



**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, DECEMBER 21, 2015**

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) 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

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 MEETING
DECEMBER 21, 2015

- 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, have filed with the Planning and Zoning Commission a request for 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., 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 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., 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 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, has filed with the Planning and Zoning Commission a request for 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, is requesting 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**

REGULAR AGENDA – OPEN SESSION:

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)
- B) Consideration and action, if any, on Resolution re-scheduling the City Commission meeting of Monday, January 4, 2016. (ADMINISTRATION)

5. ADMINISTRATIVE:

- A) Consideration and action, if any, on awarding bid for the Jones Box Pedestrian Bridge Project. (ENGINEERING)

6. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, authorizing City Manager to enter into Lease Agreement regarding property at 206 E. Cherokee. (ADMINISTRATION)
- 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)

- 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

AGENDA REGULAR MEETING
DECEMBER 21, 2015

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 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 December, 2015, at 3:30 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 DECEMBER 2015.

[Handwritten Signature]
for 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 27th day of December 2015 by,

[Handwritten Signature]

Title: Asst. City Clerk