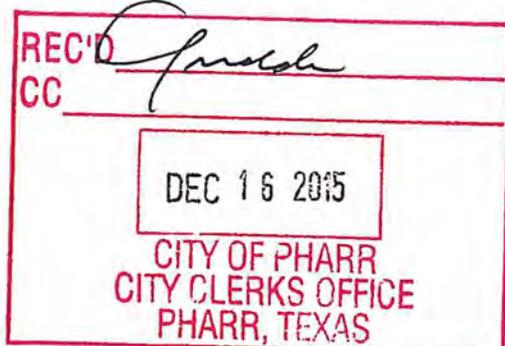
Seven previously struck-off properties located within the City of Pharr were posted for resale and we received bids on all of these properties. Enclosed for the consideration of the City Commission is an analysis of each bid received, which indicates the amount to be prorated amongst the City and all other taxing jurisdictions. We are also in the process of submitting the bids to Pharr-San Juan-Alamo Independent School District.

If you have any questions or require further information, please do not hesitate to call me.

Very truly yours,

**LINEBARGER GOGGAN BLAIR  
& SAMPSON, LLP**

  
\_\_\_\_\_  
Kelly R. Salazar  
Attorney for the Firm



LAW OFFICES  
OF  
**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**  
ATTORNEYS AT LAW  
205 SOUTH PIN OAK AVE.  
EDINBURG, TEXAS 78539

Telephone: (956) 383-4500  
Facsimile: (956) 383-7820

DATE: December 14, 2015

TO: Mr. Juan Guerra  
City of Pharr  
118 S. Cage Blvd.  
Pharr, Texas 78577

FROM: Charles Brown, Area Manager  
Tax Resale Department

RE: Tax Resale Properties

Please place the following items on the agenda for your January 5, 2016 City Commission meeting.

1. Discussion and action on tax resale bids received on tax resale properties described as follows:
  - A. Account No. H4950-00-004-0006-00 & H4950-00-004-0007-00; Tract 1; Lot 6, Block 4, Huasteca Subdivision, an Addition to the City of Pharr, AND Tract 2; Lot 7, Block 4, Huasteca Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas.
  - B. Account No. K2400-00-000-0187-05; 0.11 Acre, More or Less, Being Part of Lot 187, Kelly and Pharr Subdivision, as Described in Deed Dated June 19, 1924, From S. T. Welton to Clay Everhard, in Volume 169, Page 563, Deed Records of Hidalgo County, Texas.
  - C. Account No. H2650-00-002-0045-00; Lot 45, Block 2, Hidalgo County Park Addition, According to the Map or Plat Thereof, Recorded in Volume 14, Page 12, Map Records of Hidalgo County, Texas.
  - D. Account No. E8000-00-132-0001-00; Lot 1, and the West One-Half of Lot 2, Block 132, Evans Subdivision, an Addition to Hidalgo County.
  - E. Account No. F3450-00-155-0007-00; Lots 7 and 8 in Block 155 of Fir Subdivision, City of Pharr, Hidalgo County, Texas.
  - F. Account No. S3975-02-000-0147-00; Lot 147, Sol Brilla Subdivision, Phase II, a Subdivision to the City of Pharr, Hidalgo County, Texas.
  - G. Account No. P7170-05-026-0026-00; Lot 26, Block 26, Plantation South Subdivision, Unit 5, City of Pharr, Hidalgo County, Texas.
2. Discussion and action on tax resale resolution for resale properties.

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**  
**NOVEMBER 3, 2015 TAX RESALE LIST**  
**CITY OF PHARR**

SUIT NO.	LEGAL DESCRIPTION	ACCOUNT NUMBER	OPENING BID	AMOUNT OF BID	AMOUNT FOR CITY
T-549-06-I 1	Tract 1; Lot 6, Block 4, Huasteca Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas. AND Tract 2; Lot 7, Block 4, Huasteca Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas.	H4950-00-004-0006-00 & H4950-00-004-0007-00	\$24,470.00	\$12,500.00	\$1,630.86
T-274-09-E 2	0.11 Acre, More or Less, Being Part of Lot 187, Kelly and Pharr Subdivision, a Subdivision in Hidalgo County, Texas, as Described in Deed Dated June 19, 1924, From S. T. Welton to Clay Everhard, in Volume 169, Page 563, Deed Records of Hidalgo County, Texas.	K2400-00-000-0187-05	\$21,335.00	\$8,500.00	\$1,469.70
T-297-09-C 3	Lot 45, Block 2, Hidalgo County Park Addition, an Addition to Hidalgo County, Texas, According to the Map or Plat Thereof, Recorded in Volume 14, Page 12, Map Records of Hidalgo County, Texas.	H2650-00-002-0045-00	\$20,080.00	\$7,600.00	\$1,276.50
T-515-09-G 4	Lot 1, and the West One-Half of Lot 2, Block 132, Evans Subdivision, an Addition to Hidalgo County.	E8000-00-132-0001-00	\$50,110.00	\$19,000.00	\$1,415.88
T-1576-12-I 5	Lots 7 and 8 in Block 155 of Fir Subdivision, City of Pharr, Hidalgo County, Texas.	F3450-00-155-0007-00	\$22,365.00	\$17,500.00	\$2,746.26
T-0065-13-F 6	Lot 147, Sol Brilla Subdivision, Phase II, a Subdivision to the City of Pharr, Hidalgo County, Texas.	S3975-02-000-0147-00	\$15,520.00	\$10,600.00	\$2,113.93
T-0068-13-E 7	Lot 26, Block 26, Plantation South Subdivision, Unit 5, City of Pharr, Hidalgo County, Texas.	P7170-05-026-0026-00	\$18,740.00	\$12,100.00	\$2,471.58

**Total \$13,124.71**

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**  
**NOVEMBER 3, 2015 TAX RESALE LIST**  
**CITY OF PHARR**

SUIT NUMBER	LEGAL DESCRIPTION	ACCOUNT NUMBER
T-549-06-I 1	Tract 1; Lot 6, Block 4, Huasteca Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas. AND Tract 2; Lot 7, Block 4, Huasteca Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas.	H4950-00-004-0006-00 & H4950-00-004-0007-00
T-274-09-E 2	0.11 Acre, More or Less, Being Part of Lot 187, Kelly and Pharr Subdivision, a Subdivision in Hidalgo County, Texas, as Described in Deed Dated June 19, 1924, From S. T. Welton to Clay Everhard, in Volume 169, Page 563, Deed Records of Hidalgo County, Texas.	K2400-00-000-0187-05
T-297-09-C 3	Lot 45, Block 2, Hidalgo County Park Addition, an Addition to Hidalgo County, Texas, According to the Map or Plat Thereof, Recorded in Volume 14, Page 12, Map Records of Hidalgo County, Texas.	H2650-00-002-0045-00
T-515-09-G 4	Lot 1, and the West One-Half of Lot 2, Block 132, Evans Subdivision, an Addition to Hidalgo County.	E8000-00-132-0001-00
T-1576-12-I 5	Lots 7 and 8 in Block 155 of Fir Subdivision, City of Pharr, Hidalgo County, Texas.	F3450-00-155-0007-00
T-0065-13-F 6	Lot 147, Sol Brilla Subdivision, Phase II, a Subdivision to the City of Pharr, Hidalgo County, Texas.	S3975-02-000-0147-00
T-0068-13-E 7	Lot 26, Block 26, Plantation South Subdivision, Unit 5, City of Pharr, Hidalgo County, Texas.	P7170-05-026-0026-00

## ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

**STYLE OF CASE:** T-549-06-I; PHARR - SAN JUAN - ALAMO I.S.D., CITY OF PHARR AND SOUTH TEXAS COLLEGE VS ANGELITA RECENDEZ

**LEGAL DESCRIPTION:** **Tract 1;** Lot 6, Block 4, Huasteca Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas, According to the Map or Plat Thereof, Recorded in Volume 8, Page 56, Map Records of Hidalgo County, Texas. **Tract 2;** Lot 7, Block 4, Huasteca Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas, According to the Map or Plat Thereof, Recorded in Volume 8, Page 56, Map Records of Hidalgo County, Texas.

H4950-00-004-0006-00 & H4950-00-004-0007-00

**PROPERTY LOCATION:** 809 N CYPRESS ST

**JUDGMENT DATE:** July 18, 2007

**DATE OF TAX SALE:** Feb. 3, 2015

**YEARS IN JUDGMENT:** 2000-2013

**SHERIFF'S DEED RECORDED:** April 7, 2015

**AMOUNT OF JUDGMENT:** \$12,132.94

**DATE OF TAX RESALE:** Nov. 3, 2015

**COSTS OF SALE:** \$5,087.00

**AMOUNT OF BID:** \$12,500.00

**CURRENT APPRAISED VALUE:** \$22,885.00

**VALUE AT JUDGMENT:** \$27,687.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
<b>Pharr-San Juan- Alamo I.S.D.</b>	\$6,417.58	54%	\$4,003.02
<b>City of Pharr</b>	\$2,692.20	22%	\$1,630.86
<b>South Texas I.S.D.</b>	\$156.08	1%	\$74.13
<b>South Texas College</b>	\$527.69	4%	\$296.52
<b>Hidalgo County</b>	\$2,171.02	18%	\$1,334.34
<b>Hidalgo Co. Drain. Dist. No. 1</b>	\$168.37	1%	\$74.13

**COMMENTS:** PLEASE APPLY PROCEEDS PURSUANT TO TEXAS PROPERTY TAX CODE SECTION 34.06 (B) - (E). JUDGMENT YEARS ARE TO BE PAID BEFORE POST JUDGMENT YEARS. ANY REMAINING BALANCE SHOULD BE REMOVED.

**BIDDER:** James P. Atkins, 101 E Warbler Ave., McAllen, TX 78504

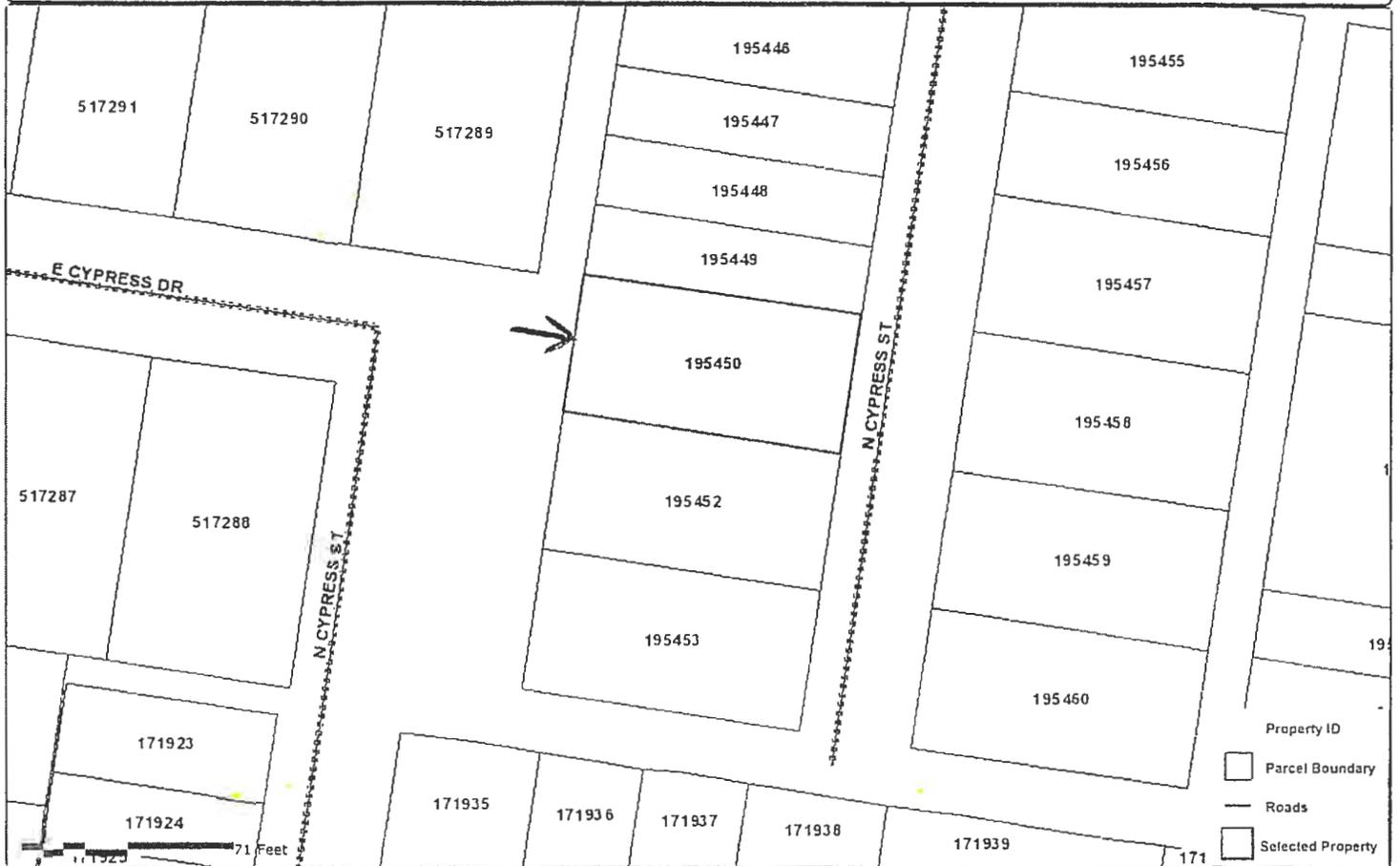
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10/21/2015 09:27

T-549-06-I

## Hidalgo CAD - Map of Property ID 195450 for Year 2016



### Property Details

#### Account

Property ID: 195450  
Geo ID: H4950-00-004-0006-00  
Type: Real  
Legal Description: HUASTECA LOT 6 & 7 BLK 4

#### Location

Situs Address: 809 N CYPRESS ST PHARR, TX  
Neighborhood: HUASTECA - SPA  
Mapsco:  
Jurisdictions: DR1, JCC, SPA, CPR, CAD, R17, SST, GHD

#### Owner

Owner Name: RECENDEZ ANGELITA  
Mailing Address: , 809 N CYPRESS ST, , PHARR, TX 78577-3213

#### Property

Appraised Value: \$22885

<http://propaccess.hidalgoad.org/Map/View/Map/1/195450/2016>



Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Hidalgo County Appraisal District expressly disclaims any and all liability in connection herewith.

# ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

**STYLE OF CASE:** T-274-09-E; PHARR - SAN JUAN - ALAMO I.S.D., CITY OF PHARR AND SOUTH TEXAS COLLEGE VS CLAY EVERHARD

**LEGAL DESCRIPTION:** 0.11 Acre, More or Less, Being Part of Lot 187, Kelly and Pharr Subdivision, a Subdivision in Hidalgo County, Texas, as Described in Deed Dated June 19, 1924, From S. T. Welton to Clay Everhard, in Volume 169, Page 563, Deed Records of Hidalgo County, Texas.

K2400-00-000-0187-05

**PROPERTY LOCATION:** W SAM HOUSTON AVE

**JUDGMENT DATE:** Sept. 24, 2013

**DATE OF TAX SALE:** Dec. 3, 2013

**YEARS IN JUDGMENT:** 1987-2012

**SHERIFF'S DEED RECORDED:** Jan. 28, 2014

**AMOUNT OF JUDGMENT:** \$17,272.16

**DATE OF TAX RESALE:** Nov. 3, 2015

**COSTS OF SALE:** \$2,110.00

**AMOUNT OF BID:** \$8,500.00

**CURRENT APPRAISED VALUE:** \$16,132.00

**VALUE AT JUDGMENT:** \$16,132.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
Pharr-San Juan- Alamo I.S.D.	\$8,974.61	52%	\$3,322.80
City of Pharr	\$3,919.82	23%	\$1,469.70
South Texas I.S.D.	\$254.31	1%	\$63.90
South Texas College	\$549.85	3%	\$191.70
Hidalgo County	\$3,098.39	18%	\$1,150.20
Hidalgo Co. Drain. Dist. No. 1	\$475.18	3%	\$191.70

**COMMENTS:** PLEASE APPLY PROCEEDS PURSUANT TO TEXAS PROPERTY TAX CODE SECTION 34.06 (B) - (E). JUDGMENT YEARS ARE TO BE PAID BEFORE POST JUDGMENT YEARS. ANY REMAINING BALANCE SHOULD BE REMOVED.

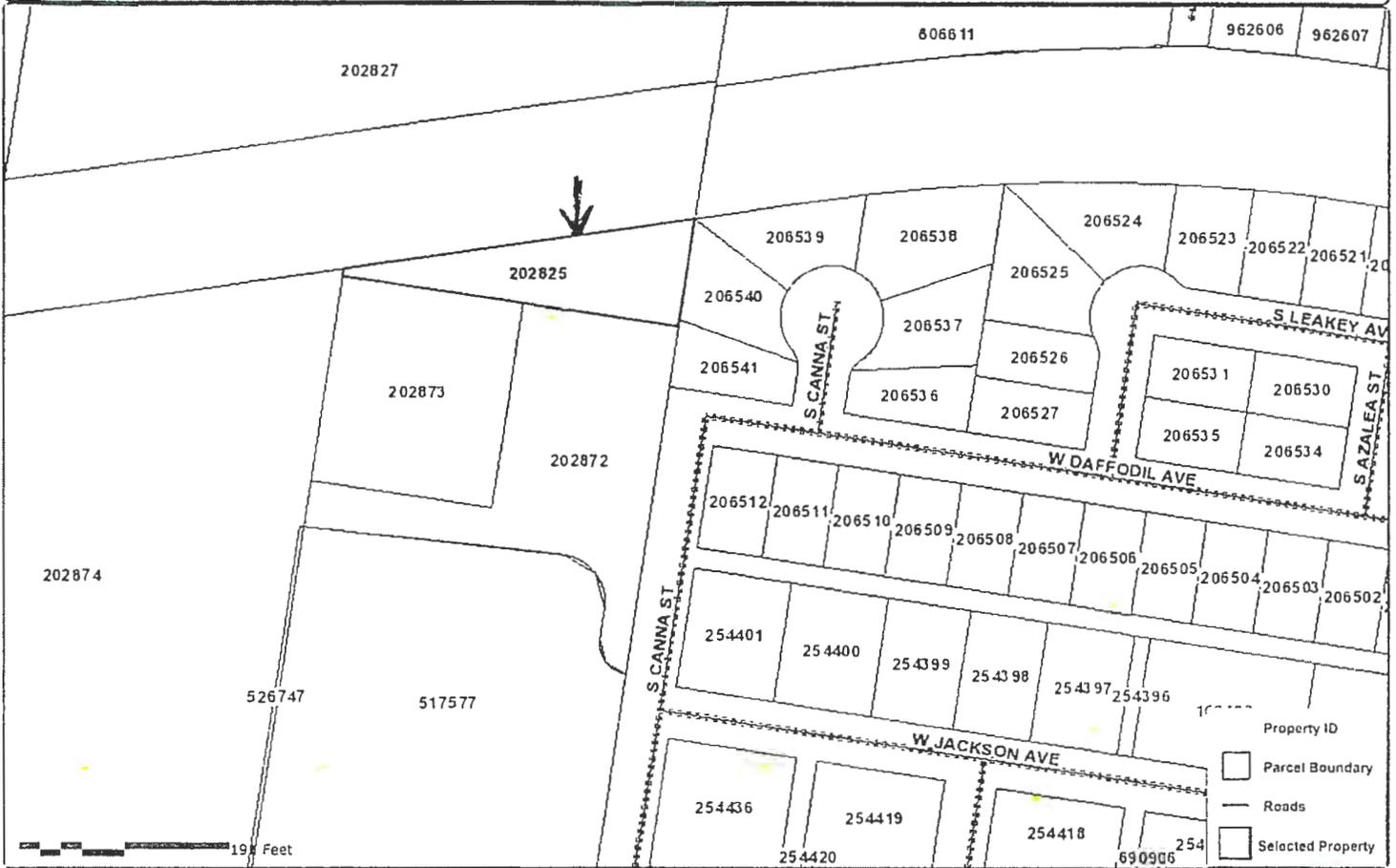
**BIDDER:** Guadalupe Alvarez, 504 W. Jackson Ave., Pharr, TX 78577



10/21/2015 02:15

T-274-09-E

# Hidalgo CAD - Map of Property ID 202825 for Year 2016



## Property Details

### Account

Property ID: 202825  
 Geo ID: K2400-00-000-0187-05  
 Type: Real

Legal Description: KELLY PHARR TRACT .12AC S OF LAT LOT 187

### Location

Situs Address: W SAM HOUSTON AVE  
 Neighborhood:  
 Mapsco:

Jurisdictions: DR1, JCC, GHD, R17, SST, CAD, SPA, CPR

### Owner

Owner Name: PSJA INDEPENDENT SCHOOL DISTRICT TRUSTEE  
 Mailing Address: , PO BOX 178, , EDINBURG, TX 78540-0178

### Property

Appraised Value: \$16132

<http://propaccess.hidalgoad.org/Map/View/Map/1/202825/2016>



Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Hidalgo County Appraisal District expressly disclaims any and all liability in connection herewith.

# ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

**STYLE OF CASE:** T-297-09-C; PHARR - SAN JUAN - ALAMO I.S.D., CITY OF PHARR AND SOUTH TEXAS COLLEGE VS CELESTINO TREJO

**LEGAL DESCRIPTION:** Lot 45, Block 2, Hidalgo County Park Addition, an Addition to Hidalgo County, Texas, According to the Map or Plat Thereof, Recorded in Volume 14, Page 12, Map Records of Hidalgo County, Texas.

H2650-00-002-0045-00

**PROPERTY LOCATION:** 6712 S ST MARIE DR.

**JUDGMENT DATE:** Aug. 11, 2014

**DATE OF TAX SALE:** Feb. 3, 2015

**YEARS IN JUDGMENT:** 1984-2013

**SHERIFF'S DEED RECORDED:** April 17, 2015

**AMOUNT OF JUDGMENT:** \$16,085.22

**DATE OF TAX RESALE:** Nov. 3, 2015

**COSTS OF SALE:** \$2,494.00

**AMOUNT OF BID:** \$7,600.00

**CURRENT APPRAISED VALUE:** \$13,750.00

**VALUE AT JUDGMENT:** \$13,750.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
Pharr-San Juan- Alamo I.S.D.	\$8,807.14	55%	\$2,808.30
City of Pharr	\$4,024.00	25%	\$1,276.50
South Texas I.S.D.	\$182.50	1%	\$51.06
South Texas College	\$481.87	3%	\$153.18
Hidalgo County	\$2,293.52	14%	\$714.84
Hidalgo Co. Drain. Dist. No. 1	\$296.19	2%	\$102.12

**COMMENTS:** PLEASE APPLY PROCEEDS PURSUANT TO TEXAS PROPERTY TAX CODE SECTION 34.06 (B) - (E). JUDGMENT YEARS ARE TO BE PAID BEFORE POST JUDGMENT YEARS. ANY REMAINING BALANCE SHOULD BE REMOVED.

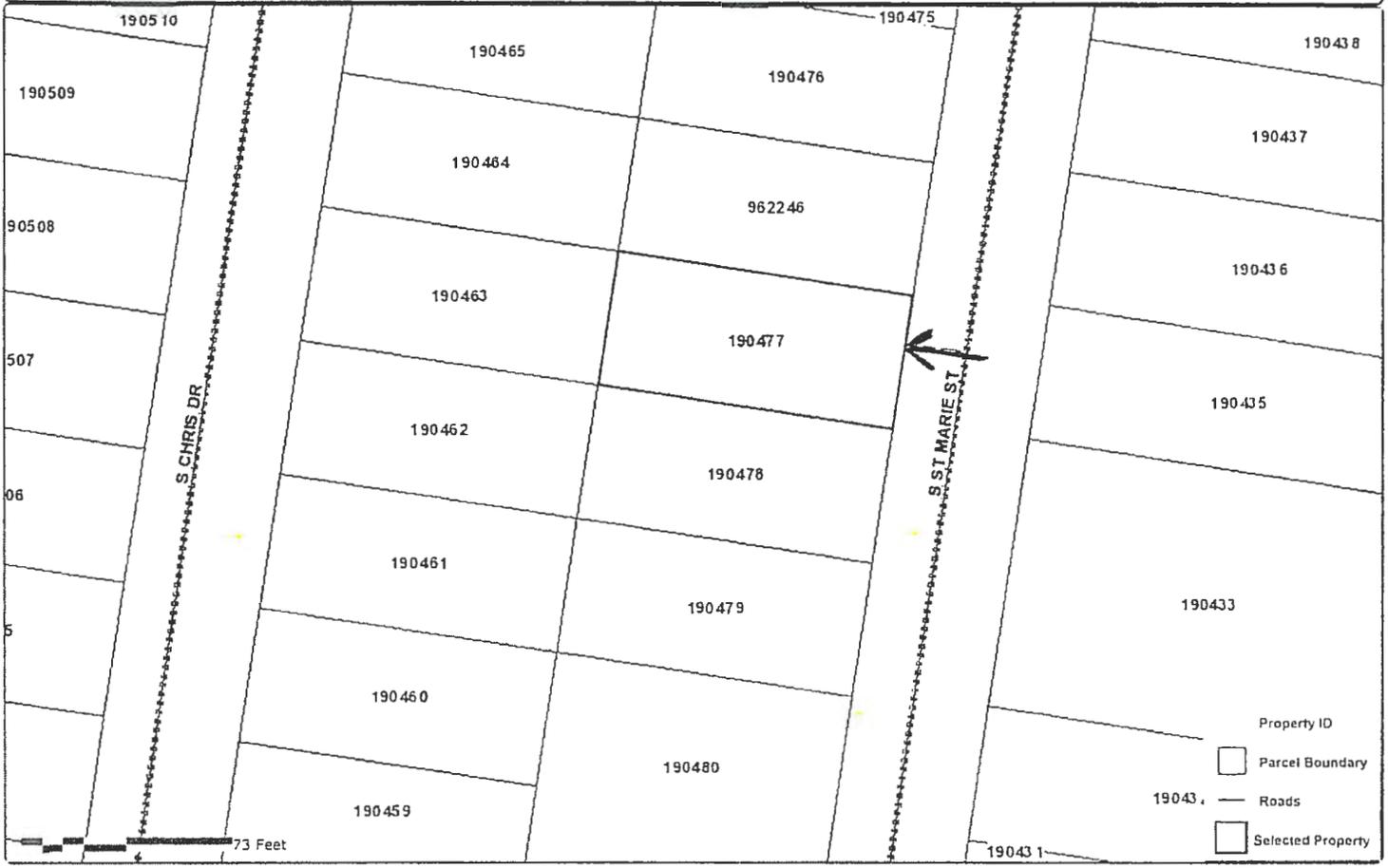
**BIDDER:** ACJ LLC, 409 E. Ridge Road, Pharr, TX 78577



10/21/2015 01:20

T-297-09-C

### Hidalgo CAD - Map of Property ID 190477 for Year 2016



### Property Details

#### Account

Property ID: 190477  
 Geo ID: H2650-00-002-0045-00  
 Type: Real  
 Legal Description: HIDALGO PARK ESTATES LOT 45, BLK 2

#### Location

Situs Address: 6712 S ST MARIE DR PHARR, TX  
 Neighborhood: HIDALGO PARK ESTATES - SPA  
 Mapsco:  
 Jurisdictions: SPA, CPR, GHD, DR1, JCC, R17, SST, CAD

#### Owner

Owner Name: PHARR SAN JUAN ALAMO ISD TRUSTEE  
 Mailing Address: , PO BOX 178, EDINBURG, TX 78540-0178

#### Property

Appraised Value: \$13750

<http://propaccess.hidalgoad.org/Map/View/Map/1/190477/2016>



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# ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

**STYLE OF CASE:** T-515-09-G; PHARR - SAN JUAN - ALAMO I.S.D., CITY OF PHARR AND SOUTH TEXAS COLLEGE VS GUSTAVO GARCIA

**LEGAL DESCRIPTION:** Lot 1, and the West One-Half of Lot 2, Block 132, Evans Subdivision, an Addition to Hidalgo County, Texas, as Described in Volume 1482, Page 636, Deed Records of Hidalgo County, Texas.

