



**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., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 6:00 P.M. ON  
TUESDAY, JULY 2, 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. 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

**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 June 18, 2013 - Regular Called Meeting.
- B) Consideration and action, if any, on Change Order No. 9 in the amount of \$84,605.00 for the Water Treatment Plant Expansion Project.
- C) Consideration and action, if any, authorizing City Manager to advertise for request for qualifications for Construction Management at Risk for the North Park project.

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

1. R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, is requesting the 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 Lots 197, 198 and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6801 S. Jackson Rd.
2. Dave Eicher, representing T-Mobile West Tower, LLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow a telecommunications tower in an Agricultural Open-Space District (A-O). The property is legally described as a .08 acre tract out of Lot 230, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 610 W. Hall Acres Rd.
3. Eduardo Gomez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow an accessory use structure (exercise room) in a Single-Family Residential District (R-1). The property is legally described as Lot 5, Hermosa No. 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 E. Bell.
4. Ivan Rodriguez, d/b/a El Rodeo 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 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5826 S. Cage Blvd.
5. Belia Garcia has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural Open Space District (A-O) to a Neighborhood Commercial District (N-C). The property is legally described as a 0.67 ac tract of land out of the N10 ac, Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3703 N. Sugar Rd.

PLAT APPROVAL:

6. Sames Engineering, representing Belia Garcia, is requesting final plat approval of the proposed Sugar Road Subdivision. The property is legally described as being a 2 lot subdivision containing 0.675 acres, out of the south 140 feet of the west 210 feet of the north 10 acres out of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 4000 Blk. of N. Sugar Rd.

**REGULAR AGENDA – OPEN SESSION:**

**4. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Resolution appointing three (3) members to the Community Development Council.

**5. ADMINISTRATIVE:**

- A) Consideration and action, if any, awarding bid for the Traffic Signals - US 281 (Cage Blvd) and Rancho Blanco Road.

**6. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on consulting services agreement with Hollis Rutledge.
- B) Consideration and action, if any, authorizing City Manager to enter into an agreement with Color Me Loco for a 5K Run/Walk on September 7, 2013 from 6:00 a.m. to 4:00 p.m.
- C) Consideration and action, if any, authorizing City Manager to negotiate a contract with Structural Engineering Associates, Inc. for structural review and inspection of the Pharr-Reynosa International Bridge.
- D) Consideration and action, if any, on letter of disengagement with Bracewell & Giuliani LLP to discontinue legal representation and transfer files and related materials to Ruben Barrera Langley & Banack, Inc.

**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 4 - 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.

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.

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](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 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 28<sup>th</sup> day of June 2013, 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 28<sup>TH</sup> DAY OF JUNE 2013.**



*Hilda Pedraza*  
\_\_\_\_\_  
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 \_\_\_\_\_, 2013 by,

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

**City Engineer  
Report  
July 2, 2013**

**Design Projects:**

**Owassa Road**

Environmental Document is in progress.

**Construction Projects:**

**Sam Houston Boulevard Widening**

There is two-way traffic throughout the project length. Contractor continues to work on north side lanes and forming storm manholes.

**Pharr Aquatic Center**

Project is completed. Contractor is finishing up minor details of the punch list.

**West Hall Acres Road**

Project is completed. A final walk thru was done and the contractor is addressing minor items identified.

**Pharr Produce District Subdivision Phase I**

Contractor continues to work on the installation of the 12" sewer line along S. Sugar Rd. Work on the 12" water line along Military Hwy has begun.

**Rancho Blanco Traffic Signal**

Bids were received and recommendation to award is on the agenda.





**Sam Houston Boulevard Widening**



**Pharr Aquatic Center – Pool**



**West Hall Acres Road**



**Pharr Produce District Subdivision Phase I**

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
TUESDAY, JUNE 18, 2013 AT 5:00 P.M.  
118 SOUTH CAGE 2<sup>ND</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Tuesday, June 18, 2013 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Leopoldo Palacios Jr.  
Mayor Pro-Tem Adan Farias  
Comm. Arturo Cortez  
Comm. Roberto Carrillo  
Comm. Eduardo Cantu (arrived at 5:12 pm)  
Comm. Aquiles Garza

**BOARD OF COMMISSIONERS ABSENT:** Comm. Oscar Elizondo, Jr.

**STAFF PRESENT:** Fred Sandoval, City Manager  
David Garza, Asst. City Mgr./Utilities Dir.  
Hilda Pedraza, City Clerk  
Javier Rodriguez, C.D. Director  
Juan Guerra, Chief Financial Officer  
Ruben Villescas, Police Chief  
Carlos Mandujano, Asst. Fire Chief  
Frank Marin, Parks & Recreation Dir.  
Roy Garcia, Public Works Director  
Roy Torres, Head Building Inspector  
Adolfo Garcia, Library Director  
Raul Garza, Admin. Services Director  
Gary Rodriguez, External Affairs Mgr.  
Roel Garza, Athletics Director

**CITY ATTORNEY** Michael Pruneda, City Attorney  
**CITY ENGINEER** Bill Ueckert, City Engineer

**ITEM 1 CALL TO ORDER:**

Mayor Palacios called the meeting to order at 5:09 p.m. Roll Call established a quorum.

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY  
ABSENT MEMBER OF THE GOVERNING BODY**

Comm. Carrillo moved to excuse Comm. Elizondo for being absent. Comm. Garza seconded the motion and when put to a vote, it carried unanimously.



**B) PLEDGE OF ALLEGIANCE / INVOCATION.**

Ed Arjona led in the pledge of allegiance and the invocation.

Comm. Cantu arrived at this time being 5:12 p.m.

**ITEM 2 CITY MANAGER'S REPORTS:**

- A) City Engineer's Report - Bill Ueckert
- B) Submission of monthly report – Pharr Municipal Court
- C) Submission of May 2013 Tax Collection Report
- D) Submission of June 2013 Sales Tax Report
- E) City events of interest
- F) Legislative/Project Update

Mayor Palacios introduced the item.

Fred Sandoval, City Manager, stated the City Engineer was in the audience and any questions on projects could be entertained at this time.

Comm. Cantu asked for an update on Sam Houston project. Roy Garcia stated the contractor had informed him he was finalizing the last two uncovered manholes and would then move forward with the roadway improvements within the next two weeks. He stated the contract with TxDOT was still in effect until January and was on schedule but would try to expedite the project. Mr. Garcia added he would request a report from the contractor on the time schedule and present it to them.

Fred Sandoval, City Manager, reported the Taste of the Valley event was scheduled for Thursday, June 20, 2013 from 6:00 p.m. to 9:00 p.m. at the Pharr Events Center. He stated approximately 569 tickets had been sold and 24 restaurants had signed up to participate and invited everyone to attend.

Fred Sandoval, City Manager, further reported House Bill 474 had been signed into law by the Governor and briefly stated Pharr would be the first in Hidalgo County to carry overweight trucks through the Pharr International Bridge. What this means is that we will be able to handle more products from Mexico and help commercial carriers comply with regulations. He further stated Fred Brouwen, Chief Ruben Villescas and himself had met with DPS commander to discuss the logistics, fees collection, needs of the produce and maquila industries, and ways to improve the approaches to our bridge.

**ITEM 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 JUNE 4, 2013 – REGULAR CALLED MEETING**

- B) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER #3 IN THE AMOUNT OF \$340,749 FOR THE CITY OF PHARR AQUATIC CENTER PROJECT**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR TEXAS COMMUNITY SAFE ROOM PROGRAM**
- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO RE-ADVERTISE THE NORTHSIDE PARK (DR. LONG SCHOOL) SPECIAL NEEDS FACILITY**
- E) PUBLIC HEARING: SOLICITATION OF ANY COMMENTS AND CONCERNS FROM THE GENERAL PUBLIC ON THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM FY 2013 AWARD FOR \$20,487.00 FOR THE PURCHASE OF FIREARM SIMULATOR**
- F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING POLICE CHIEF TO SUBMIT AN APPLICATION AND ACCEPT EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM FY 2013 AWARD FOR \$20,487.00 FOR THE PURCHASE OF FIREARM SIMULATOR**
- G) CONSIDERATION AND ACTION, IF ANY, ON PLANNING & ZONING CASES:**

**PUBLIC HEARING**

1. Rommel Organista, d/b/a Kurai Chinese & Sushi Restaurant, requested 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 1, Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 S. Jackson, Ste 1.

