



**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 12:00 P.M. ON
TUESDAY, APRIL 21, 2015**

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

1. CALL TO ORDER:

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

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

- A) City Engineer's Report
- B) Submission of monthly report – Pharr Municipal Court
- C) Submission of March 2014 Tax Collection Report
- D) Submission of April 2014 Sales Tax Report
- E) City events of interest
- F) Legislative/Project Update

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

- A) Approval of Minutes for March 17, 2015 - Regular Called Meeting and April 1, 2015 – Special Called Meeting.

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

1. Javier Hinojosa, representing Manuel Mendez, President M and R Commodities, Inc., has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a Heavy Commercial District (H-C). The property is legally described as being 22.74 acres of land out of Lots 79 and 82 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of East Owassa Road. COZ#150314
2. Quintanilla, Headley and Associates, Inc., representing Cruz Cantu III, President of Esponjas Development Ltd., has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a General Business District (C). The property is legally described as being a 3.63 acre tract of land out of Lot 8, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1400 and 1500 Block of South Jackson Road. COZ#150315
3. Quintanilla, Headley and Associates, Inc., representing Cruz Cantu III, president of Esponjas Development Ltd., has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as being a 16.92 acre tract of land out of Lot 8, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 and 1500 Block of South Jackson Road. COZ#150316
4. Jose De Hoyos Jr., has filed with the Planning and Zoning Commission a request for a change of zone from a Two Family Residential District (R-2) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as Lot 5 of the Replat of Lots 9 and 10, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8100 Block of South Cisne Street. COZ#150317
5. Jose De Hoyos Jr., has filed with the Planning and Zoning Commission a request for a change of zone from a Two Family Residential District (R-2) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as Lot 6 of the Replat of Lots 9 and 10, Las Milpas, Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8100 Block of South Cisne Street. COZ#150318
6. Jose De Hoyos Jr., has filed with the Planning and Zoning Commission a request for a change of zone from a Two Family Residential District (R-2) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as Lot 7 of the Replat of Lots 9 and 10, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8100 Block of South Cisne Street. COZ#150319
7. Jose De Hoyos Jr., has filed with the Planning and Zoning Commission a request for a change of zone from a Two Family Residential District (R-2) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as Lot 8 of the Replat of Lots 9 and 10, Las Milpas, Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8100 Block of South Cisne Street. COZ#150320
8. Diane E. Borchardt, representing SBA 2012 TC Assets, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in General Business District (C). The property is legally described as John Maken's Subdivision Block 6, Lot 6, Pharr, Hidalgo County, Texas. The property is physically located at 500 North Jackson Road. CUP#150321

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9. Adoralia Reveles, d/b/a El Rincon Del Taco, has filed with the Planning and Zoning Commission a request for a 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, Cantu-Guerra No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 North Veterans Boulevard. CUP#150323

PLATS:

10. R. Gutierrez Engineering Corp., representing Iliana Villafranco, is requesting final plat approval of the proposed Villafranco Subdivision. The property is legally described as being a 0.613 acre tract of land out of Lot 4, Block 145, L.R. Bell Development "E", Pharr, Hidalgo County, Texas. The property is located within the 1900 Block of North Veterans Boulevard. (I RD.)

REGULAR AGENDA – OPEN SESSION:

4. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2012-33 adopting the City of Pharr Purchasing Manual.
- B) Consideration and action, if any, on Ordinance appointing a Presiding Judge for Precincts 61, 116, and 240 (Pharr Housing Authority) for the General Municipal Election to be held on Saturday, May 9, 2015.
- C) Consideration and action, if any, on Ordinance amending Ordinance Nos. O-2013-42 and O-2011-12 Section 18 of the Code of Ordinances; adopting provisions related to Pharr Animal Shelter.
- D) Consideration and action, if any, on Ordinance designating the City of Pharr – TIF Reinvestment Zone #2. **(TABLED)**
- E) Consideration and action, if any, on Ordinance setting guidelines and framework for Neighborhood Empowerment Zone/ Business Improvement District #2.
- F) Consideration and action, if any, on Resolution approving Hidalgo County Metropolitan Planning Organization, Transportation Policy Committee's request that the Governor of the State of Texas re-designate the Hidalgo County MPO as the Transportation Policy Committee of the MPO.
- G) Consideration and action, if any, on Resolution cancelling/re-scheduling the City Commission Regular Meeting of May 5, 2015.
- H) Consideration and action, if any, on Resolution of support for Hidalgo County Precinct 2 Regional Hike and Bike Trail Project.

5. ADMINISTRATIVE:

- A) Consideration and action, if any, awarding bid for Used Tires and Rubber Scrap Removal and Disposal/Recycling Services.
- B) Consideration and action, if any, on purchase of real property for South Texas College and Regional Center for Public Safety Excellence.

6. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on agreement between the City of Pharr and Bond and Bond Auctioneers & Realty for an auction of city surplus property.
- B) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with Aldana Engineering for Design Traffic Signal at Eldora Road and Sugar Road.
- C) Consideration and action, if any, authorizing City Manager to negotiate and execute agreement with GSIS for general consulting services.

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.

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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 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 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 17th day of April 2015, at 6:00 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 17TH DAY OF APRIL 2015.





HILDA PEDRAZA, TRMC
CITY CLERK

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: _____