E8000-00-132-0001-00

**PROPERTY LOCATION:** 902 E EVANS ST

**JUDGMENT DATE:** Jan. 15, 2015

**DATE OF TAX SALE:** April 7, 2015

**YEARS IN JUDGMENT:** 1988-2013

**SHERIFF'S DEED RECORDED:** June 3, 2015

**AMOUNT OF JUDGMENT:** \$44,139.09

**DATE OF TAX RESALE:** Nov. 3, 2015

**COSTS OF SALE:** \$3,268.00

**AMOUNT OF BID:** \$19,000.00

**CURRENT APPRAISED VALUE:** \$29,313.00

**VALUE AT JUDGMENT:** \$29,590.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
Pharr-San Juan- Alamo I.S.D.	\$27,609.22	62%	\$9,753.84
City of Pharr	\$3,803.93	9%	\$1,415.88
South Texas I.S.D.	\$812.58	2%	\$314.64
South Texas College	\$1,612.03	4%	\$629.28
Hidalgo County	\$8,982.32	20%	\$3,146.40
Hidalgo Co. Drain. Dist. No. 1	\$1,319.01	3%	\$471.96

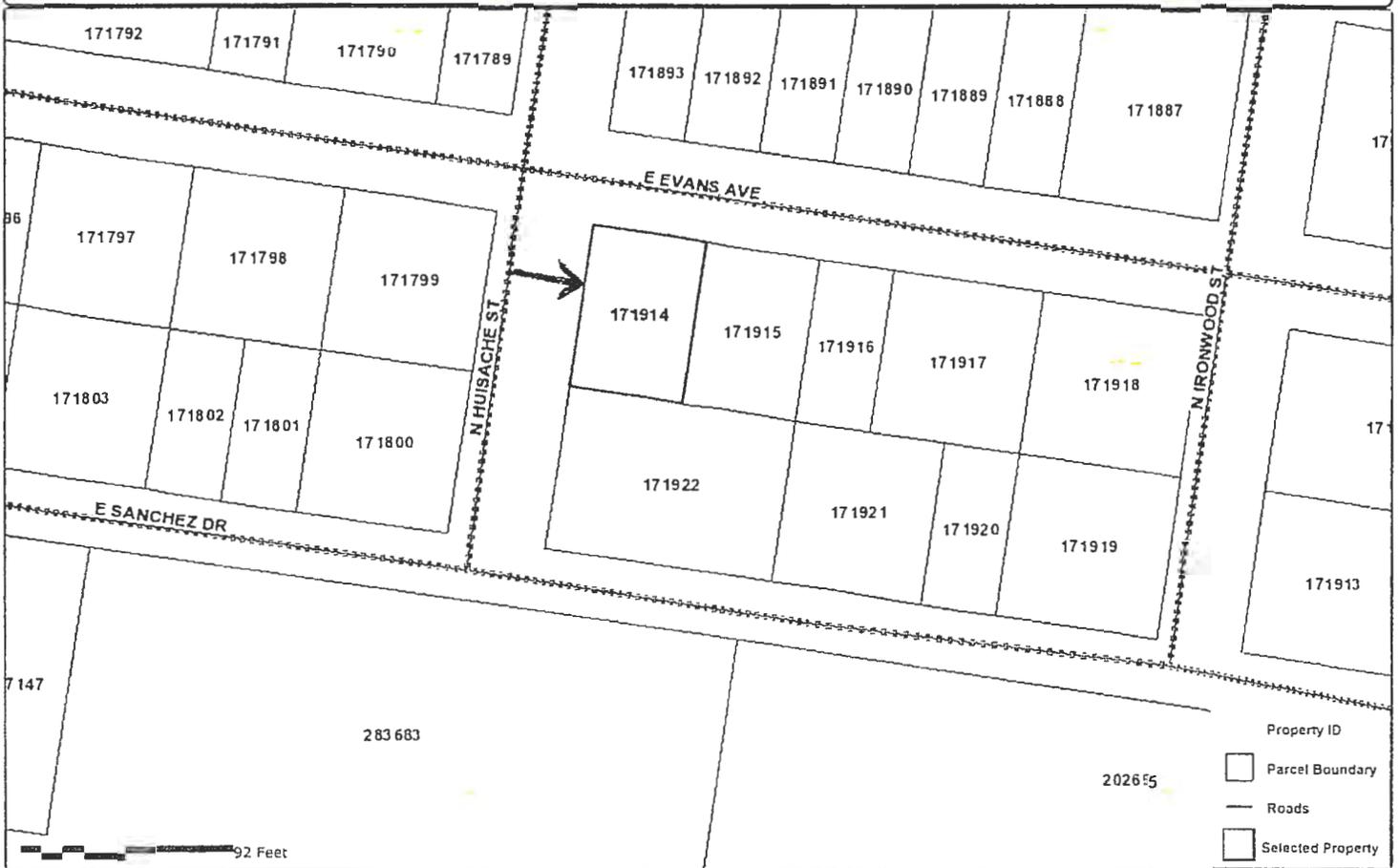
**COMMENTS:** PLEASE APPLY PROCEEDS PURSUANT TO TEXAS PROPERTY TAX CODE SECTION 34.06 (B) - (E). JUDGMENT YEARS ARE TO BE PAID BEFORE POST JUDGMENT YEARS. ANY REMAINING BALANCE SHOULD BE REMOVED.

**BIDDER:** A&B Affordable Properties LLC, 1215 Coil Drive, San Juan, TX 78589



T-515-09-6

## Hidalgo CAD - Map of Property ID 171914 for Year 2016



### Property Details

#### Account

Property ID: 171914  
Geo ID: E8000-00-132-0001-00  
Type: Real  
Legal Description: EVANS ALL LOT 1, W 1/2 OF 2, BLK 132

#### Location

Situs Address: 902 E EVANS ST PHARR, TX  
Neighborhood: EVANS -SPA  
Mapsco:

Jurisdictions: GHD, CAD, DR1, JCC, SPA, R17, SST, CPR

#### Owner

Owner Name: PHARR-SAN JUAN-ALAMO ISD TRUSTEE  
Mailing Address: , PO BOX 178, , EDINBURG, TX 78540-0178

#### Property

Appraised Value: \$29313

<http://propaccess.hidalgoad.org/Map/View/Map/1/171914/2016>



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# ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

**STYLE OF CASE:** T-1576-12-I; HIDALGO COUNTY, HIDALGO COUNTY DRAINAGE DISTRICT # 01 AND CITY OF PHARR VS ELEUTERIO PESINA

**LEGAL DESCRIPTION:** Lots 7 and 8 in Block 155 of Fir Subdivision, City of Pharr, Hidalgo County, Texas, as Shown on the Map or Plat Thereof Recorded in Volume 11, Page 29, of the Map or Plat Records of Said Subdivision on File in the Office of the Hidalgo County Clerk, and Carried on the Tax Rolls as Fir Lot 7-8, Blk 155.

F3450-00-155-0007-00

**PROPERTY LOCATION:** 916 E CORTEZ ST

**JUDGMENT DATE:** March 18, 2014

**DATE OF TAX SALE:** March 7, 2015

**YEARS IN JUDGMENT:** 1992-2013

**SHERIFF'S DEED RECORDED:** June 3, 2015

**AMOUNT OF JUDGMENT:** \$17,640.28

**DATE OF TAX RESALE:** Nov. 3, 2015

**COSTS OF SALE:** \$2,243.00

**AMOUNT OF BID:** \$17,500.00

**CURRENT APPRAISED VALUE:** \$19,950.00

**VALUE AT JUDGMENT:** \$19,352.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
Pharr-San Juan- Alamo I.S.D.	\$8,544.46	48%	\$7,323.36
City of Pharr	\$3,152.75	18%	\$2,746.26
South Texas I.S.D.	\$446.69	3%	\$457.71
South Texas College	\$1,309.08	7%	\$1,067.99
Hidalgo County	\$3,661.71	21%	\$3,203.97
Hidalgo Co. Drain. Dist. No. 1	\$525.59	3%	\$457.71

**COMMENTS:** PLEASE APPLY PROCEEDS PURSUANT TO TEXAS PROPERTY TAX CODE SECTION 34.06 (B) - (E). JUDGMENT YEARS ARE TO BE PAID BEFORE POST JUDGMENT YEARS. ANY REMAINING BALANCE SHOULD BE REMOVED.

**BIDDER:** Jose J. Cantu, 1001 E. Villegas, Pharr, TX 78577



ATTENTION

10/21/2015 03:40

T-1576-12-I

### Hidalgo CAD - Map of Property ID 174905 for Year 2016



### Property Details

#### Account

Property ID: 174905  
 Geo ID: F3450-00-155-0007-00  
 Type: Real  
 Legal Description: FIR LOTS 7 & 8 BLK 155

#### Location

Situs Address: 916 E CORTEZ ST TX  
 Neighborhood: FIR - SPA  
 Mapsco:  
 Jurisdictions: CPR, SPA, DR1, JCC, GHD, R17, SST, CAD

#### Owner

Owner Name: PHARR-SAN JUAN-ALAMO ISD TRUSTEE  
 Mailing Address: , PO BOX 178, , EDINBURG, TX 78540-0178

#### Property

Appraised Value: \$19950

<http://propaccess.hidalgoad.org/Map/View/Map/1/174905/2016>



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# ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

**STYLE OF CASE:** T-0065-13-F; PHARR - SAN JUAN - ALAMO I.S.D., CITY OF PHARR AND SOUTH TEXAS COLLEGE VS PATRICIA RAMIREZ

**LEGAL DESCRIPTION:** Lot 147, Sol Brilla Subdivision, Phase II, a Subdivision to the City of Pharr, Hidalgo County, Texas, According to the Map or Plat Thereof, Recorded in Volume 30, Page 67, Map Records of Hidalgo County, Texas.

S3975-02-000-0147-00

**PROPERTY LOCATION:** 610 CARDINAL AVE.

**JUDGMENT DATE:** Dec. 19, 2014

**DATE OF TAX SALE:** April 7, 2015

**YEARS IN JUDGMENT:** 2002-2013

**SHERIFF'S DEED RECORDED:** June 3, 2015

**AMOUNT OF JUDGMENT:** \$12,716.66

**DATE OF TAX RESALE:** Nov. 3, 2015

**COSTS OF SALE:** \$1,409.00

**AMOUNT OF BID:** \$10,600.00

**CURRENT APPRAISED VALUE:** \$19,989.00

**VALUE AT JUDGMENT:** \$19,908.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
Pharr-San Juan- Alamo I.S.D.	\$6,262.04	49%	\$4,503.59
City of Pharr	\$2,873.33	23%	\$2,113.93
South Texas I.S.D.	\$187.39	1%	\$91.91
South Texas College	\$664.82	5%	\$459.55
Hidalgo County	\$2,483.81	20%	\$1,838.20
Hidalgo Co. Drain. Dist. No. 1	\$245.27	2%	\$183.82

**COMMENTS:** PLEASE APPLY PROCEEDS PURSUANT TO TEXAS PROPERTY TAX CODE SECTION 34.06 (B) - (E). JUDGMENT YEARS ARE TO BE PAID BEFORE POST JUDGMENT YEARS. ANY REMAINING BALANCE SHOULD BE REMOVED.

**BIDDER:** ACJ LLC, 409 E Ridge Road, Pharr, TX 78577

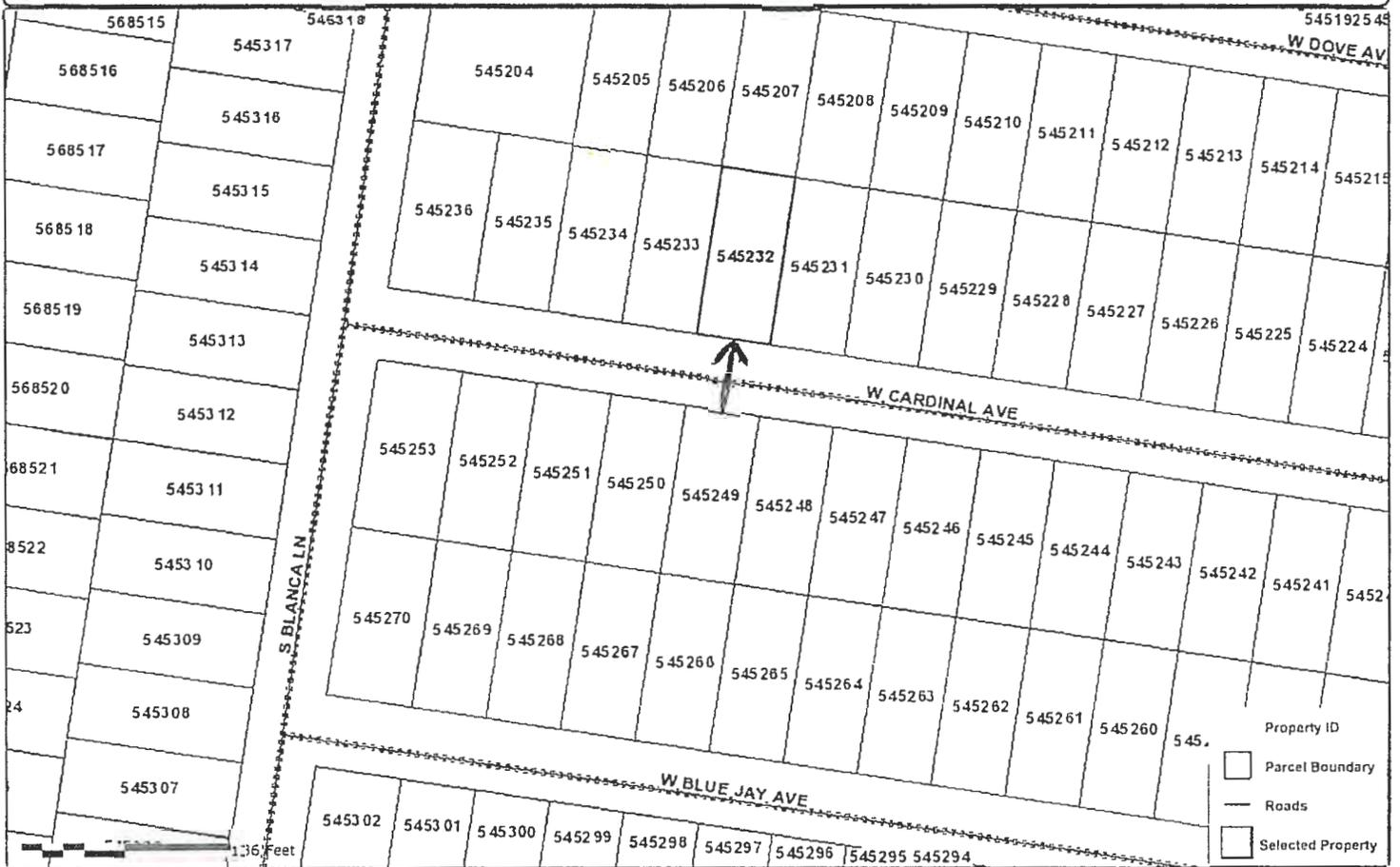


ATTENTION  
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T-0065-13-F

### Hidalgo CAD - Map of Property ID 545232 for Year 2016



### Property Details

#### Account

Property ID: 545232  
 Geo ID: S3975-02-000-0147-00  
 Type: Real  
 Legal Description: SOL BRILLA PH 2 LOT 147