**PLATS:**

2. Rodriguez Engineering, representing Jesus Hector Trevino and Winnina Trevino requested final plat approval of the proposed Re-plat of Sam Houston Dental & Surgery Center Subdivision. The property is legally described as a 1.668 acre tract of land being all of Lot 1, Sam Houston Dental & Surgery Center Subdivision and part of tract 1 and 2, Pharr, Hidalgo County, Texas. The property's physical address is 413 W. Sam Houston Blvd.

Fred Sandoval, City Manager, introduced items 3A through 3G (2) and stated no one had signed up to speak during the public hearing portion of the meeting.

Comm. Carrillo **moved** to approve items 3A through 3G (2) under the consent agenda. Comm. Cantu seconded the motion and when put to a vote, it carried unanimously. Resolution No. R-2013-32 is filed with the City Clerk's Office.

**REGULAR AGENDA – OPEN SESSION:**

**ITEM 4 ORDINANCES AND RESOLUTIONS:**

**A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE APPROVING AND ADOPTING THE PARKS AND RECREATION DEPARTMENT PHARR AQUATIC CENTER FEE SCHEDULE**

Fred Sandoval, City Manager, introduced the item and recommended approval.

Comm. Garza moved to approve third and final reading of the Ordinance. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously. Ordinance No. O-2013-25 is filed with the City Clerk's Office.

Mayor Palacios stated this was one of the best aquatic parks south of San Antonio and it had been a great effort and initiative by this Commission. He further stated everyone was anticipating the opening of the aquatic park.

Frank Marin, Parks and Recreation Director, reported the ribbon cutting ceremony was scheduled for Thursday, June 27, 2013 at 9:00 a.m. with a soft opening scheduled on Saturday, June 29, 2013. He stated the "Learn to Swim Classes" would begin on Monday, July 1, 2013 and the grand opening would be on Thursday, July 4, 2013.

**B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE APPROVING AND ADOPTING THE TIERRA DEL SOL GOLF CLUB FEE SCHEDULE**

Fred Sandoval, City Manager, introduced the item and recommended approval.

Comm. Carrillo moved to approve third and final reading of the Ordinance. Comm. Cortez seconded the motion and when put to a vote, it carried unanimously. Ordinance No. O-2013-26 is filed with the City Clerk's Office.

**C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING CITY OF PHARR CASH HANDLING MANUAL**

Fred Sandoval, City Manager, introduced the item and recommended approval.

Comm. Carrillo moved to approve third and final reading of the Ordinance. Comm. Cantu seconded the motion and when put to a vote, it carried unanimously. Ordinance No. O-2013-27 is filed with the City Clerk's Office.

**D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE CITY OF PHARR PARTICIPATION IN THE STEERING COMMITTEE OF CITIES SERVED BY AEP FOR THE ENERGY EFFICIENCY COST RECOVERY FACTOR (EECRF)**

Fred Sandoval, City Manager, introduced the item and recommended approval.

Comm. Cantu **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously. Resolution No. R-2013-33 is filed with the City Clerk's Office.

**E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING FOUR (4) MEMBERS TO THE COMMUNITY DEVELOPMENT COUNCIL**

Fred Sandoval, City Manager, introduced the item.

Javier Rodriguez, Community Development Director, briefly stated four members needed to be appointed/re-appointed. He briefly stated Rene Cantu (CT 215) had express his wish to be re-appointed and three members (CT 213) (CT 217) and (CT 216) needed to be replaced due to lack of attendance.

Discussion ensued concerning the zone limits for the new appointments. Mr. Rodriguez briefly went over the boundaries and stated he would present a city map with census tract boundaries at the next meeting. At this time, he recommended re-appointment of Rene Cantu and to table the three new appointments for the next meeting.

Comm. Cortez **moved** to re-appoint Rene Cantu as member to the Community Development Council and **table** the appointment of three (3) new members. Comm. Cantu seconded the motion and when put to a vote, it carried unanimously. Resolution No. R-2013-34 is filed with the City Clerk's Office.

**F) CONSIDERATION AND ACTION, IF ANY, RESOLUTION APPOINTING/RE-APPOINTING ONE (1) ALTERNATE MEMBER TO THE PLANNING AND ZONING COMMISSION**

Fred Sandoval, City Manager, introduced the item.

Comm. Carrillo **moved** to re-appoint Heriberto Campos. Comm. Cortez seconded the motion and when put to a vote, the motion carried unanimously. Resolution No. R-2013-35 is filed with the City Clerk's Office.

**G) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING THREE (3) MEMBERS TO THE BOARD OF ADJUSTMENT**

Fred Sandoval, City Manager, introduced the item.

Comm. Cantu **moved** to re-appoint Hector Guerra, Sr., Rosie Ibanez and Robert Zuniga to the Board of Adjustment. Comm. Farias seconded the motion and when put to a vote, it carried unanimously. Resolution No. R-2013-36 is filed with the City Clerk's Office.

**H) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING POLICE CHIEF TO SUBMIT AN APPLICATION TO THE OPERATION STONEGARDEN GRANT THROUGH THE STATE OF TEXAS GOVERNORS DIVISION OF EMERGENCY MANAGEMENT**

Fred Sandoval, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve. Comm. Cortez seconded the motion and when put to a vote, it carried unanimously. Resolution No. R-2013-37 is filed with the City Clerk's Office.

**ITEM 5 CONTRACTS/AGREEMENTS:**

**A) CONSIDERATION AND ACTION, IF ANY, ON CONTRACTUAL AGREEMENT WITH ROBERTO LEAL-TOVIAS FOR LOBBYING SERVICES FOR THE PHARR-REYNOSA INTERNATIONAL BRIDGE**

Fred Sandoval, City Manager, introduced the item and stated Roberto Leal was in the audience to answer any questions and recommended his job description be changed from lobbying services to representative. He further stated the contract had been presented and approved by the Bridge Board and recommended approval.

Comm. Cortez **moved** to approve a three (3) year contract. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

**B) CONSIDERATION AND ACTION, IF ANY, AMENDING CONTRACT WITH JAVIER HINOJOSA ENGINEERING FOR THE PHARR PRODUCE DISTRICT SUBDIVISION PHASE I TO INCLUDE SITE INSPECTION SERVICES**

Fred Sandoval, City Manager, introduced the item and stated this was an addition to the existing contract negotiated with Javier Hinojosa to provide additional oversight on the Produce District subdivision and have a representative on-site. He further stated this contract was at the City level and funded by the Economic Development Corporation.

Bill Ueckert, City Engineer, stated the contract was for 250 days 7 days a week and the amendment would allow the on-site inspections to be done on behalf of the City after hours and on weekends.

Comm. Farias **moved** to approve as recommended. Comm. Garza seconded the motion and when put to a vote, it carried unanimously.

**ITEM 6 **CLOSED SESSION:** IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR BOARD OF COMMISSIONERS HEREBY GIVES NOTICE THAT IT WILL MEET IN EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA, INCLUDING ITEMS 4 – 5**



None.

**ITEM 7 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN EXECUTIVE SESSION**

None.

At this time, Mayor Palacios announced the grand opening of Luby's Cafeteria's brand new location would take place on Wednesday, June 26, 2013 from 11:00 a.m. to 1:00 p.m.

**ITEM 8 ADJOURNMENT:**

There being no other business to come before the board, Comm. Farias **moved** to adjourn. Comm. Cortez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:40 p.m.

