



**TAKE NOTICE THAT A REGULAR-SPECIAL MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE CITY OF PHARR, TEXAS  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 12:00 NOON ON  
MONDAY, NOVEMBER 4, 2013**

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

**1. CALL TO ORDER:**

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

**2. PROCLAMATIONS:**

- A) Presentation of Proclamation proclaiming National Hospice and Palliative Care Month.

**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 – Bill Ueckert
- B) City Events of Interest
- C) Legislative/Project Update
- D) GFOA Certificate of Achievement for Excellence Award

**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) Approval of Minutes for October 1, 2013 - Regular Called Meeting and Minutes for October 14, 2013 – Regular-Special Called Meeting.

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- B) Consideration and action, if any, on request from St. Anne's Catholic Church for street closures (Fir, Gumwood, Juarez and Lucas) for their annual fall festival on Saturday, November 2 and Sunday, November 3, 2013.
- C) Consideration and action, if any, on request from St. Frances Xavier Cabrini Church for support and assistance on Monday, November 16, 2013 from 3:00 to 4:00 p.m. for the opening of the fall festivities.

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

1. Gabriela's Heavenly Wings, d/b/a Wingstop Restaurant, is requesting the 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.
2. Blanca Lopez, d/b/a Rosita's Mexican Kitchen, is requesting the 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 South 150' 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.
3. Danny Buzzard, representing KGI Wireless, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow the co-location of telecommunication equipment on an existing tower in an Agricultural Open-Space District (A-O). The property is legally described as being a .06 acre tract of land out of the South 2.5 acres of the South 5 acres of the North 10.0 acres of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7106 South Cage Boulevard.
4. CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, 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 a 16.42 acre tract of land out of Lot 6, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road.
5. Juan Piñero d/b/a My Dream Home, LLC, has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to an Office Professional District (O-P). The property is legally described as being a 0.48 acre tract of land out of Lot 175, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 220 North Sugar Road.

PLAT APPROVAL:

6. Art Salinas Engineering Inc., representing John W. Thornton, Partner of Peace and Thornton Partnership, is requesting preliminary plat approval of the proposed P & T Subdivision. The property is legally described as a 2.57 acre tract of land out of Lot 141, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2710 North Cage Boulevard.

**REGULAR AGENDA – OPEN SESSION:**

**5. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Resolution submitting entitlement votes for candidate(s) to the Appraisal District Board of Directors 2014 – 2015.

**6. ADMINISTRATIVE:**

- A) Consideration and action, if any, on moratorium for the issuance of any new permits for used motor vehicle businesses within the City of Pharr.
- B) Consideration and action, if any, on Bridge Toll Fees.
- C) Consideration and action, if any, on adoption of Section 504 Procedure.

**7. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, authorizing City Manager to negotiate contractual agreement with Rio Regional Infrastructure Services LLC, for professional consulting and lobbying services.
- B) Consideration and action, if any, authorizing City Manager to negotiate contractual agreement with Rio Regional Infrastructure Services LLC, for professional lobbying services in Mexico.
- C) Consideration and action, if any, authorizing City Manager to negotiate contractual agreement with Chachalaca & Company LLC, for professional consulting and lobbying services for the fiscal year 2013-2014.
- D) Consideration and action, if any, authorizing City Manager to negotiate contractual agreement with Inmobiliaria Jugas, S.A. de C.V.
- E) Consideration and action, if any, authorizing City Manager to negotiate contract with Sam Garcia Architects for the Jose “Pepe” Salinas Memorial Civic Center renovations.
- F) Consideration and action, if any, on revised Interlocal Agreement with the County of Hidalgo for scofflaw services contract for marking Texas motor vehicle registration records.

- 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:*

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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 551.075, the City may convene in a closed, non-public meeting to discuss any matters with any and all **employees to receive information or question the employees.** 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 551.076, 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 551.086, the City may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

10. **ADJOURNMENT.**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 ext 1003/1007 or FAX 956/702-5313 or E-mail [hilda.pedraza@pharr-tx.gov](mailto:hilda.pedraza@pharr-tx.gov) or [sonia.hinojosa@pharr-tx.gov](mailto:sonia.hinojosa@pharr-tx.gov) for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular-Special Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 1<sup>st</sup> day of November 2013, at 11:30 A.M. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 1<sup>st</sup> DAY OF NOVEMBER, 2013.**



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 \_\_\_\_\_, 2013 by,

\_\_\_\_\_

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