#### Location

Situs Address: 610 CARDINAL AVE PHARR, TX  
 Neighborhood: SOL BRILLA UT 1 - 10 & VILLA SAN MIGUEL PH 1-3  
 Mapsco:  
 Jurisdictions: DR1, JCC, SPA, CPR, R17, SST, GHD, CAD

#### Owner

Owner Name: PHARR-SAN JUAN-ALAMO ISD TRUSTEE  
 Mailing Address: , PO BOX 178, , EDINBURG, TX 78540-0178

#### Property

Appraised Value: \$19886

<http://propaccess.hidalgoad.org/Map/View/Map/1/545232/2016>



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## ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

**STYLE OF CASE:** T-0068-13-E; PHARR - SAN JUAN - ALAMO I.S.D., CITY OF PHARR AND SOUTH TEXAS COLLEGE VS ISABEL FLORES

**LEGAL DESCRIPTION:** Lot 26, Block 26, Plantation South Subdivision, Unit 5, City of Pharr, Hidalgo County, Texas, According to the Map or Plat Thereof, Recorded in Volume 24, Page 20-B, Map Records of Hidalgo County, Texas.  
P7170-05-026-0026-00

**PROPERTY LOCATION:** 2639 ATLANTA CT

**JUDGMENT DATE:** Sept. 11, 2014

**DATE OF TAX SALE:** April 7, 2015

**YEARS IN JUDGMENT:** 2004-2013

**SHERIFF'S DEED RECORDED:** June 3, 2015

**AMOUNT OF JUDGMENT:** \$15,362.88

**DATE OF TAX RESALE:** Nov. 3, 2015

**COSTS OF SALE:** \$1,354.00

**AMOUNT OF BID:** \$12,100.00

**CURRENT APPRAISED VALUE:** \$22,250.00

**VALUE AT JUDGMENT:** \$22,250.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
Pharr-San Juan- Alamo I.S.D.	\$7,165.97	46%	\$4,943.16
City of Pharr	\$3,459.77	23%	\$2,471.58
South Texas I.S.D.	\$266.24	2%	\$214.92
South Texas College	\$899.60	6%	\$644.76
Hidalgo County	\$3,216.05	21%	\$2,256.66
Hidalgo Co. Drain. Dist. No. 1	\$355.25	2%	\$214.92

**COMMENTS:** PLEASE APPLY PROCEEDS PURSUANT TO TEXAS PROPERTY TAX CODE SECTION 34.06 (B) - (E). JUDGMENT YEARS ARE TO BE PAID BEFORE POST JUDGMENT YEARS. ANY REMAINING BALANCE SHOULD BE REMOVED.

**BIDDER:** ACJ LLC, 409 E Ridge Road, Pharr, TX 78577



ATTENTION  
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10/21/2015 01:47





## MEMORANDUM

**DATE:** January 6, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. - City Engineer

OK  
W

**SUBJECT: Agenda Request: Discussion and possible action, if any, on authorizing City Manager to negotiate additional engineering services with TEDSI Infrastructure Group, Inc. for Owassa Road (Jackson to US 281).**

### ISSUE

TxDOT has approved the environmental document and the next step is to acquire street and drainage right of way. The additional services will be for preparing the metes & bounds and plat survey of the parcels of land for right of way. In additional, survey information along Minnesota Road is required for the East Drainage Improvements and the preparation of a traffic control plan on Minnesota Road. These items are not in TEDSI scope of work.

### FINANCIAL CONSIDERATION

Additional Services amount \$58,737.00.

### STAFF RECOMMENDATION

Staff recommends approval of additional services.

### ALTERNATIVES

REC'D	<i>fralola</i>
CC	
JAN 06 2016	
CITY OF PHARR CITY CLERKS OFFICE PHARR, TEXAS	



## MEMORANDUM

**DATE:** December 16, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. - City Engineer

OK  
WU

**SUBJECT: Agenda Request: Consideration and action, if any, on awarding bid for Navarro Street Improvements Project.**

### ISSUE

A total of six (6) bids were received. The lowest and responsible contractor was Texas Cordia Construction, LLC in the amount of \$817,648.70.

### FINANCIAL CONSIDERATION

Contract amount \$817,648.70.

### STAFF RECOMMENDATION

The project was advertised in the Advance Newspaper and Plan Rooms in San Antonio, Austin and Houston. See attached bid tabulation and engineer letter of recommendation of award. Staff recommends to award the contract to Texas Cordia Construction, LLC in the amount of \$817,648.70.

### ALTERNATIVES

REC'D	<i>[Signature]</i>
CC	
JAN 06 2016	
CITY OF PHARR CITY CLERKS OFFICE PHARR, TEXAS	

January 5, 2016

William F. Ueckert, Jr., P.E.  
City Engineer  
City of Pharr  
118 S. Cage Blvd, 4<sup>th</sup> Floor  
Pharr, Texas 78577

RE: Navarro Street Improvements Project  
Recommendation for Award

Dear Mr. Ueckert:

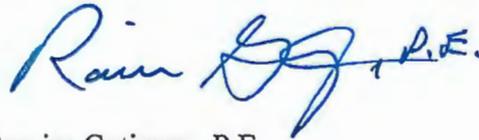
On Thursday, December 17, 2015, at 2:00 p.m. in the Pharr City Hall, bids were opened and read aloud for the above captioned project. Six (6) bids were received for this project. The low responsive base bid was for **\$817,648.70** from **Texas Cordia Construction, LLC** from Edinburg, Texas.

Enclosed is a copy of the Bid Tabulation Form, the Bid Opening Results sheet, the Contractor Reference Check Forms, and the Bid Submittal packages received. We have reviewed the bids submitted and the references provided in the bid submittal package by the lowest responsive bidder. We are recommending award of the contract bid to the lowest responsive bidder being **Texas Cordia Construction, LLC** from Edinburg, Texas, in the amount of **\$817,648.70**.

Please note, there was one adjustment made to the bid submitted by RDH Site & Concrete, LLC. The bid submitted and read at the bid opening was \$850,019.01. However the bid tabulated was \$849,425.01. A reduction of \$594.00. The ranking of the bids did not change as a result of the adjustment.

If you wish to discuss this project, please do not hesitate to call us. We are ready to assist you in making this project a success. You can call me at 956-782-2557 or on my mobile at 956-227-2154.

Sincerely,



Ramiro Gutierrez, P.E.  
President

Encl

cc: Project Files

BID TABULATION

City of Pharr - Navarro Street Improvements

DATE: December 17, 2015  
 TIME: 2:00 PM  
 LOCATION: City of Pharr

Item Number	Estimated Quantity	Unit	Item Description	Foremost Paving, Inc		Texas Cordia		RDH Site and Concrete		REIM Construction		ZGS, LLC		Garco Industries	
				Unit Bid	Total Bid	Unit Bid	Total Bid	Unit Bid	Total Bid	Unit Bid	Total Bid	Unit Bid	Total Bid	Unit Bid	Total Bid
1	9,049.00	cy	Excavation (Roadway)	12.00	\$108,676.00	5.00	\$45,240.00	2.00	\$18,096.00	5.70	\$51,573.60	8.00	\$72,384.00	6.00	\$54,288.00
2	4,193.00	cy	Excavation (Ditch)	12.00	\$90,316.00	4.00	\$16,772.00	2.00	\$8,386.00	5.55	\$23,271.15	8.00	\$33,544.00	7.75	\$32,496.75
3	127.00	cy	Embankment (Roadway)	35.00	\$4,445.00	7.00	\$869.00	2.00	\$254.00	6.80	\$883.60	10.00	\$1,270.00	30.00	\$3,810.00
4	1,062.00	cy	Embankment (Ditch)	12.00	\$12,744.00	2.00	\$2,124.00	2.00	\$2,124.00	7.95	\$8,442.90	10.00	\$10,620.00	25.00	\$26,550.00
5	11,635.00	sy	Coil Fiber Seeding (Perm) Urban (Clay)	1.25	\$14,543.75	0.60	\$6,817.50	1.20	\$13,862.00	0.45	\$5,235.75	2.00	\$23,270.00	0.55	\$6,399.25
6	10,307.00	sy	Flexible Base (Ty E) (3r-4) (6")	6.00	\$51,842.00	4.00	\$41,228.00	7.27	\$74,831.89	5.95	\$61,326.65	8.75	\$90,186.25	9.50	\$97,616.50
7	10,308.00	sy	Lime Treated Base (B") (2%)	4.25	\$43,800.50	1.50	\$15,459.00	2.00	\$20,612.00	2.15	\$22,157.90	3.00	\$30,918.00	1.75	\$18,036.50
8	10,747.00	sy	Lime Treated Subgrade (6") (5.5%)	4.00	\$42,988.00	1.00	\$10,747.00	1.00	\$10,747.00	1.70	\$18,269.90	4.00	\$42,988.00	3.00	\$32,241.00
9	232.00	ton	Lime (Ty A or B)	210.00	\$48,720.00	235.00	\$54,520.00	186.00	\$42,820.00	184.26	\$42,748.32	200.00	\$46,400.00	240.00	\$55,680.00
10	1,826.00	gal	Prime Coat (MC-30) (0.3 Gal/SY)	5.00	\$9,130.00	5.00	\$9,130.00	9.00	\$16,434.00	4.30	\$7,851.80	1.00	\$1,826.00	6.36	\$11,613.26
11	1,040.00	ton	Asphalt Conc. Pavement (Ty D) (2")	98.00	\$98,840.00	85.00	\$88,400.00	84.62	\$88,004.80	85.25	\$99,060.00	105.00	\$106,200.00	105.00	\$109,200.00
12	2,528.00	lf	Trench Excavation Protection	1.00	\$2,528.00	1.00	\$2,528.00	1.50	\$3,792.00	1.80	\$4,803.20	3.10	\$7,836.80	0.75	\$1,896.00
13	72.00	cy	Concrete Riprap (4")	800.00	\$57,600.00	235.00	\$18,920.00	223.50	\$16,062.00	496.00	\$35,712.00	350.00	\$25,200.00	185.00	\$14,040.00
14	669.00	lf	RCP (CL III) (18")	60.00	\$41,940.00	50.00	\$34,950.00	57.00	\$39,843.00	54.50	\$36,085.50	88.90	\$62,141.10	40.50	\$28,309.50
15	720.00	lf	RCP (CL III) (24")	135.00	\$97,200.00	70.00	\$50,400.00	67.00	\$48,240.00	116.00	\$83,520.00	99.65	\$71,748.00	58.00	\$41,760.00
16	1,352.00	lf	RCP (CL III) (30")	130.00	\$175,760.00	80.00	\$108,160.00	86.00	\$110,272.00	134.00	\$181,158.00	119.12	\$161,050.24	79.00	\$106,008.00
17	378.00	lf	RCP (CL III) (36")	140.00	\$52,920.00	90.00	\$34,200.00	108.00	\$40,824.00	128.00	\$48,384.00	182.90	\$67,796.20	114.90	\$43,432.20
18	6.00	EA	Inlet (Ty A)	3,500.00	\$21,000.00	1,800.00	\$11,400.00	3,000.00	\$18,000.00	2,510.00	\$15,060.00	3,915.00	\$23,890.00	3,500.00	\$21,000.00
19	7.00	EA	Inlet (Ty A)(SPL 1)	4,000.00	\$34,300.00	2,100.00	\$14,700.00	3,000.00	\$21,000.00	2,750.00	\$19,250.00	4,325.00	\$30,275.00	3,700.00	\$25,900.00
20	13.00	EA	Inlet (Ty C) (Drop Inlet w/Riprap)	3,400.00	\$44,200.00	1,500.00	\$19,500.00	2,500.00	\$32,500.00	3,070.00	\$39,910.00	4,740.00	\$61,620.00	3,125.00	\$40,625.00
21	9.00	EA	Manhole (Ty A)	3,800.00	\$34,200.00	2,000.00	\$18,000.00	2,500.00	\$22,500.00	3,160.00	\$28,440.00	4,325.00	\$38,925.00	3,100.00	\$27,900.00
22	9.00	EA	Manhole (Ty A)(Conflict)	6,300.00	\$56,700.00	2,050.00	\$18,450.00	2,500.00	\$22,500.00	4,380.00	\$39,240.00	4,945.00	\$44,505.00	3,700.00	\$33,300.00
23	6.00	MD	Barriades, Signs & Traffic Handling	6,000.00	\$10,000.00	865.00	\$3,325.00	1,000.00	\$5,000.00	1,660.00	\$8,300.00	1,550.00	\$7,750.00	500.00	\$2,500.00
24	52.00	lf	Concrete Valley Gutter (6-F)	75.00	\$3,900.00	39.00	\$2,028.00	36.00	\$1,872.00	61.50	\$3,198.00	28.00	\$1,456.00	100.00	\$5,200.00
25	5,173.00	lf	Concrete Curb & Gutter (Ty A)(Barrier)	12.00	\$62,076.00	10.00	\$51,730.00	10.50	\$54,316.50	12.50	\$64,662.50	9.05	\$46,815.65	10.20	\$52,764.60
26	724.10	sy	Driveways (Ty PB-1)	45.00	\$32,584.50	12.00	\$8,669.20	17.00	\$12,308.70	22.00	\$15,830.20	18.00	\$11,585.60	25.50	\$16,464.55
27	447.70	sy	Driveways (Concrete)	67.00	\$29,895.90	50.00	\$22,385.00	31.00	\$13,878.70	48.75	\$21,825.38	35.00	\$15,669.50	55.00	\$24,623.50
28	42.50	sy	Driveways (Stamped Concrete)	150.00	\$6,375.00	60.00	\$2,550.00	59.00	\$2,507.50	79.50	\$3,378.75	45.00	\$1,912.50	100.00	\$4,250.00
29	2,228.00	sy	Concrete Sidewalk (4")	48.00	\$106,848.00	22.00	\$48,872.00	22.92	\$51,019.92	41.00	\$91,266.00	35.00	\$77,010.00	27.50	\$61,215.00
30	2.00	EA	ADA Curb Ramp (Ty 2)	1,750.00	\$3,500.00	1,200.00	\$2,400.00	350.00	\$700.00	1,020.00	\$2,040.00	900.00	\$1,800.00	2,900.00	\$5,800.00
31	21.00	EA	Mailboxes (Single)	200.00	\$4,200.00	250.00	\$5,250.00	100.00	\$2,100.00	218.00	\$4,536.00	150.00	\$3,150.00	150.00	\$3,150.00
32	13.00	EA	Mailboxes (Brief)	800.00	\$7,800.00	400.00	\$5,200.00	350.00	\$4,550.00	474.00	\$6,162.00	500.00	\$6,500.00	750.00	\$9,750.00
33	3.00	EA	Small Roadside Sign Assembly (Ty A)	400.00	\$1,200.00	500.00	\$1,500.00	200.00	\$600.00	517.00	\$1,551.00	375.00	\$1,125.00	550.00	\$1,650.00
34	2.00	EA	Small Roadside Sign (Remove)	50.00	\$100.00	85.00	\$170.00	250.00	\$500.00	45.50	\$93.00	200.00	\$400.00	100.00	\$200.00
35	18.00	lf	24" Solid White Line	14.00	\$252.00	10.00	\$180.00	17.00	\$306.00	15.75	\$283.50	20.00	\$360.00	28.00	\$504.00
36	78.00	lf	12" Solid White Line	27.00	\$2,106.00	8.00	\$624.00	17.00	\$1,326.00	30.25	\$2,359.50	35.00	\$2,730.00	54.00	\$4,212.00
37	15.00	EA	Adjust Sanitary Sewer Services	1,400.00	\$21,000.00	750.00	\$11,250.00	200.00	\$3,000.00	753.00	\$11,295.00	670.00	\$10,050.00	450.00	\$6,750.00
38	25.00	EA	Adjust Water Services	1,400.00	\$35,000.00	635.00	\$15,875.00	200.00	\$5,000.00	351.00	\$8,775.00	516.00	\$12,875.00	150.00	\$3,750.00
39	8.00	EA	Adjust Sanitary Sewer Manholes	1,800.00	\$14,400.00	1,000.00	\$8,000.00	625.00	\$5,000.00	831.00	\$6,648.00	385.00	\$3,080.00	350.00	\$2,800.00
40	166.00	lf	12" HDPE / PVC Pipe	45.00	\$7,470.00	15.00	\$2,490.00	15.00	\$2,490.00	29.25	\$4,855.50	30.90	\$5,129.40	28.00	\$4,648.00
41	168.00	sy	Construction Exit (Ty II)	30.00	\$5,040.00	15.00	\$2,520.00	6.00	\$1,008.00	29.50	\$4,956.00	30.00	\$5,040.00	25.00	\$4,200.00
42	168.00	sy	Construction Exit (Ty II) (Remove)	5.00	\$840.00	4.00	\$672.00	6.00	\$1,008.00	8.80	\$1,444.80	10.00	\$1,680.00	10.00	\$1,680.00
43	828.00	lf	Temp Sediment Control Fence (Install)	5.00	\$4,140.00	3.00	\$2,484.00	3.50	\$2,898.00	2.00	\$1,656.00	4.00	\$3,312.00	2.79	\$2,310.12
<b>TOTAL BASE BID</b>					<b>\$1,494,120.65</b>		<b>\$817,648.70</b>		<b>\$849,425.01</b>		<b>\$1,139,600.40</b>		<b>\$1,267,524.24</b>		<b>\$1,052,821.83</b>