CITY OF PHARR

\_\_\_\_\_  
LEOPOLDO "POLO" PALACIOS, JR.  
MAYOR

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR**

**ON THIS THE 18<sup>TH</sup> DAY OF JUNE, 2013** the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

\_\_\_\_\_  
HILDA PEDRAZA, CITY CLERK

APPROVED:



**NaismithEngineering,Inc**  
 ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING

ESTABLISHED 1949

June 27, 2013

Mr. David Garza  
 Assistant City Manager  
 P.O. Box 1729  
 Pharr, Texas 78577

RE: PHARR WTP EXPANSION PROJECT  
 CHANGE ORDER NO. 9

Mr. Garza,

Attached are two (2) copies of Change Order No. 9. The work proposed by this change order is as follows:

- Additional costs incurred to trim and balance existing impellers of High Service Pumps 2,3, and 4. \$7,754.00
- Additional costs incurred to extend the five BWV valve actuators to above top of wall, relocate BWV valves closer to north wall, cut and remove the five 12" wall pipes to leave a 18" air gap between valve and header, install grating over top of flume channel, 7' x 69', and raise all conduit and electric boxes to above top of wall of the Backwash Waste Piping and Valves. \$76,851.00

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**Total** **\$84,605.00**

This change order would increase the contract price to \$12,675,124.00 and will add 35 days to the contract time, extending the contract date to September 5, 2013. Please sign both copies, return one fully executed copy to us, and keep the other for your records.

Please contact me if you have questions or need additional information.

Sincerely,

NAISMITH ENGINEERING, INC.

Anna A. Smith, P.E.  
 Project Manager

Cc: Melanie Gavlik, P.E.



**Pharr**  
**Administration**  
interoffice  
**MEMORANDUM**

**To:** Mayor and City Commission

**From:** Hilda Pedraza, TRMC City Clerk

**Subject:** Agenda Item – authorizing City Manager to advertise for request for qualifications for Construction Management at Risk for the North Park project.

**Date:** July 2, 2013

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No backup information is needed for this item.

Thank you.



“Triple Crown City”



MAYOR  
Leo “Polo” Palacios, Jr.

COMMISSIONERS  
Arturo J. Cortez  
Roberto “Bobby” Carrillo  
Oscar Elizondo, Jr.  
Eduardo “Eddie” Cantu  
Aquiles “Jimmy” Garza  
Adan Farias  
  
CITY MANAGER  
Fred Sandoval

Executive Summary Letter

July 2, 2013

Conditional Use Permit **Renewal** for ABC – R.G.V. & Associates/Laura L. Garza, d/b/a George’s Dance Hall

Background:

R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 1<sup>st</sup> renewal for George's Dance Hall.

The property is located at 6801 S. Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends approval of the **renewal** of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption.



## **MEMORANDUM**

**TO:** Mayor and City Commission

**FROM:** Edward M. Wylie, Director/Deputy E.M.C.

**THROUGH:** Fred Sandoval, City Manager

**DATE:** July 2, 2013

**RE:** Conditional Use Permit **RENEWAL** for ABC - File No. CUP#120529

### **GENERAL INFORMATION**

**APPLICANT:** R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, is requesting the 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).

**LEGAL DESCR:** The property is legally described as Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 6801 S. Jackson Rd.

**ZONING:** The property is currently zoned General Business District (C). The property to the north and south is zoned General Business District (C), to the east the property is zoned Single-Family Residential District (R-1) and the property to the west is outside city limits. The area is generally designated for commercial use in the Land Use Plan.

<b>COMMENTS:</b>	<b>CODE ENFORCEMENT:</b>	Recommends approval of the Conditional Use Permit. (See attached memo)
	<b>FIRE MARSHAL:</b>	Recommends approval of the Conditional Use Permit. (See attached memo)
	<b>POLICE CHIEF:</b>	Recommends approval of the Conditional Use Permit. (See attached memo)



**PLANNING STAFF:**

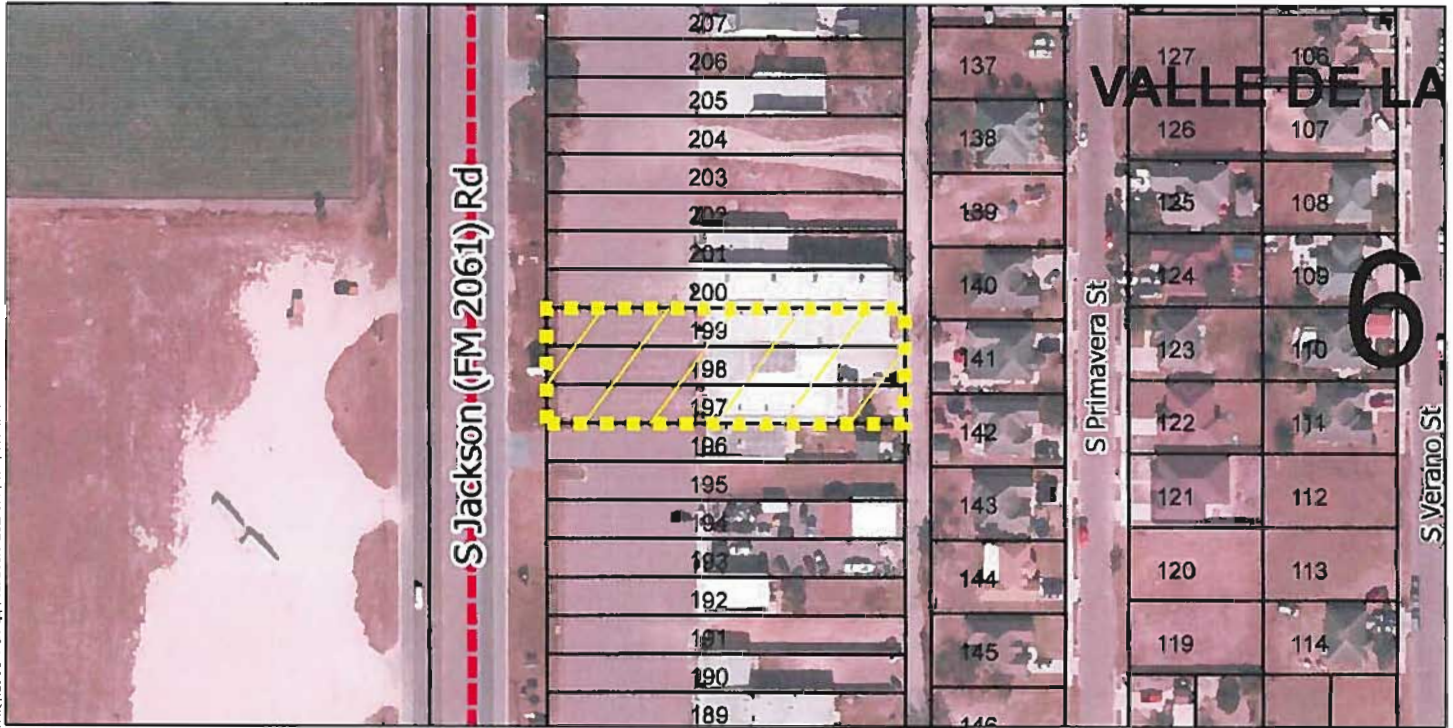
Recommends approval of the  
Conditional Use Permit.  
(See attached memo)

**RECOMMENDATIONS:**

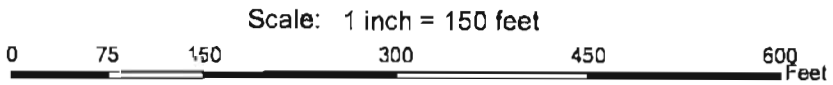
Planning Staff is recommending approval of the renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) provided that the site is in compliance with all City Ordinances and all City Departments requirements.



