



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 5:00 P.M. ON
MONDAY, MARCH 21, 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. PROCLAMATIONS:

- A) Presentation of Proclamation proclaiming National Community Development Week.
- B) Presentation of Proclamation proclaiming Fair Housing Month.
- C) Presentation of Proclamation proclaiming National Day of Prayer.

3. 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 February 2016 Tax Collection Report
- D) Submission of March 2016 Sales Tax Report
- E) City Events of Interest

4. **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, on Ordinance adopting the Comprehensive Plan “Pharr into the Future, Your Vision! Pharr 2025”. (DEVELOPMENT SERVICES) – **2nd Reading**
- B) Consideration and action, if any, on request from Saint Margaret Mary Catholic Church for assistance for their Way of the Cross Church Walk on Friday, March 25, 2016 from 1:00 p.m. to 3:00 p.m. (ADMINISTRATION)
- C) Consideration and action, if any, on request from St. Jude Catholic Church for partial street closure of South Ironwood between East Jones and East Sam Houston Ave. for their annual church festival on Sunday, April 10, 2016 from 6:00am to 12:00pm. (ADMINISTRATION)
- D) Consideration and action, if any, on request from PSJA ISD for the use of the Jose “Pepe” Salinas Memorial Civic Center on Friday, May 6, 2016 from 8:00 a.m. to 2:00 p.m. for their Recognition Volunteer Banquet. (PARKS & RECREATION)
- E) Consideration and action, if any, on request from Men’s Golf Association for the use of the Tierra Del Sol Banquet room on Thursday, March 24, 2016 from 6:30 p.m. to 9:30 p.m. for their Annual Fun and Sun Golf Tournament. (PARKS & RECREATION)
- F) Consideration and action, if any, authorizing City Manager to advertise for bids for Chlorine Dioxide. (PUBLIC UTILITIES)
- G) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals for the Design and Construction of a Public Data Network. (FINANCE)
- H) Consideration and action on Planning & Zoning Cases:

PUBLIC HEARING:

- 1. Red Tape II, Inc., d/b/a Stilettoes Gentlemen’s Club is requesting renewal of the Sexually Oriented Business License in a General Business District (C). The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property is currently zoned General Business District (C). The surrounding area to the North, South, East and West is zoned General Business District (C). The area is generally designated for commercial use in the Land Use Plan. **SOB#001254**

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2. Pappas Restaurants, Inc., d/b/a Pappadeaux Seafood Kitchen, is requesting 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 legally described as Lot 2, Pappas Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1610 West Expressway 83. **CUP#100103**
3. Rogelio Rodriguez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit in a Single-Family Residential District (R-1). The property is legally described as being Lots 13 and 14, Block 149, Fir Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1001 East Cortez Avenue. **CUP#16020**
4. Sandra L. Gomez, d/b/a Desperados Saloon II, has filed with the Planning and Zoning Commission a 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). The property is legally described as being Lots 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5826 South Cage Boulevard. **CUP#160208**
5. Shavi Manhati, representing Auriel Investments, LLC., has filed with the Planning and Zoning Commission a request for a change of zone for the following tracts of land:
 - **Tract 1:** From Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4), being S100'-N280' of the N10AC-E15AC, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, 6000 Block of North Sugar Road. **COZ#160209**
 - **Tract 2:** From Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4), being S50'-N380' of the N10AC-E15AC, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, between the 5900 and 6100 Block of North Sugar Road. **COZ#160210**
 - **Tract 3:** From Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4), being S100'-N480' of the N10AC-E15AC, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, 5900 Block of North Sugar Road. **COZ#160211**
 - **Tract 4:** From Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4), being S50'-N330' of the N10AC-E15AC, more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas, 6000 Block of North Sugar Road. **COZ#160212**
6. Joe Quiroga representing Irma Z. Ramos, owner, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being all of Lot 11, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1100 West Kennedy Street. **COZ#160213**
7. Joe Quiroga representing the Estate of Catalina Zarate, owner, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being the East 52 feet of Lot 9, all of Lot 10 and 12, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 Block of West Nolana Loop. **COZ#160214**

PLATS:

8. Spoor Engineering Consultants, Inc., representing JJR US. Holding, LLC. Is requesting preliminary plat approval of the proposed East Anaya Industrial Park No. 1. The property is legally described as being the West 10.00 acres of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 200 Block of East Anaya Road. **SUB#151024**

9. Spoor Engineering Consultants, Inc., representing Foundry Manufacturing Service, LLC. is requesting preliminary plat approval of the proposed East Anaya Industrial Park No. 2. The property is legally described as being the East 10.00 acres of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Anaya Road. SUB#160101

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-39 implementing filing fees for general and special municipal elections. (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-28 regarding use of public comments section. (ADMINISTRATION)

6. ADMINISTRATIVE:

- A) Consideration and action, if any, on acceptance of the Waste Water Treatment Plant Clarifier No. 1 project and release of final payment and retainage in the amount of \$36,075. (ENGINEERING)

7. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on Interlocal agreement between the City of Pharr and Hidalgo County Regional Mobility Authority for right-of-way acquisition services for Owassa Road. (ADMINISTRATION)
- B) Consideration and action, if any, authorizing Pharr Police Department to enter into a contract with Tyler Technologies for electronic citation solutions. (POLICE)

8. **CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda, including items 4 - 7 in accordance with the following below:*

Pursuant to Section 551.071, the City may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on 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

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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.

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

10. **ADJOURNMENT.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 ext. 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov or 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 Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 18th day of March, 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 18TH DAY OF MARCH 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 _____, 2016 by,

Title: _____