<b>SUBMITTED AMOUNTS (READ)</b>		<b>\$1,494,120.65</b>	<b>\$817,648.70</b>	<b>\$850,019.01</b>	<b>\$1,139,600.40</b>	<b>\$1,267,524.24</b>	<b>\$1,052,821.83</b>
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**MEMORANDUM**

**DATE:** January 6, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. - City Engineer

**SUBJECT: Agenda Request: Consideration and action, if any, on Change Order #3 with Foremost Paving in the total amount of deduct \$41,277.17 for the Capote & Las Milpas Parks Street Improvements.**

**ISSUE**

The contract is based on installed quantities for a unit price. At the end of the project a summary of installed quantities and contract unit price is prepared to determine any increase or decrease of the final contract amount. See attached summary. In addition the contractor is asking for additional 32.5 days to contract due to rain day delays.

**FINANCIAL CONSIDERATION**

Summary indicated deduct of **\$41,277.17** to the contract.

Contract Amount: \$ 1,617,323.00  
Change Order #1 :\$ 44,124.00  
Change Order #2 :\$ 120,682.50  
Change Order #3 :\$ - 41,269.67 Deduct  
Final Contract :\$ 1,740,859.83

**STAFF RECOMMENDATION**

Staff recommends Change Order #3.

**ALTERNATIVES**

REC'D \_\_\_\_\_  
CC \_\_\_\_\_  
**JAN - 7 2016**  
CITY OF PHARR  
CITY CLERK'S OFFICE  
PHARR, TEXAS

**Over and Under of Contract Cost  
January 7, 2016**

Item No.	Description	Contract				Project Total		Over or Under Contract	
		Units	Quantity	Unit Cost	Amount	Quantity	Amount	Quantity	Amount
<b>CAPOTE INDUSTRIAL PARK</b>									
1	REMOVAL OF EXISTING ASPHALT PAVEMENT, REMOVAL OF EXISTING CALICHE BASE MATERIAL AND STOCKPILED AT INDICATED LOCATION.	SY	15,138	\$5.00	\$75,690.00	15,268	\$76,340.00	130	\$650.00
2	12" LIME STABILIZED SUBGRADE (6% LIME). TO INCLUDE ALL MIXING, PULVERIZATION, WATERING, DISKING, GRADING, SHAPING AND COMPACTION. ALL COMPLETE IN PLACE.	SY	15,138	\$7.00	\$105,966.00	11,949	\$83,643.00	3,189	-\$22,323.00
3	FLEXIBLE BASE (CALICHE) MATERIAL TO BE DELIVERED TO PROJECT SITE.	TON	3,276	\$15.00	\$49,140.00	4,441	\$66,615.00	1,165	\$17,475.00
4	16" FLEXIBLE BASE (CALICHE) TO BE BLENDED WITH THE EXISTING STOCKPILED CALICHE MATERIAL INCLUDING INSTALLATION, COMPACTION AND SHAPING TO FINAL GRADE.	SY	11,242	\$4.00	\$44,968.00	10,091	\$40,364.00	1,151	-\$4,604.00
5	11.5" FLEXIBLE BASE (CALICHE) TO BE BLENDED WITH THE EXISTING STOCKPILED CALICHE MATERIAL INCLUDING INSTALLATION, COMPACTION AND SHAPING TO FINAL GRADE. ALL COMPLETE IN PLACE. (CONCRETE WORK)	SY	3,896	\$3.00	\$11,688.00	2,497	\$7,491.00	1,399	-\$4,197.00
6	PRIME COAT (MC-30) (0.20 GAL/SY). ALL COMPLETE IN PLACE.	SY	11,242	\$1.00	\$11,242.00	11,929	\$11,929.00	687	\$687.00
7	4" HMAC TY D (LIMESTONE AGGR.) (440 LBS/SY IN TWO (2) 2" LIFTS (220 LBS/SY) ALL COMPLETE IN PLACE.	SY	11,242	\$17.00	\$191,114.00	11,929	\$202,793.00	687	\$11,679.00
8	CONCRETE INTERSECTIONS WITH 8.5" OF 4,000 PSI CONCRETE, REMOVAL OF EXISTING CURB, PLACEMENT OF NEW CURB, 15 MIL PLASTIC FILM AND STEEL REINFORCEMENT. ALL COMPLETE IN PLACE.	SY	3,896	\$48.00	\$187,008.00	3,785	\$181,680.00	111	-\$5,328.00
9	24" CONCRETE CURB & GUTTER TO INCLUDE EXPANSION JOINTS, TOOLED JOINTS AND REINFORCING STEEL. ALL COMPLETE IN PLACE.	LF	1,145	\$14.00	\$16,030.00	1,450	\$20,300.00	305	\$4,270.00
10	CONCRETE DRIVEWAY ENTRANCES	SF	6,717	\$2.50	\$16,792.50	0	\$0.00	6,717	-\$16,792.50
11	EROSION AND SEDIMENTATION CONTROL; TO INCLUDE BUT NOT LIMITED TO STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, ETC.	LS	1	\$9,700.00	\$9,700.00	1	\$9,700.00	0	\$0.00
12	ADJUST MANHOLES	EA	9	\$700.00	\$6,300.00	1	\$700.00	8	-\$5,600.00
13	ADJUST VALVES	EA	5	\$650.00	\$3,250.00	3	\$1,950.00	2	-\$1,300.00
CO #1	ADA HC RAMPS TYPE 2	EA	1	\$1,550.00	\$1,550.00	1	\$1,550.00	0	\$0.00
CO #1	ADA HC RAMPS TYPE 10	EA	1	\$1,350.00	\$1,350.00	2	\$2,700.00	1	\$1,350.00
CO#1	LIME STABILIZATION EXISTING BASE	LS	1	\$9,874.00	\$9,874.00	1	\$9,874.00	0	\$0.00
CO#1	HAULING CALICHE MATERIAL	CY	1,000	\$2.10	\$2,100.00	2,560	\$5,376.00	1,560	\$3,276.00
<b>PHARR/LAS MILPAS INDUSTRIAL PARK</b>									
1	REMOVAL OF EXISTING ASPHALT PAVEMENT, REMOVAL OF EXISTING CALICHE BASE MATERIAL AND STOCKPILED AT INDICATED LOCATION.	SY	20,274	\$5.00	\$101,370.00	21,209	\$106,045.00	935	\$4,675.00
2	12" LIME STABILIZED SUBGRADE (6% LIME). TO INCLUDE ALL MIXING, PULVERIZATION, WATERING, DISKING, GRADING, SHAPING AND COMPACTION. ALL COMPLETE IN PLACE.	SY	20,274	\$7.00	\$141,918.00	19,375	\$135,625.00	899	-\$6,293.00
3	FLEXIBLE BASE (CALICHE) MATERIAL TO BE DELIVERED TO PROJECT SITE.	TON	4,652	\$15.00	\$69,780.00	6,798	\$101,970.00	2,146	\$32,190.00
4	16" FLEXIBLE BASE (CALICHE) TO BE BLENDED WITH THE EXISTING STOCKPILED CALICHE MATERIAL INCLUDING INSTALLATION, COMPACTION AND SHAPING TO FINAL GRADE.	SY	19,095	\$4.00	\$76,380.00	19,013	\$76,052.00	82	-\$328.00
5	11.5" FLEXIBLE BASE (CALICHE) TO BE BLENDED WITH THE EXISTING STOCKPILED CALICHE MATERIAL INCLUDING INSTALLATION, COMPACTION AND SHAPING TO FINAL GRADE. ALL COMPLETE IN PLACE. (CONCRETE WORK)	SY	1,179	\$3.00	\$3,537.00	538	\$1,614.00	641	-\$1,923.00
6	PRIME COAT (MC-30) (0.20 GAL/SY). ALL COMPLETE IN PLACE.	SY	19,095	\$1.00	\$19,095.00	21,400	\$21,400.00	2,305	\$2,305.00
7	4" HMAC TY D (LIMESTONE AGGR.) (440 LBS/SY IN TWO (2) 2" LIFTS (220 LBS/SY) ALL COMPLETE IN PLACE.	SY	19,095	\$17.00	\$324,615.00	20,683	\$351,611.00	1,588	\$26,996.00
8	CONCRETE INTERSECTIONS WITH 8.5" OF 4,000 PSI CONCRETE, REMOVAL OF EXISTING CURB, PLACEMENT OF NEW CURB, 15 MIL PLASTIC FILM AND STEEL REINFORCEMENT. ALL COMPLETE IN PLACE.	SY	1,179	\$48.00	\$56,592.00	1,120	\$53,760.00	59	-\$2,832.00
9	24" CONCRETE CURB & GUTTER TO INCLUDE EXPANSION JOINTS, TOOLED JOINTS AND REINFORCING STEEL. ALL COMPLETE IN PLACE.	LF	1,500	\$14.00	\$21,000.00	2,169	\$30,366.00	669	\$9,366.00
10	CONCRETE DRIVEWAY ENTRANCES	SF	17,979	\$2.50	\$44,947.50	3,269	\$8,172.50	14,710	-\$36,775.00
11	EROSION AND SEDIMENTATION CONTROL; TO INCLUDE BUT NOT LIMITED TO STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, ETC.	LS	1	\$9,700.00	\$9,700.00	1	\$9,700.00	0	\$0.00
12	ADJUST MANHOLES	EA	13	\$700.00	\$9,100.00	8	\$5,600.00	5	-\$3,500.00
13	ADJUST VALVES	EA	16	\$650.00	\$10,400.00	5	\$3,250.00	11	-\$7,150.00
CO#2	LIME STABILIZATION EXISTING BASE 3%	SY	9,910	\$11.55	\$114,460.50	6,879	\$79,452.45	3,031	-\$35,008.05
CO#2	REMOVE & REPLACE 18" RCP	LF	50	\$124.59	\$6,230.00	32	\$3,986.88	18	-\$2,235.12
CO#1	SANITARY SEWER ADJUSTMENT	EA	1	\$29,250.00	\$29,250.00	1	\$29,250.00	0	\$0.00
<b>Totals</b>					<b>\$1,782,137.50</b>		<b>\$1,740,859.83</b>		<b>-\$41,269.67</b>



## MEMORANDUM

**DATE:** January 6, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. - City Engineer



**SUBJECT:** Agenda Request: Consideration and action, if any, on acceptance of the Capote and Las Milpas Industrial Street Improvements with Foremost Paving Co. and release of final payment and retainage in the amount of \$ 182,988.10.