C:\City of Pharr\GIS\Projects\Pharr\Map\CUP Renewal\ Valle De La Primavera Lots 197, 198, 199\Map\CUP Renewal Valle De La Primavera Lots 197, 198, 199.mxd



- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |



**CITY OF PHARR  
COMMUNITY PLANNING & DEVELOPMENT  
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT  
INSPECTION FORM**

No 3035

OWNER/APPLICANT: LAURA A. GARZA PHONE: 522-6884  
 ADDRESS: 701 S JACKSON  
 TYPE OF BUSINESS: DANCE HALL NAME OF BUSINESS: GEORGIA'S DANCE HALL  
 LEGAL: \_\_\_\_\_ SUBD.: \_\_\_\_\_

EXISTING BUILDING  YES  NO  
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) \_\_\_\_\_  
 MIXED OCCUPANCY  YES  NO  
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) \_\_\_\_\_  
 CHANGE OF OCCUPANCY FROM PREVIOUS?  YES  NO  
 IS CHANGE OF WALL ASSEMBLY REQUIRED?  YES  NO  
 IS FIRE PROTECTION REQUIRED?  YES  NO  
 IF SO, WHAT TYPE? SPRINKLER SYSTEM

**BUILDING STATUS/STRUCTURAL:**  
 1. FLOOR \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. WALLS: \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
     - EXTERIOR \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
     - INTERIOR \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. CEILING \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. ROOF \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**MEANS OF EGRESS:**  
 1. OCCUPANT LOAD (IF APPLICABLE) \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. NUMBER OF EXITS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. MEANS OF EGRESS LIGHTING \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. EXIT SIGNS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 5. DOOR HARDWARE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**ACCESSIBILITY:**  
 1. RESTROOMS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. PATH OF EGRESS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. RAMPS (HANDRAILS/GUARDS) \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. DOORS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**ELECTRICAL:**  
 1. SERVICE ENTRANCE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. SERVICE EQUIPMENT \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. WIRING SYSTEM \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. LIGHT FIXTURE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 5. RECEPTACLE OUTLETS (G F C I, WHERE REQUIRED) \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**MECHANICAL:**  
 1. REGISTERS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. GRILL \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. DRAIN \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. EQUIPMENT \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**PLUMBING:**  
 1. P. TRAPS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 2. VENTS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. DRAINS \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. PLUMBING FIXTURES \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 5. WATER SERVICE LINE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 6. DISTRIBUTION LINES \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 7. GREASE TRAP (INTERCEPTOR/SEPARATOR) \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 8. BACKFLOW PREVENTION \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**WATER HEATER:**  
 1. LOCATION STORAGE ROOM (ELEC)  OK \_\_\_\_\_ SUBSTANDARD  
 2. T.P. VALVE & DRAIN \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 3. SHUT-OFF VALVE \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
 4. VENT \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**GAS SYSTEM** \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
**PREMISE** \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD  
**GARBAGE CONTAINER** \_\_\_\_\_  OK \_\_\_\_\_ SUBSTANDARD

**PASSED**  
  
**FAILED:**  
 \_\_\_\_\_  
**PASSED WITH CONDITIONS:**  
 \_\_\_\_\_  
**RE-INSPECT DATE:**  
 \_\_\_\_\_

**BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:**  
 1. COMPLIES WITH ALL CODES  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_

PREPARED BY: [Signature] DATE: 6-24-2013  
 RECEIVED BY: [Signature] DATE: 6-26-2013

Please note: Owner/Applicant is responsible to contact the City of Pharr Community Planning & Development Dept. at 702-5389 when improvements have been completed. Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division  
118 S. Cage Blvd., 3rd Fl  
Pharr, Texas 78577  
Ph: 956-787-2761  
Fax: 956-783-7326  
fireprevention@pharrfd.net

June 26, 2013

GEORGES DANCEHALL  
6801 S JACKSON RD  
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Jun 26, 2013 revealed no violations.

---

2960 EDUARDO LUGO  
Inspector

---

Martin Gonzalez

RECEIVED  
PHARR DEVELOPMENT  
SERVICES DEPT.  
JUN 26 2013



# Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751  
PH: (956) 784-7700 • FAX: (956)781-9163



ⓧ

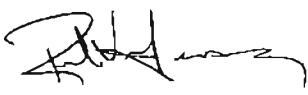
To: Edward Wylie, Planning Director  
From: Ruben Villescascas, Chief of Police  
Date: 06/11/13  
Re: Conditional Use Permit "On Premise" for Alcoholic Beverage Consumption –  
"George's Dance Hall", File no. CUP120529

R.G.V. & Associates, is applying for a Conditional use Permit to allow the sale of "on premise" alcoholic beverage consumption in a general business district (c). The property is legally described as Lot 197,198,199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. This property is located at 6801 S, Jackson Road. The contact person for George's Dance Hall is Laura L.Garza at 956-843-6525.

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

Reply

Based on the information we have on this application at this time, I recommend approval. .

Signed:   
Permit ABC George's Dance Hall

Date: 06/11/13

RECEIVED  
PHARR DEVELOPMENT  
SERVICES DEPT.

JUN 11 2013

BY: 





## **INTEROFFICE MEMORANDUM**

**To:** MAYOR AND CITY COMMISSION

**From:** EDWARD M. WYLIE, DIRECTOR/DEPUTY E.M.C.

**Through:** FRED SANDOVAL, CITY MANAGER

**Subject:** CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –  
FILE NO. CUP#120529 -GEORGE'S DANCE HALL

**Date:** JULY 2, 2012

---

R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, 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). Planning staff is recommending approval of the renewal of the Conditional Use Permit provided that the site is in compliance with all City Ordinances and is in compliance with City Department requirements.



## **INTEROFFICE MEMORANDUM**

**TO:** Mayor and City Commission  
**FROM:** Edward M. Wylie, Director/Deputy E.M.C.  
**THROUGH:** Fred Sandoval, City Manager  
**DATE:** July 2, 2013  
**RE:** Conditional Use Permit for Life-of-the-Use File No. CUP#130623

### **GENERAL INFORMATION**

**APPLICANT:** Dave Eicher, representing T-Mobile West Tower, LLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow a telecommunication tower in an Agricultural Open-Space District (A-O).

**LEGAL DESCR:** The property is legally described as a .08 acre tract out of Lot 230, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 610 W. Hall Acres.

**ZONING:** The property is zoned Agricultural Open-Space District (A-O). The surrounding properties are zoned Agricultural Open-Space District (A-O) to the north, west and east and Single Family Residential District (R-1) to the south. The area is designated for residential use in the Land Use Plan.

**NOTIFICATION OF PUBLIC:** Eight (8) surrounding property owners were notified by letter and a legal notice was published in the Advance Newspaper. Staff received one (1) phone call in opposition.

