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., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 5:00 P.M. ON
TUESDAY, MAY 12, 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) Presentation of 2nd Quarterly Report for FY2014-2015
   C) City Events of Interest
   D) 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 April 7, 2015 - Regular Called Meeting.

   B) Consideration and action, if any, on Change Order #2 in the total deduction amount of $19,892.29 and 25 calendar days deduction for the Single Machine Repaving Project 1st Year Program.

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

1. Aurelio Cadena, d/b/a Tejas 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 11, Maco Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1308 Maco Drive. CUP#970325

2. Red Tape VI, represented by Mr. Ramiro Armendariz, d/b/a Stilettos Gentlemen's Club, 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 2, Albrad Subdivision Unit #3 Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. CUP#110537

3. R.G.V. & Associates, d/b/a Kids Kastle Event Center, 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 200, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6719 South Jackson Road. CUP#110321

4. Oscar Barrera, d/b/a Texas Theater Ballroom, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lots 10-12 and N11.5' of Lot 13, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Newcomb (Park) Avenue. CUP#080419

5. Abraham Macias, representing Iglesia Tu Libertador, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as 0.02 acres out of Lot 2, El Chaparral Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 East Highway 83, Suite G.

6. Martin Santos, d/b/a Stormy Colors Bar and Grill, 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 0.10 acres out of Lots 15-19, Bustamante Subdivision Unit No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 802 East IH-2, Suite H and I.

7. Mario I. Ledezma, d/b/a La Frontera Bar, 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 Lots 4 and 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5808 South Cage Boulevard.

8. Juan F. Garza, d/b/a Muelle 37, 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 being a 0.073 acre tract of land, more or less, out of Lot 2, Browning Commercial Area Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 North Cage Boulevard. CUP#150325

9. Israel Velasquez, d/b/a The Practice Tee Driving Range of South Texas, 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 an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.060 acre tract of land, more or less, out of Lot 7 and 8, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1100 West Nolana. CUP#150426

10. Rosa Dina, representing Larki, LLC., 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 3.42 acre tract of land out of Lot 8, Block 4 A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 and 1300 Block of West Minnesota Road. COZ#150427

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 designating the City of Pharr – TIF Reinvestment Zone #2. (TABLED)

C) Consideration and action, if any, on Ordinance amending Ordinance No.O-2013-25 Parks and Recreation Department Aquatic Center Fees.

D) Consideration and action, if any, on Resolution authorizing execution of Interlocal Agreement with the County of Hidalgo for the implementation and enforcement of a program related to marking motor vehicle registrations and other records for violators. (Scofflaw)

E) Consideration and action, if any, on Resolution appointing one (1) member to the Community Development Council Census Tract 215.

F) Consideration and action, if any, ratifying Resolution authorizing PSJA School District in partnership with the City of Pharr to submit a grant application to the Hidalgo County Metropolitan Planning Organization-Transportation Alternatives Program (TAP) for a shared use pathway project.

G) Consideration and action, if any, on Resolution approving the bids received on tax resale properties on February 3, 2015.

5. ADMINISTRATIVE:

A) Consideration and action, if any, on bids received on struck-off properties described as Lots 7 and 8, Block 135, Huisache Subdivision of Lot "C", City of Pharr; 1.33 acres, more or less, out of the south 5.00 acres of the East 15.00 acres of Lot 73, Kelly-Pharr Subdivision; 1.25 acres, more or less, out of the South 5.00 acres out of the East 15.00 acres of Lot 73, Kelly-Pharr Subdivision; Lot 16, Block 1, Evans Subdivision, a Re-Subdivision of the South 470 feet of Lot 316 of the Kelly-Pharr Subdivision of Porciones 69 and 70; Lot 32, Block 83, Hackberry Subdivision, an addition to the City of Pharr; Lot 54, Block 7, Hidalgo Park Addition; Lot 10, Block 5, Casa Blanca Subdivision, an addition to the City of Pharr.

B) Presentation by Linebarger Goggan Blair and Sampson, LLP on Second Quarter Delinquent Property Tax Collection Report for the reporting period of January 1, 2015 through March 31, 2015.

C) Consideration and action, if any, on acceptance of the Single Machine Repaving Project 1st Year Program with Cutler Repaving Inc. and release of final payment and retainage in the amount of $357,600.60.

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 3 - 5 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.

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

8. **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-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. This Notice was posted on the 9th day of May 2015, 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 9TH DAY OF MAY 2015.

CITY OF PHARR PHARR TEXAS

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:_____