### ISSUE

Foremost Paving Co. has completed construction of the Street Improvements. A final inspection was held on December 22, 2015 and improvements were completed according to plans and specifications.

### FINANCIAL CONSIDERATION

Final Payment and Retainage in the amount of \$182,988.10.

### STAFF RECOMMENDATION

Staff recommends acceptance of project and release of final payment and retainage.

### ALTERNATIVES

REC'D <i>WU</i>
CC
<b>JAN - 7 2016</b>
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS



## MEMORANDUM

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**DATE:** January 6, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. - City Engineer



**SUBJECT:** Agenda Request: Consideration and action, if any, on acceptance of the Sugar Road at Sioux Road Traffic Signal Improvements Project with Austin Traffic Signal Construction Co. and release of retainage in the amount of \$ 4,156.33.

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### ISSUE

Austin Traffic Signal Construction Co. has completed construction of the Traffic Signal improvements on Sugar Road and Sioux Road. A final inspection was held on December 21, 2015 and improvements were completed according to plans and specifications.

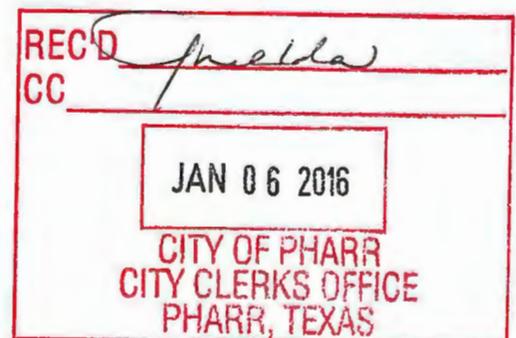
### FINANCIAL CONSIDERATION

Retainage in the amount of \$4,156.33.

### STAFF RECOMMENDATION

Staff recommends acceptance of project and release of retainage.

### ALTERNATIVES



## Project Progress Payment

**Payment Request No.** 7  
**Period:** 11/01/2015 to 11/30/2015

**Owner:** City of Pharr  
118 South Cage  
Pharr, Tx 78572

**Contractor:** Austin Traffic Signal Const. Co., Inc.  
PO Box 130  
Round Rock, TX 78680

**Project:** Sugar Road & Sioux Raod - Traffic Signal

<b>Original Contract Amount:</b>	<u>\$ 83,126.55</u>
<b>Change Orders:</b>	<u>\$ 0.00</u>
<b>Contract Amount to Date:</b>	<u>\$ 83,126.55</u>
<b>Total Completed to Date:</b>	<u>\$ 83,126.55</u>
<b>Total Stored to Date:</b>	<u>\$ 0.00 *</u>
<b>Total to Date:</b>	<u>\$ 83,126.55</u>
<b>Retainage: 0%</b>	<u>\$ 0.00</u>
<b>Total Due Less Retainage:</b>	<u>\$ 83,126.55</u>
<b>Less Previous Payments:</b>	<u>\$ 78,970.22</u>
<b>Current Payment Due:</b>	<u>\$ 4,156.33</u>

**Percent Completed:** 100%

Change Order Summary		
No.	Addition	Deductions
Totals:	<b>0.00</b>	<b>0.00</b>

**Net Change Order:** \$ 0.00

\* Provide Documentation



**Contractor:**

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

*[Handwritten Signature]*

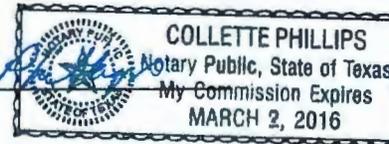
Signature: ED SCHROEDER, VICE-PRES

11-30-15

Date

Subscribed and sworn before me this 30 day of November, 2015.

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



Notary Public:

Collette Phillips  
 Notary Public, State of Texas  
 My Commission Expires  
 MARCH 2, 2016

03-02-16  
 My Commission Expires:

**Project Engineer:**

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Approved:**

William F. Ueckert Jr., P.E.  
 City Engineer

Signature

Date

David Garza  
 Assistant City Manager

Signature

Date

Juan Guerra  
 Interim City Manager

Signature

Date

Austin Traffic Signal Const. Co, Inc.

**Request for Progress Payment**

Tabulation of Contact Work Performed Sugar Road and Sioux Road - Traffic Signal

9/30/2015 Request #5 Invoice 11732915

Item No.	Description	Contract				Stored Material		This Period		Prior Period		Total To Date	
		Units	Quantity	Unit Cost	Amount	QTY	Amount	QTY	Amount	QTY	Amount	QTY	Amount
416	DRILL SHAPFT (TRF SIG POLE) (36 IN)	LF	45	\$ 200.00	\$9,000.00				\$0.00	45.00	\$9,000.00	45.00	\$9,000.00
422	REINFORCED CONCRETE SLAB (4")	SF	20	\$355.00	\$7,100.00				\$0.00	20.00	\$7,100.00	20	\$7,100.00
500	MOBILIZATION	LS	1	\$6,000.00	\$6,000.00				\$0.00	1.00	\$6,000.00	1	\$6,000.00
502	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	3	\$700.00	\$2,100.00				\$0.00	3.00	\$2,100.00	3	\$2,100.00
618	CONDT (PVC) (SCHD 40) (2")	LF	17	\$15.00	\$255.00				\$0.00	17.00	\$255.00	17	\$255.00
618	CONDT (PVC) (SCHD 40) (4")	LF	34	\$20.00	\$680.00				\$0.00	34.00	\$680.00	34	\$680.00
620	ELEC CONDR (NO. 6) BARE	LF	40	\$2.00	\$80.00				\$0.00	40.00	\$80.00	40	\$80.00
620	ELEC CONDR (NO. 6) INSULATED	LF	86	\$2.00	\$172.00				\$0.00	86.00	\$172.00	86	\$172.00
620	ELEC CONDR (NO. 8) BARE	LF	17	\$2.00	\$34.00				\$0.00	17.00	\$34.00	17	\$34.00
621	TRAY CABLE (4 CONDR) (12 AWG)	LF	237	\$1.85	\$438.45				\$0.00	237.00	\$438.45	237	\$438.45
624	GROUND BOX TY C (162911) W/ APRON	EA	1	\$720.00	\$720.00				\$0.00	1.00	\$720.00	1	\$720.00
625	ZINC-COAT STL WIRE STRAND (3/8 IN)	LF	800	\$2.00	\$1,600.00				\$0.00	800.00	\$1,600.00	800	\$1,600.00
644	IN SM RD SN SUP & AM TY 10 BWG (1) SA (P)	EA	2	\$576.00	\$1,152.00				\$0.00	2.00	\$1,152.00	2	\$1,152.00
644	REMOVE SM RD SN SUP & AM	EA	4	\$95.00	\$380.00				\$0.00	4	\$380.00	4	\$380.00
666	REFL PAV MRK TY I (W) 12" (SLD) (100MIL)	LF	292	\$6.00	\$1,752.00				\$0.00	292	\$1,752.00	292	\$1,752.00
666	REFL PAV MRK TY I (W) 24" (SLD) (100MIL)	LF	80	\$7.00	\$560.00				\$0.00	80	\$560.00	80	\$560.00
672	REFL PAV MRKR TY I-C	EA	8	\$5.40	\$43.20				\$0.00	8	\$43.20	8	\$43.20
672	REFL PAV MRKR TY II-A-A	EA	20	\$5.40	\$108.00				\$0.00	20	\$108.00	20	\$108.00
680	INSTALL HIWY TRF SIG (ISOLATED)	EA	1	\$16,500.00	\$16,500.00				\$0.00	1	\$16,500.00	1	\$16,500.00
682	BACK PLATE (12 IN) (3 SEC)	EA	8	\$45.00	\$360.00				\$0.00	8	\$360.00	8	\$360.00
682	BACK PLATE (12 IN) (5 SEC)	EA	4	\$60.00	\$240.00				\$0.00	4	\$240.00	4	\$240.00
682	VEH SIG SEC (12 IN) LED (GRN ARW)	EA	4	\$156.00	\$624.00				\$0.00	4	\$624.00	4	\$624.00
682	VEH SIG SEC (12 IN) LED (GRN)	EA	12	\$156.00	\$1,872.00				\$0.00	12	\$1,872.00	12	\$1,872.00
682	VEH SIG SEC (12 IN) LED (YEL ARW)	EA	4	\$156.00	\$624.00				\$0.00	4	\$624.00	4	\$624.00
682	VEH SIG SEC (12 IN) (YEL)	EA	12	\$156.00	\$1,872.00				\$0.00	12	\$1,872.00	12	\$1,872.00
682	VEH SIG SEC (12 IN) LED (RED)	EA	12	\$156.00	\$1,872.00				\$0.00	12	\$1,872.00	12	\$1,872.00
682	PED SIG SEC (12 IN) LED (COUNTDOWN)	EA	8	\$385.00	\$3,080.00				\$0.00	8	\$3,080.00	8	\$3,080.00
684	TRF SIG CBL (TY A) (12 AWG) (5 CONDR)	LF	495	\$1.70	\$841.50				\$0.00	495	\$841.50	495	\$841.50
684	TRF SIG CBL (TY A) (12 AWG) (7 CONDR)	LF	1401	\$1.80	\$2,521.80				\$0.00	1401	\$2,521.80	1401	\$2,521.80
686	INS TRG SIG PL AM (S) STR (TY B)	EA	2	\$3,925.00	\$7,850.00				\$0.00	2	\$7,850.00	2	\$7,850.00
686	REL TRF SIG PL AM (S) STR (TY B)	EA	1	\$815.00	\$815.00				\$0.00	1	\$815.00	1	\$815.00
688	PED DETECT (2 INCH PUSH BTN)	EA	8	\$215.00	\$1,720.00				\$0.00	8	\$1,720.00	8	\$1,720.00
6266	VIVDS PROCESSOR SYSTEM	EA	1	\$4,450.00	\$4,450.00				\$0.00	1	\$4,450.00	1	\$4,450.00
6266	VIVDS CAMERA ASSEMBLY	EA	4	\$1,020.00	\$4,080.00				\$0.00	4	\$4,080.00	4	\$4,080.00
6266	VIVDS SET-UP SYSTEM	EA	1	\$600.00	\$600.00				\$0.00	1	\$600.00	1	\$600.00
6266	VIVDS COMMUNICATION CABLE (COAXIAL)	LF	468	\$2.20	\$1,029.60				\$0.00	468	\$1,029.60	468	\$1,029.60
					\$0.00				\$0.00		\$0.00	0	\$0.00
<b>TOTALS</b>					\$83,126.55	\$0.00	\$0.00	\$83,126.55	\$83,126.55				



REC'D  
CC

*[Signature]*

JAN 07 2016

CITY OF PHARR  
CITY CLERKS OFFICE  
PHARR, TEXAS



## MEMORANDUM

DATE: January 6, 2016  
TO: Juan G Guerra, City Manager  
FROM: Ruben Villescas, Police Chief

OK  
*[Signature]*

SUBJECT: Request for Authorizing City of Pharr Police Department to Enter into a Memorandum of Understanding with The Texas Department Of Public Safety for Certification of Commercial Vehicle Enforcement Authority

### ISSUE:

This department is seeking on certifying police staff on Commercial Vehicle Inspection Authority. The certification is available thru training provided by the Texas Department of Public Safety for allied police agencies such as this department. The training would be provided to Pharr Police Staff once a Memorandum of Understanding is executed between the Pharr Police Department and the Texas Department of Public Safety. The Memorandum of Understanding requires renewal biennial.

Once training is completed the Pharr Police Staff will be able to conduct inspections of Commercial Vehicles, their drivers and cargo. Pharr Police staff will be expected to conduct inspection of commercial vehicles in efforts of reducing Commercial Vehicle involved crashes, fatalities, and injuries through a consistent and uniform program. This certification will allow this department to expand our capabilities of traffic enforcement efforts in the City of Pharr. Texas Department of Public Safety is requiring the executed Memorandum of Understanding no later than January 15, 2016.

### FINANCIAL CONSIDERATION:

There is no cost for certification training. Any costs that does arise to include purchase of necessary equipment and tools necessary to conduct these commercial vehicle inspections will be funded through this department seized asset funds.

### ALTERNATIVE:

The alternative is not to certify Pharr Police Officers in Commercial Vehicle Inspections and not conduct Commercial Vehicle Inspections on commercial vehicles operating within our City of Pharr jurisdiction.

### STAFF RECOMMENDATION:

I recommend that approval be given for this department to execute and enter into a Memorandum of Understanding with the Texas Department of Public Safety. Authorization is given to Police Chief Ruben Villescas or his designee to sign the aforementioned document.