### **RECOMMENDATION:**

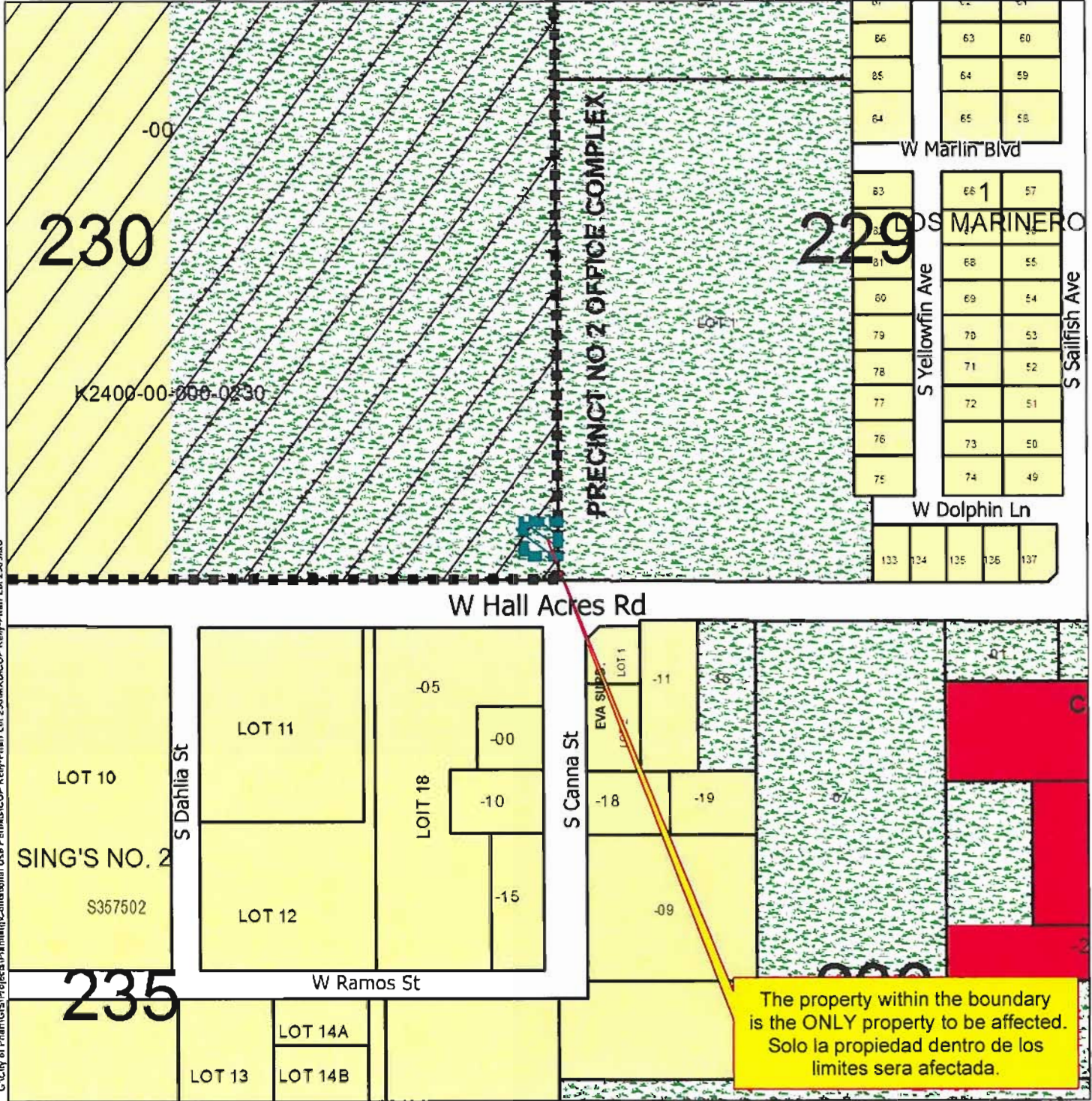
Planning Staff is recommending **approval** of the Conditional Use Permit for the Life-of-the-Use to allow a telecommunication tower in an Agricultural Open-Space District (A-O) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The telecommunications tower must comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
  - Any change in use or change in extent of use, area or location being used.
  - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
  - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

**PLANNING & ZONING  
COMMISSION:**

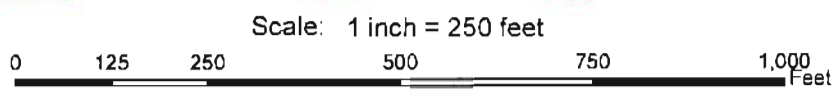
Planning and Zoning Commission unanimously voted to approve the request for a Conditional Use Permit for the Life-of-the-Use to allow a telecommunication tower in an Agricultural Open-Space District (A-O) subject to staff's recommendations.



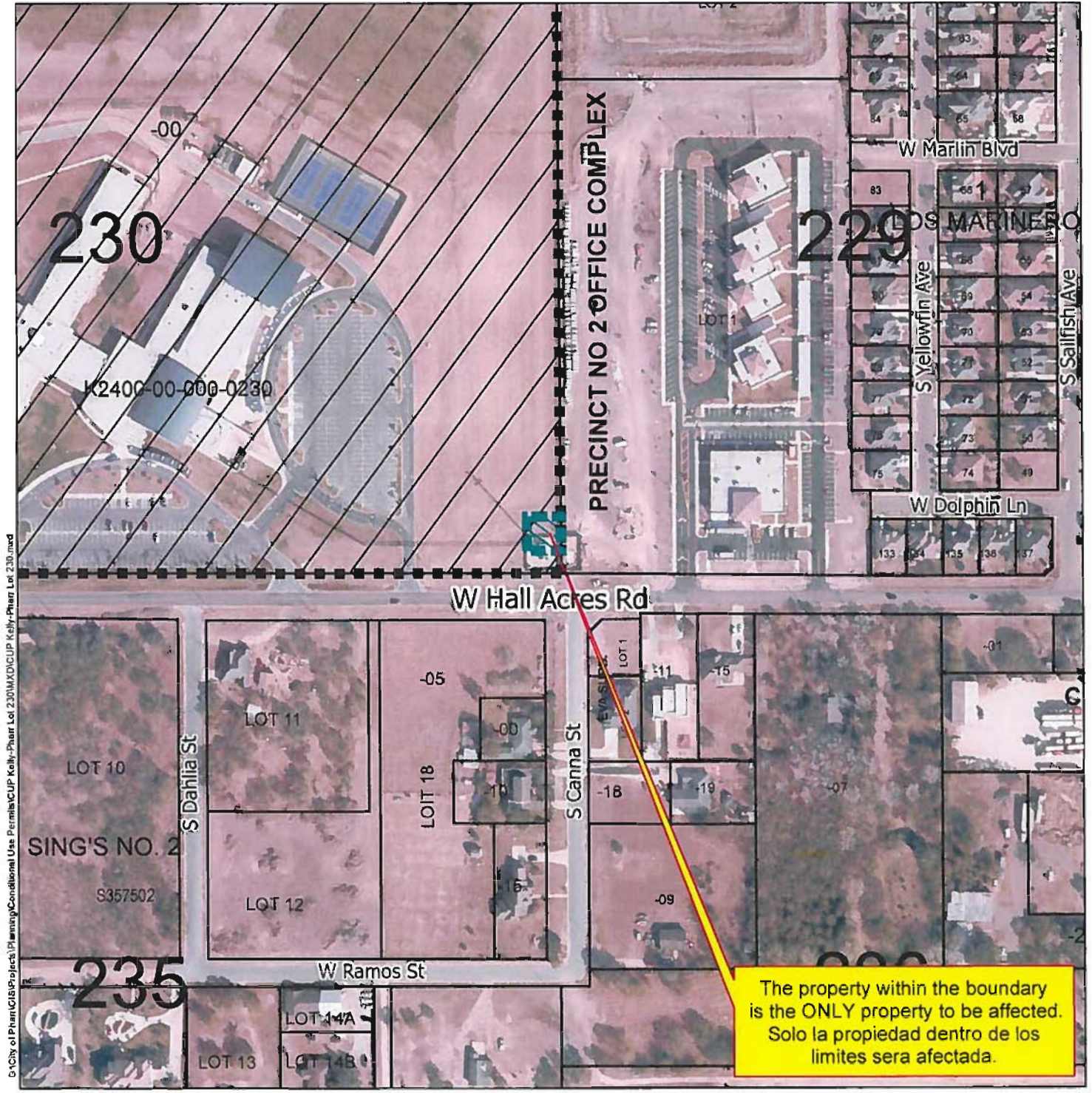


G:\City of Pharr\GIS\Projects\Pharr\Permit\Conditional Use Permits\CUP Kelly-Pharr Lot 230.mxd

- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |





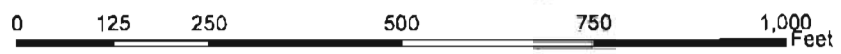


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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