## MEMORANDUM OF UNDERSTANDING

Between

THE TEXAS DEPARTMENT OF PUBLIC SAFETY

(The "Department")

-and-

PHARR POLICE DEPARTMENT

(The "Allied Agency")

### General Agreement

The goal of the Motor Carrier Safety Assistance Program is to reduce Commercial Motor Vehicle (CMV)-involved crashes, fatalities, and injuries through consistent, uniform, and effective CMV safety programs. Effective safety programs increase the likelihood that safety defects, driver deficiencies, and unsafe motor carrier practices are detected and corrected before they become contributing factors to crashes.

In order to maximize the effective utilization of CMV, driver, and cargo inspection resources; to avoid duplication of effort and to expand the number of inspections performed; to advance uniformity of inspection; and to minimize delays in schedules incurred by industry inherent to this type of enforcement activity, the undersigned parties enter into this Memorandum of Understanding (MOU).

In recognition of the many agencies - federal, state, county, and municipality - engaged in the inspection of commercial motor vehicles, their drivers, and cargo within the State of Texas; and the need for a basic delineation of routine responsibility, it is agreed:

1. The Department will inspect vehicles operating over public highways and at carrier terminal facilities.
2. Other allied agencies will, as a routine practice, confine inspection activities to vehicles operating over public highways and city streets in their jurisdiction with the exception of municipal police officers certified under Texas Transportation Code, Section 644.101; such municipal officers may conduct vehicle inspections at carrier terminal facilities.

The Parties understand that it is very important to ensure the timeliness and accuracy of information recorded about both interstate and intrastate motor carriers in their respective carrier profiles. To this end, the Federal Motor Carrier Safety Administration has imposed timeliness and accuracy standards on the Department regarding information about motor carriers. The Department, in turn, has established timeliness and accuracy standards for itself and for counties and municipalities engaged in the inspection of commercial motor vehicles.

The Parties' authorized inspection representatives (Program Coordinators) shall implement procedures in accordance with the minimum standards in this MOU.

In order to advance uniformity in the inspection of commercial motor vehicles and their operators, the Parties shall adopt the CVSA's North American Standard Roadside Inspection Procedures and North American Standard Out-of-Service Criteria as adopted by the Department of Public Safety under Chapter 644, Texas Transportation Code (the "Transportation Code" at <http://www.statutes.legis.state.tx.us/>); Title 37, Texas Administrative Code ("TAC" at <http://www.sos.state.tx.us/tac/index.shtml>), Chapter 4, Subchapter B; Chapter 16, Subchapter A; and Chapter 21 and any amendments thereto, and the most current version of the CMV Enforcement Guidance Documents provided by the Department.

### Commercial Vehicle Safety Alliance (CVSA)

#### Levels of Inspection

- Level I North American Standard
- Level II Walkaround Inspection
- Level III Driver Only Inspection
- Level IV Special Inspection
- Level V Vehicle-Only Inspection (Terminal)

### Responsibilities of the Department

In order to better implement and maintain the standards in this MOU, the Department shall:

1. Train, retrain (as necessary or desirable), test, and certify the inspectors of the Allied Agency as per the agreement between the Department and the CVSA.
2. Approve inspection forms for all inspections conducted in conformance with this agreement.
3. Approve vehicle and driver out-of-service stickers.
4. Supply CVSA decals on a cost recovery basis to municipalities and counties.
5. Supply software necessary for the data entry of all inspection information, on a cost recovery basis to municipalities and counties.
6. Upon request, the municipalities and counties may be supplied with inspection data.
7. Forward challenges of data in inspections or crash reports to the municipalities and counties for their investigation.

The Department may conduct random in-person observation of inspections conducted by the Allied Agency in order to ensure that the Allied Agency's inspectors maintain practical proficiency in the program.

## Responsibilities of the Allied Agency

The Allied Agency shall enroll officers who have not met the minimum certification requirements for enforcement of Chapter 644 of the Code in training programs required by 37 TAC §4.13(b) necessary for certification prior to using these officers for commercial vehicle enforcement. The Allied Agency shall reimburse the Department for costs associated with any training provided by the Department under 37 TAC §4.13(b)(5).

The Allied Agency shall require all defects disclosed during the inspection process to be corrected.

The Allied Agency shall adopt the Recommended Out-of-Service and other defect repair verification procedures as developed by CVSA.

The Allied Agency shall honor the CVSA inspection decals affixed to those vehicles by all authorized agencies. CVSA decals will be affixed to vehicles which pass the Level I or V CVSA inspection with no disqualifying violations under the North American Standard Roadside Inspection Procedures and North American Standard Out-of-Service Criteria.

The Allied Agency shall implement a program to ensure its officers perform the required inspections annually as specified in 37 TAC §4.13(c), and successfully complete the required annual certification training to maintain their certification. To further program goals and achieve the highest quality in inspections, the Allied Agency shall ensure that its officers conduct more than the minimum number of inspections required to maintain certification and that inspections are evenly distributed throughout the year to maintain enforcement continuity.

The Allied Agency shall immediately suspend from performing CVSA enforcement and inspections any officer who fails to maintain his certification or who fails to perform the required inspections following CVSA's North American Standard Uniform Inspection Procedures and North American Standard Out-of-Service Criteria guidelines.

The Allied Agency shall send a representative to the annual MCSAP meeting held by the Department to ensure familiarity with all updates to policies and procedures.

If the Allied Agency wishes to continue commercial vehicle enforcement beyond the date specified in the Termination of Certification section of this MOU, the Allied Agency shall mail or FAX a renewal request not more than sixty (60) calendar days nor less than thirty (30) calendar days prior to the expiration date of this MOU.

The Allied Agency shall also:

1. Conduct inspections only by using CVSA certified inspectors.
2. Ensure traffic stops performed on a commercial vehicle must be made by either a CVSA certified inspector, or by a peace officer using probable cause or reasonable suspicion guidelines. An absence of these requisites will be cause for inspection report invalidation and a program participation review.
3. When performing inspections as described herein, document these inspections using most recent version of forms and software approved by the Department and

- conducted following the guidelines approved by the Department. Forms and software will not be altered without prior written approval of the Department.
4. Ensure that O/SA certified inspectors have adequate tools and resources to conduct queries into motor carrier registration and operating authority while conducting roadside inspections.
  5. Level I, Level IV or V inspections requiring undercarriage inspection and brake measurements must be performed by an inspector utilizing an inspection pit or with a referring officer for safety.
  6. Level V terminal inspections may only be performed on motorcoaches for certification purposes. All other inspections should be road-side.
  7. Document all violations (citations / warnings) found during a O/SA inspection on the O/E-3 inspection report, including violations of local ordinances.
  8. Forward inspection data electronically to the Department within ten (10) days following the date of inspection for processing and final compliance using the most recent version of reporting software; paper copies will be mailed to the Department immediately thereafter.
  9. Any time an officer's certification status changes (is certified, suspended, or decertified for different types of inspections, or transferred out of the O/SA inspection program), the Allied Agency shall notify the Department in writing within 10 days. A cumulative list of the officers whose status has changed will be sent to the Department by January 31st of each year.
  10. Crash reports involving commercial motor vehicles will be forwarded to the Texas Department of Transportation no later than ten (10) days after the date of the crash investigation.
  11. Allow the Department to conduct random in-person observation of inspections conducted by the Allied Agency in order to ensure that the Allied Agency's inspectors maintain practical proficiency in the program.
  12. Maintain the official copy of all reports of inspections conducted by its CVSA certified inspectors for the current calendar year, and two additional years. The official copy may be in paper or retrievable electronic form, and it must bear the signature of the commercial motor vehicle driver involved in the inspection. A copy shall be provided to the Department upon the Department's request.
  13. When data in an inspection or crash report is challenged, the Allied Agency shall investigate and determine whether a correction to the data needs to be made. The Allied Agency shall notify the motor carrier and the Department in writing of the results of the investigation within 10 days. If a correction is necessary, the Allied Agency shall make the correction and forward the corrected reports to the Department immediately. Retaliatory actions against motor carriers who file data challenges are strictly prohibited.
  14. The Allied Agency will not use its certification to enforce federal safety regulations as a primary method to generate program revenue through enforcement penalties or to enhance criminal interdiction activities.
  15. An important aspect of the Motor Carrier Safety Assistance Program is consistency in the inspection process and uniform enforcement. While it is recognized that uniform enforcement may include the issuance of a citation by the inspecting officer, it is also recognized that there may be exceptional occasions when the issuance of multiple citation may be warranted. In order to monitor uniformity in enforcement, when more than two citations are issued during an inspection, the inspector will

note the circumstances in the inspection report.

16. The Allied Agency will not allow officers certified to enforce federal safety regulations to participate in secondary employment activities that present a conflict of interest related to their commercial vehicle enforcement duties. This includes Allied Agency officers trained by the Department that are no longer assigned to commercial vehicle enforcement units but remain employed by the Allied Agency.
17. Inspection of commercial vehicles should only be done while on duty and compensation for such should only be done by the officer's employing agency. Compensation of any kind by other entities (including but not limited to carriers and carrier employees) is prohibited.

Upon amendment of 37 TAC Chapter 4, Subchapter B, the Department will, if necessary, amend this MOU within a reasonable period of time. The date of any amendment under this paragraph will not affect the renewal date described in the next section.

### Termination of Certification

**\*\*\* UNLESS RENEWED, THIS MOU WILL EXPIRE ON FEBRUARY 1, 2018 \*\*\***

**To prevent a loss of authority to conduct CVSA inspections, please mail or FAX your renewal request to the Department no more than sixty or less than thirty days prior to the expiration of this MOU. If the renewal has not been executed by both parties before the MOU expiration date, certified officers must cease performing all CVSA inspections, until the renewal has been fully executed.**

Termination of certification, whether by decertification, request of the Allied Agency, or by failure to renew, will result in the inability of the Allied Agency, to retain expenses for any enforcement actions taken after the effective date of the termination of certification. All reporting requirements, including the list of officers suspended and no longer certified which is normally due by January 31st of each year, Inspection data reports and Crash reports must be provided to the Department immediately upon discontinuation in the certification program.

The Allied Agency may discontinue certification at any time by notifying the Program Coordinator for the Department in writing.

The CVSA and Federal Motor Carrier Safety Administration require officers to complete a minimum number of inspections annually in order for officers to renew their certifications. The purpose of this requirement is to ensure officers achieve and maintain practical proficiency in inspecting commercial motor vehicles. Therefore, the Department will decertify the Allied Agency, or individual officers conducting inspections for the Allied Agency, for failure to report any inspections to this Department within a six (6) month period or for failure to evenly space the required number of inspection throughout the year.

The Department may decertify the Allied Agency, or individual officers conducting inspections for the Allied Agency, for failure to demonstrate practical proficiency in the

program during random in-person observations by the Department, or by audits of inspections submitted.

The Department may decertify the Allied Agency, or individual officers conducting inspections for the Allied Agency, for using the certification as a primary method of generating program revenue or enhancing criminal interdiction activities.

The Department may decertify the Allied Agency, or individual officers conducting inspections for the Allied Agency, if officers engage in secondary employment activities that present a conflict of interest with their commercial vehicle enforcement duties.

The Department may decertify the Allied Agency, or individual officers conducting inspections for the Allied Agency, for failure to comply with the provisions of the MOU, training, officer certification, or data-sharing requirements, including the requirement that the Allied Agency reimburse the Department for training expenses and the requirement that the Allied Agency forward information and respond to requests in a timely manner, or any other provisions of 37 TAC §§ 4.13-4.14.

**Any Termination of Certification terminates the Allied Agency's authority to enforce federal safety regulations under Chapter 644 of the Code, and the Allied Agency's eligibility for reimbursement of expenses from penalties assessed.** The Department will notify the program coordinator for the Allied Agency and the Texas Comptroller of Public Accounts in writing of any Termination of Certification.

The Department may issue a warning to the Allied Agency if the Allied Agency fails to conduct any inspections within a three (3) month period. The Department may also issue a warning if the Allied Agency fails to comply with MOU requirements in such a way that the Department deems the quality and/or timeliness of inspection data could be compromised, or certified officers would fail to maintain practical proficiency in the program. Failure to correct the compliance issues within three (3) months, or such other period as the Department may specify, can result in termination of the MOU and decertification of the Allied Agency.

## Program Coordinators

The Parties' program coordinators are responsible for all communications and contacts required to manage this MOU. The Parties shall provide any updates regarding contact information within thirty (30) calendar days. The current program coordinators for this MOU are:

### Allied Agency:

### Department:

DEPARTMENT OF PUBLIC SAFETY  
Texas Highway Patrol  
Motor Carrier Bureau

Captain Omar Villarreal  
Manager

\_\_\_\_\_  
Program Coordinator

\_\_\_\_\_  
Program Coordinator

\_\_\_\_\_  
Address

\_\_\_\_\_  
MCB, P.O. Box 4087  
Austin Texas 78773-0522

\_\_\_\_\_  
Address

\_\_\_\_\_  
Voice Phone Number

\_\_\_\_\_  
(512) 424-2053

\_\_\_\_\_  
Voice Phone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
(512) 424-5712

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
omar.villarreal@txdps.state.tx.us

\_\_\_\_\_  
E-mail Address

**Evidence of Acceptance:**

---

Signature of Authorized Official

---

Political Subdivision

---

Name

---

Title

---

Date

**MEMORANDUM**

**DATE:** January 6, 2016  
**TO:** Juan G Guerra, City Manager  
**FROM:** Luis Bazan, Bridge Director

*OK  
Ee*

**SUBJECT: Discussion and action, if any, on Camera Services Agreement between the City of Pharr International Bridge and Inmobiliaria Jugas, S.A. de C.V.**

**ISSUE**

On December 18, 2015, the Bridge Board approved the Camera Services Agreement between the City of Pharr International Bridge and Inmobiliaria Jugas, S.A. de C.V.

**FINANCIAL CONSIDERATION**

Total cost for the Camera Services Agreement annually \$7,800 (\$650.00 per month).

**STAFF RECOMMENDATION**

I recommend that the Pharr International Bridge department be authorized to go in to a Camera Services Agreement with Inmobiliaria Jugas, S.A. de C.V. This agreement will allow for the Pharr international bridge staff to be able to view the camera and see if there are any problems with traffic, and security issues on the Mexico side of the bridge. The agreement will be for one year term expiring on December 31, 2016.