City of Pharr, Texas  
 Engineering Department  
 958.702.5355

Scale: 1 inch = 250 feet

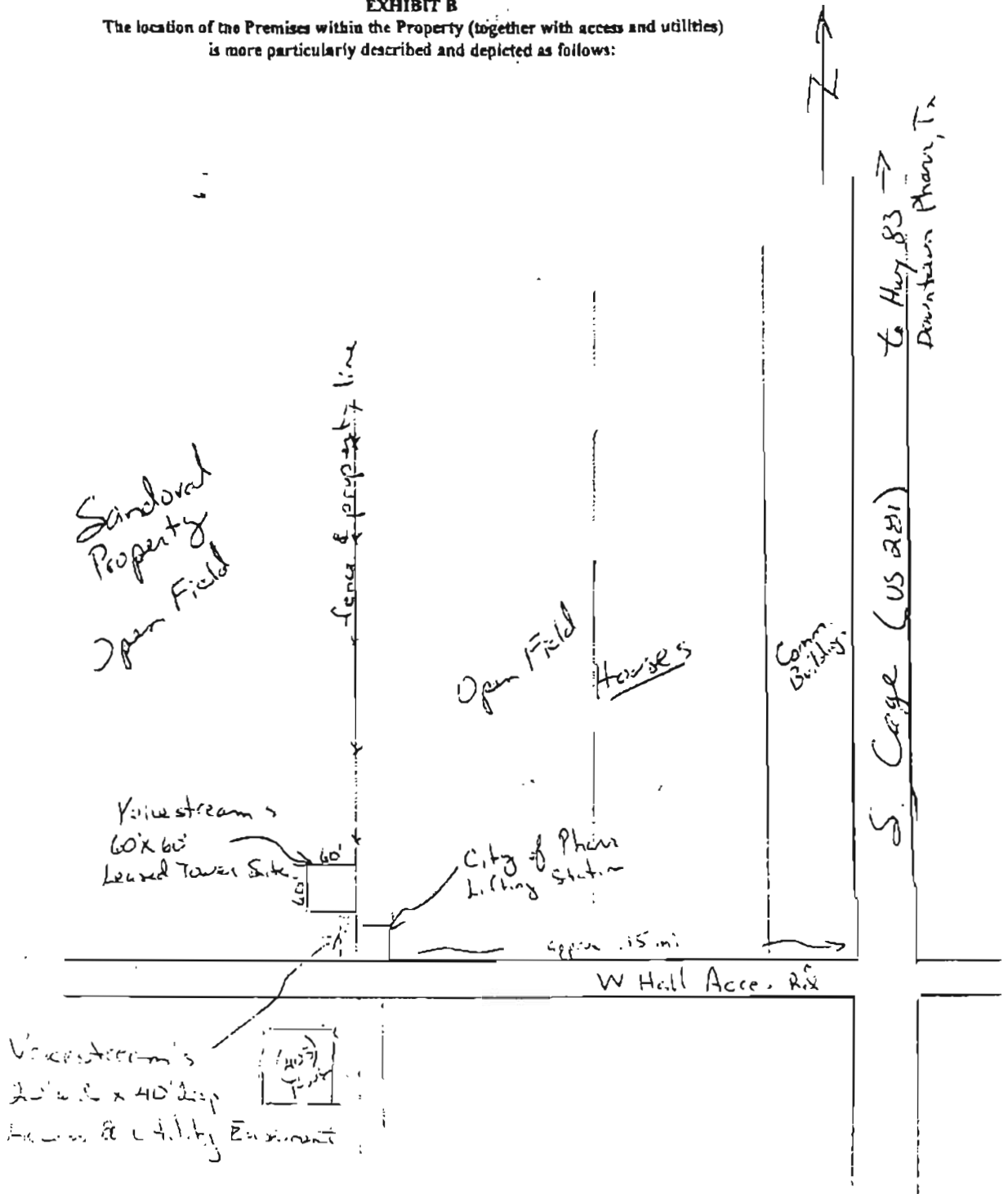


Date: 6/4/2013

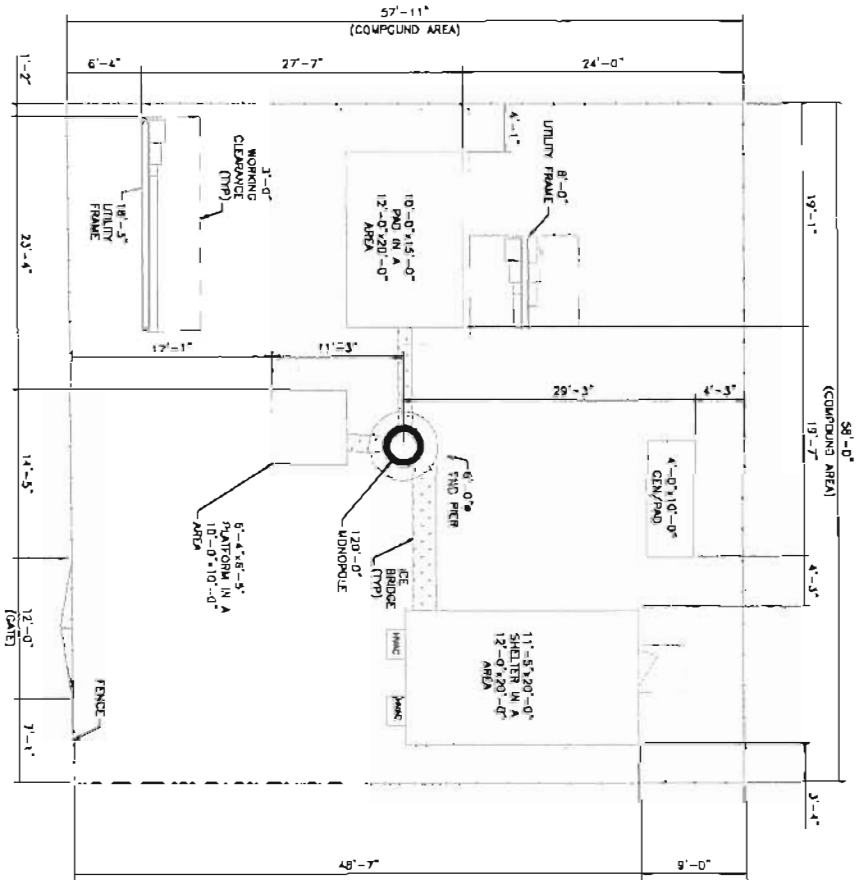


**EXHIBIT B**

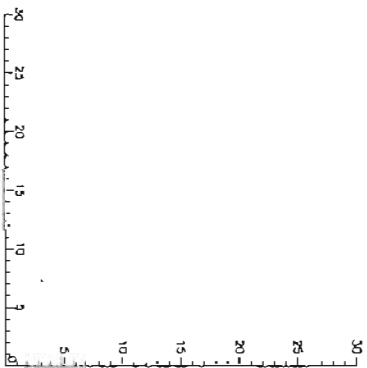
The location of the Premises within the Property (together with access and utilities) is more particularly described and depicted as follows:



This exhibit will be replaced with a survey of the tower site



BUSINESS UNIT 827874





**Pharr**  
**Development Services**

**INTEROFFICE MEMORANDUM**

**TO:** Mayor and City Commission

**FROM:** Edward M. Wylie, Director/Deputy E.M.C.

**THROUGH:** Fred Sandoval, City Manager

**DATE:** July 2, 2013

**RE:** Conditional Use Permit for Life-Of-The-Use -- File No. CUP#130622

**GENERAL INFORMATION**

**APPLICANT:** Eduardo Gomez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow an accessory use structure (exercise room) in a Single-Family Residential District (R-1).

**LEGAL DESCR:** The property is legally described as Lot 5, Hermosa No. 1 Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 1201 E. Bell.

**ZONING:** The property is currently zoned Single-Family Residential District (R-1). The adjacent properties are zoned Single-Family Residential District (R-1) to the north, south, east and west. The area is designated for residential use in the Land Use Plan.

**NOTIFICATION OF PUBLIC:** Fifty-five (55) surrounding property owners were notified by letter and a legal notice was published in the Advance Newspaper. Staff received no response to the letters or the legal notice.

**RECOMMENDATION:**

Planning Staff is recommending **approval** of the Life-of-the-Use Conditional Use Permit to allow an accessory use structure (exercise room) in a Single-Family Residential District (R-1) subject to the following conditions:

- 1) The storage unit shall not have a separate electrical service;
- 2) No living amenities shall be installed in the unit;
- 3) This permit shall be for the life-of-the use and issued to the current owner only;
- 4) Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
- 5) Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
- 6) The applicant must provide a buffer (opaque) along any side abutting any non-commercial area; and
- 7) The following shall be considered as grounds for the revocation of the Conditional Use Permit:
  - Any change in use or change in extent of use, area or location.
  - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
  - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

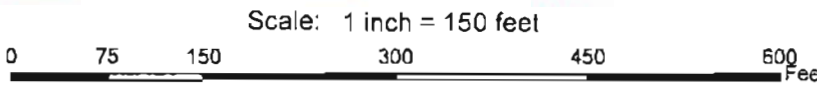
**PLANNING AND ZONING  
COMMISSION:**

Planning and Zoning Commission unanimously voted to approve the request for a Conditional Use Permit for the Life-of-the-Use to allow an accessory use structure (exercise room) in a Single-Family Residential District (R-1) subject to staff's recommendations.



The property within the boundary is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

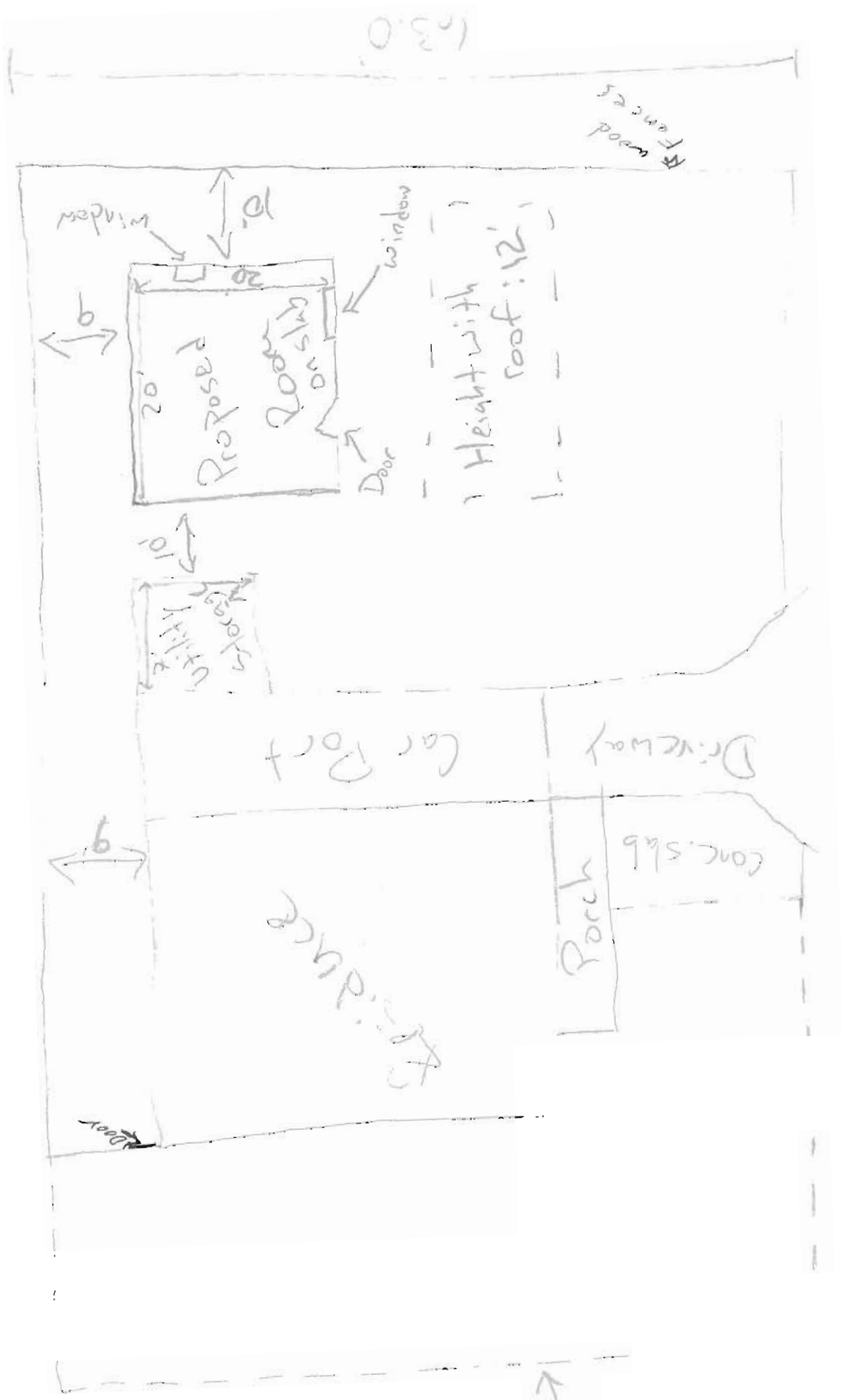
- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |











Brick fence



## **INTEROFFICE MEMORANDUM**

**TO:** Mayor and City Commission  
**FROM:** Edward M. Wylie, Director/Deputy E.M.C.  
**THRU:** Fred Sandoval, City Manager  
**DATE:** July 2, 2013  
**RE:** Conditional Use Permit For ABC -File No. CUP#130521

### **GENERAL INFORMATION**

**APPLICANT:** Ivan Rodriguez, d/b/a El Rodeo 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).

**LEGAL DESCR:** The property is legally described as Lots 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 5826 S. Cage Blvd.

**ZONING:** The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Agricultural Open-Space District (A-O) to the east and Single-Family Residential District (R-1) to the west. The area is generally designated for commercial use in the Land Use Plan.

**COMMENTS:** **POLICE CHIEF:** Recommends approval of the Conditional Use Permit. (See attached memo)

**PLANNING DEPT.:** Recommends approval of the Conditional Use Permit. (See attached memo)

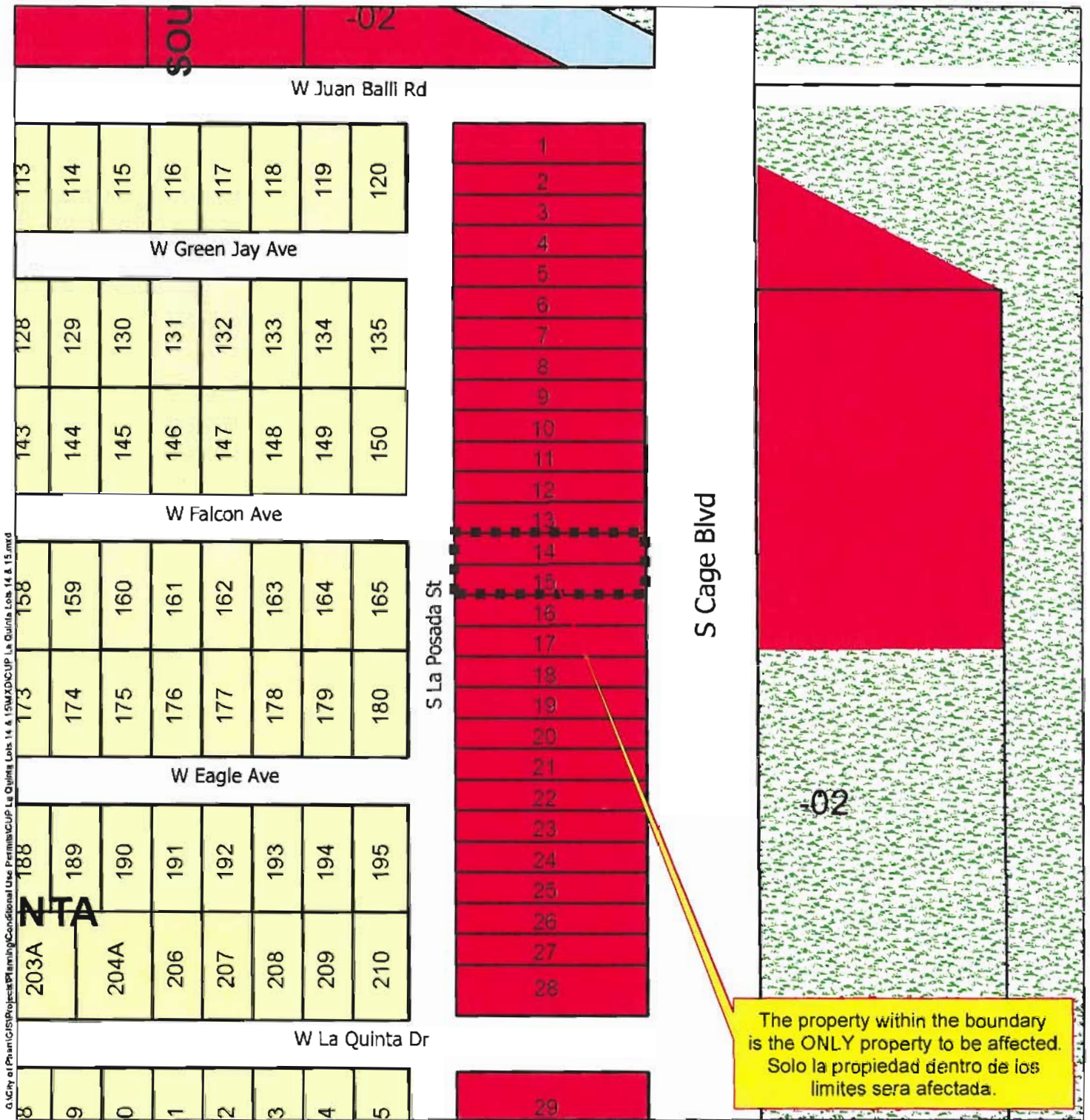
**NOTIFICATION OF PUBLIC:** Twenty-nine (29) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance Newspaper. Staff received no response to the letters or the legal notice.