Please feel free to contact me should the need arise, I am at extension 6116.

THANK YOU

REC'D *frank*  
CC  
JAN 06 2016  
CITY OF PHARR  
CITY CLERKS OFFICE  
PHARR, TEXAS

## CAMERA SERVICES AGREEMENT

City of Pharr – International Bridge & Inmobiliaria Jugas, S.A. de C.V.

**PREMISES:** Inmobiliaria Jugas, S.A. de C.V. (Landlord) will lease, to the City of Pharr – International Bridge (Tenant), a 250 square foot office building and the adequate space (space on top of a commercial plaza sign) to install four (4) security cameras, located at the Via Pharr Plaza, Carretera Reynosa a Puente Pharr No. 400 Loc. 18, Reynosa, Tamaulipas, Mexico, 88780.

**EQUIPMENT/CAMERAS/SERVICES:** The four (4) cameras will be provided by the Tenant, and are considered Tenant's Property. Tenant will pay all maintenance fees for the cameras/equipment, including internet.

**TERM:** The agreement term will begin on January 1, 2016 and will terminate on December 31, 2016. This agreement may be terminated by the Tenant at any time with 30 days written notice.

**RENEWAL TERM:** This agreement will automatically renew for an additional period of twelve (12) months, unless either party gives written notice of termination no later than 30 days prior to the end of the term or renewal term. The agreement terms during any such renewal term will be the same as those contained in this agreement.

**TERM PAYMENTS:** Tenant will pay to Landlord monthly installments of \$650.00 (six hundred and fifty dollars USD). Monthly installments will be payable on the 20<sup>th</sup> day of each month, for a total annual lease of \$7,800.00 (seven thousand eight hundred dollars USD). Landlord must submit an invoice before the 5<sup>th</sup> day of each month in order for Tenant to process payment.

**TERM EXPIRATION:** At the expiration of the term, if agreed upon by both parties, and if there will be no further one-year terms granted, the Landlord will permit the Tenant to enter the premises and remove the four (4) cameras from the Landlord's property. The four (4) cameras will have to be in as good condition as when delivered to Landlord. Ordinary wear and tear is to be expected.

**POSSESSION:** Landlord promises to place Tenant in peaceful possessions of the office space, and Tenant, by taking possession of the office space, will have acknowledged that the office space is in satisfactory and acceptable condition.

**POSSESSION/ACT OF GOD:** The Tenant will not be held liable in case of a direct or indirect occurrence, such as a severe thunderstorm, hurricane, tornado, flashflood, earthquake, and/or any other natural phenomenon that may cause the office building, the camera space, all wiring, all cabling, all electrical boxes and all outlets to be damaged.

**UTILITIES AND SERVICES:** Landlord will be responsible for all utilities and services incurred in connection with the premises. Landlord will pay the electricity and water, and be responsible for standard maintenance (cleaning, trash pick-up, etc.) to the office space.

**TAXES:** Taxes attributable to the premises or the use of the premises will be allocated as follows:

**REAL ESTATE TAXES:** Landlord will pay real estate taxes and assessments for the premises.

**PERSONAL TAXES:** Landlord will pay all personal taxes and any other charges which may be levied against the premises and which attributable to Tenant's use of the premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

**TERMINATION UPON SALE OF PREMISES.** Notwithstanding any other provision of this agreement, Landlord may terminate this agreement upon 60 days written notice to Tenant that the premises have been sold.

**SIGNATURE AND NOTICE:** This agreement will be signed by the following parties. No notice under this agreement will be deemed valid unless given or served in writing.

**LANDLORD:**

Inmobiliaria Jugas, S.A. de C.V.  
Carretera Reynosa a Puente Pharr No. 400 Loc. 24  
Ejido El Guerreño  
Reynosa, Tamaulipas, Mex. 88780

**TENANT:**

City of Pharr, Texas  
118 S. Cage Blvd  
Pharr, Tx. 78577

**LANLORD:**

**Inmobiliaria Jugas, S.A. de C.V.**

By: \_\_\_\_\_ Date: December \_\_\_\_\_, 2015

Juan Gastelum Castro  
CEO

**TENANT:**

**City of Pharr, Texas**

By: \_\_\_\_\_ Date: December \_\_\_\_\_, 2015

Ambrosio "Amos" Hernandez  
Mayor



## MEMORANDUM

**DATE:** January 7, 2016  
**TO:** Juan G. Guerra, City Manager  
**FROM:** Ed Wylie, Asst. City Manager

A handwritten signature in black ink, appearing to be "Ed Wylie", is written over the "TO:" and "FROM:" lines.

**SUBJECT: Consulting Agreement with South Texas Mediation & Consulting**

### ISSUE

Executive Management has been striving to professionalize, streamline and make a more efficient City. Along those lines is to analyze the organizational structure of every department along with staffing level for services. South Texas Mediation and Consulting specializes in such data gathering.

### FINANCIAL CONSIDERATION

The Professional Services Agreement is \$4000 total and will take an estimated 4 months

### STAFF RECOMMENDATION

Staff is recommending approval of the Agreement.

### ALTERNATIVES

Disapprove the request.

THANK YOU

REC'D	
CC	
JAN 07 2016	
CITY OF PHARR CITY CLERKS OFFICE PHARR, TEXAS	

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR, TEXAS

PROFESSIONAL SERVICES FOR A  
CONSULTING AGREEMENT TO  
ANALYZE COMPARATIVE  
ORGANIZATIONAL STRUCTURES WITH  
DEPARTMENTAL STAFFING LEVELS  
OF THE CITY OF PHARR, TEXAS

This agreement is entered into between the City of Pharr, Texas, a home ruled municipal corporation, 118 South Cage, Pharr, Texas 78577 hereby referred to as "City", by and through the City Manager acting on its behalf and authorized to enter into such agreement, and John R. Milford, d.b.a. South Texas Mediation and Consulting, P.O. Box 720801, McAllen, Texas 78504 hereby referred to as "Consultant" for consulting professional services.

Whereas the City is reviewing municipal department operations and activities and agrees to retain the services of the Consultant to assist in analyzing municipal organizational structures and departmental staffing levels and compare such analysis to a 2009 data report previously developed.

Therefore in consideration of the premises and agreements contained below, the parties agree as follow:

1. The Consultant agrees to assist the City on such endeavors by providing consulting services in the form of academic research and observations regarding the operations and activities of the City. The Consultant will use his best efforts and expertise to provide the research necessary along with observations in analysis of municipal operations and activities of the City. The specific research and observations are further defined in the "Attachment A" which outlines the Scope of Services and is a part of the Agreement.
2. Any and all information reviewed and analyzed will be obtained from available public information and noted accordingly. The City further recognizes that the Consultant is only in an advisory capacity and agrees to hold the Consultant harmless from any liability to the extent provided by law.
3. **The City hereby agrees to compensate the Consultant for his services in an amount not to exceed \$4,000. The compensation shall be paid upon delivery of the final report as set forth in the Scope of Services.**

This agreement shall be for only the duration of this specific agreement and the scope of services to be provided. It is further understood that either party may give three (3) days notice to terminate such agreement without cause. If such notice is given, then the Consultant shall be compensated for any work accomplished to the date of the termination notice.

**ATTACHMENT A**  
**SCOPE OF SERVICES**

1. Using a "per capita" analysis methodology, compare the municipal organizational structures and departmental staffing levels of the City of Pharr, Texas, with the Cities of Mission, Texas, Edinburg, Texas, Weslaco, Texas and San Juan, Texas. This analysis will utilize the most current US Census data for each city, unless otherwise noted.

Only those municipal departments where comparable data is noted will be utilized in order to display a relevant comparison. Interpolation of data of service functions will be performed accordingly if needed and will be footnoted. Only the data from each comparative city's adopted fiscal year budget of 2015-2016 and corresponding budget of the General Fund, Water Fund, Sewer Fund and Sanitation Fund of the City of Pharr, Texas, will be utilized in the comparison analysis.

The analysis will provide data and information relative to departmental staffing levels. The analysis however is not intended to be a review of the performance of any department function.

2. Prepare and deliver a final report to the City Manager no later than April 15, 2016.
3. Be available to present the final report to the Mayor and City Commission, if requested.

City of Pharr, Texas

\_\_\_\_\_  
Juan G. Guerra  
City Manager

\_\_\_\_\_  
John R. Milford d.b.a. South Texas Mediation  
and Consulting  
P.O. Box 720801  
McAllen, Texas 78504  
Fax Phone Number: 956 928 1310

[john@southtexasmediation-consulting.com](mailto:john@southtexasmediation-consulting.com)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

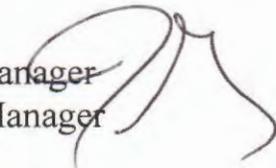
## MEMORANDUM

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**DATE:** January 7, 2016

**TO:** Juan G Guerra, City Manager

**FROM:** Ed Wylie, Asst. City Manager

A handwritten signature in black ink, appearing to be "Ed Wylie", written over the "FROM:" line.

**SUBJECT: Consideration and action, if any, on agreement between Housing Authority of the City of Pharr and City of Pharr for professional services**

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### ISSUE

City of Pharr agrees to provide certain management, professional and/or consulting services, administrative, financial and investment services to the Housing Authority of the City of Pharr. This would be similar to what is currently in place between the City of Pharr and E.D.C.

### FINANCIAL CONSIDERATION

To be negotiated by City Management. The City will not have a cost, this will be revenues for assistance provided to the Housing Authority of the City of Pharr.

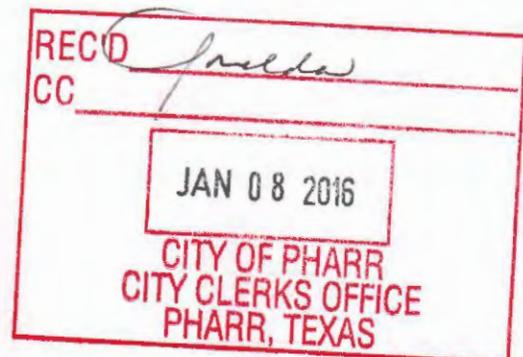
### STAFF RECOMMENDATION

Staff recommends approval subject to legal review and agreement to financial consideration.

### ALTERNATIVES

Disapprove the request.

THANK YOU.



**AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE  
CITY OF PHARR AND THE  
HOUSING AUTHORITY OF THE CITY OF PHARR**

THE STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF PHARR

THIS AGREEMENT, executed the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between the CITY OF PHARR, a municipal corporation, acting by and through its City Commission, situated in Hidalgo County, Texas (hereinafter-referred to as "City") and the Housing Authority of the City of Pharr (hereinafter referred to as "PHA") acting by and through its President of the Board is as follows:

WITNESSETH:

1.

The City agrees to provide certain management, professional and/or consulting services, administrative, financial and investment services to the PHA according to the terms of this agreement. Direct services the City may perform for the PHA shall include:

- A. Preparing all financial and investment reports and keeping all financial books and records of the PHA.
- B. Preparing a budget for the forthcoming year for review and approval by the Board of Directors and Pharr Board of Commissioners.
- C. Providing all necessary budgeting, accounting, financial management and investment management through the City's Finance Department.
- D. Providing accounts payable, payroll, purchasing and other bookkeeping services with oversight and training of such services.
- E. Providing for a repository of records, office and conference space.
- F. Providing technology support of hardware, software and phone systems through the City's Information Technology Department.
- G. Providing administrative support, review and oversight by various City departments and professional and/or consulting service providers including, but not limited to: City Manager and designees, City Clerks, City Attorney and designees, Planning & Zoning, and Engineering.

H. Providing for project management services.

I. Providing executive oversight of PHA staff, projects and other activities via the City Manager and/or designees of the City of Pharr.

2.

It is understood and agreed by the parties that access to City resources by the PHA is at all times subject to various needs of the Pharr Board of Commissioners of the City of Pharr.

3.

Subject to the PHA continuing to contract with the City for the direct services specified herein, the PHA will pay to the City for its services pursuant to this agreement, in the form of a flat fee in the amount of \$\_\_\_\_\_ per year. In the event of the termination of this agreement, the PHA will be responsible for paying the City only the portion of the cost allocated to periods prior to the effective date of the termination of the agreement.

4.

It is understood and agreed by the parties that the City of Pharr will utilize, at no cost, PHA services and resources.

5.

It is the express purpose of this agreement for the City to provide certain management, professional services, administrative and financial services to the PHA. Nothing in this Agreement invokes legal or other provisions on the PHA that may govern the City of Pharr.

6.

Subject to early termination as provided in Article 6 below, this agreement shall be in effect for a period of five years commencing January 13, 2016 and ending December 31, 2021, and said agreement shall be extended for additional one-year terms thereafter under the same terms and conditions unless one party gives to the other party written notification at least thirty (30) days prior to the end of the existing term of its desire to terminate the agreement.

7.

This contract may be terminated by the City or PHA, in whole, or from time to time, in part, upon thirty (30) days notice from the terminating party to the other party.

A. Termination shall be effective thirty (30) days after delivery of notice of termination specifying to what extent performance or work under the contract shall be

terminated thirty (30) days after receipt by the notified party.

B. After receipt of a notice of termination the City shall:

- (i) Stop work on the date as specified in the thirty (30) day Notice of Termination to the extent possible.
- (ii) Place no further orders or subcontracts except as may be necessary for completion of the work not terminated.
- (iii) Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination in so far as possible.
- (iv) The PHA shall pay all expenses incurred through the date of termination.

8.

This Agreement shall take effect on the day of execution. It is hereby officially found and determined that the meeting at which this instrument 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. Discussion, however, may have occurred in a closed session on related personnel and other legal matters as allowed by applicable laws.

IN WITNESS WHEREOF, the parties have executed this Contract in the year on the day indicated.

HOUSING AUTHORITY OF  
THE CITY OF PHARR

CITY OF PHARR, TEXAS

By: \_\_\_\_\_

By: \_\_\_\_\_

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

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