**PLANNING STAFF  
RECOMMENDATIONS:**

Planning Staff is recommending **approval** 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) subject to applicant complying with all City Ordinances and City Department requirements.

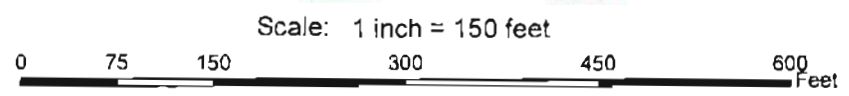
**PLANNING & ZONING  
COMMISSION:**

Planning and Zoning Commission unanimously voted to approve the request 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) subject to staff's recommendations.

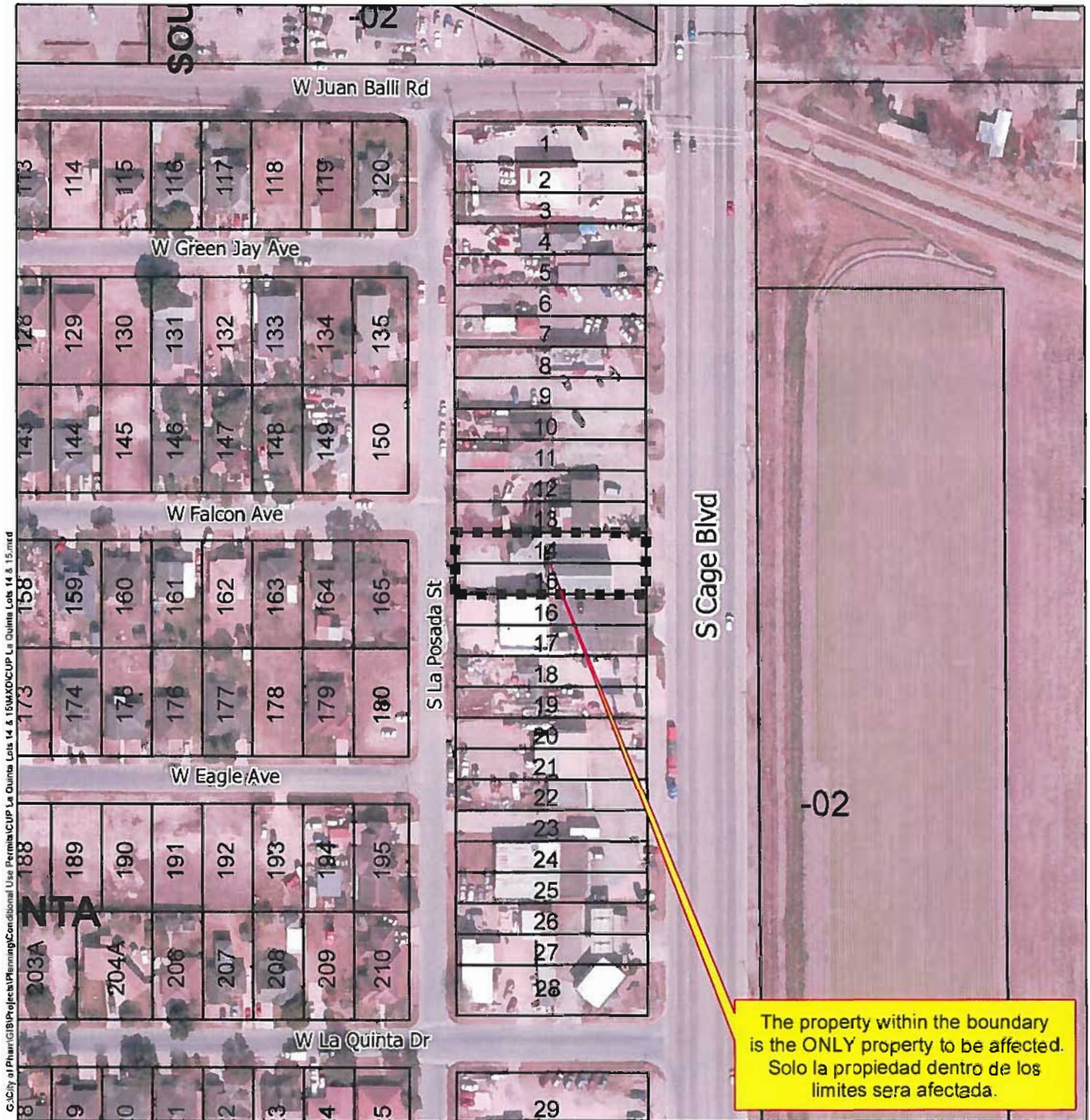


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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

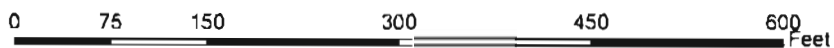






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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |





# Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751  
PH: (956) 784-7700 • FAX: (956)781-9163



To: Edward Wylie, Director City Planning  
From: Ruben Villegas, Chief of Police  
Date: 06/18/13  
Re: Conditional use Permit and Late Hours Permit for on Premise Alcoholic Beverage Consumption  
-File No. CUP130521

Ivan Rodriguez, d/b/a/ El Rodeo Bar is applying for a Conditional Use Permit and late hours permit that allows the sale of alcoholic beverages for on-premise consumption in a general business district (C). The property is legally described as Lots 14 and 15 , La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property is located at 5826 South Cage Blvd.

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

## REPLY

**Mr. Wylie, I have reviewed the proposed application. Based on the information we have on this application at this time, I recommend approval subject to the above stated requirements.**

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tag's and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Signed: \_\_\_\_\_  
abc

A handwritten signature in black ink, appearing to read "Ruben Villegas".

Date: 06/18/13





## **INTEROFFICE MEMORANDUM**

**To:** MAYOR AND CITY COMMISSION

**From:** EDWARD M. WYLIE, DIRECTOR/DEPUTY E.M.C.

**Through:** FRED SANDOVAL, CITY MANAGER

**Subject:** CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR ABC –  
FILE NO. CUP#130521

**Date:** JULY 2, 2013

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Ivan Rodriguez, d/b/a El Rodeo Bar, 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). Planning staff is recommending approval of the Conditional Use Permit provided that Mr. Rodriguez is in full compliance all City Ordinances and all City Departments requirements.



B.D = Back Door  
 P.+ = Pool Table  
 F.D = Front Door  
 T = table  
 RR = Rest Room  
 B = Box  
 G = Grill

E

N

S

W

57<sup>st</sup>  
Avenue



32 Parking  
LOTS

ROOM

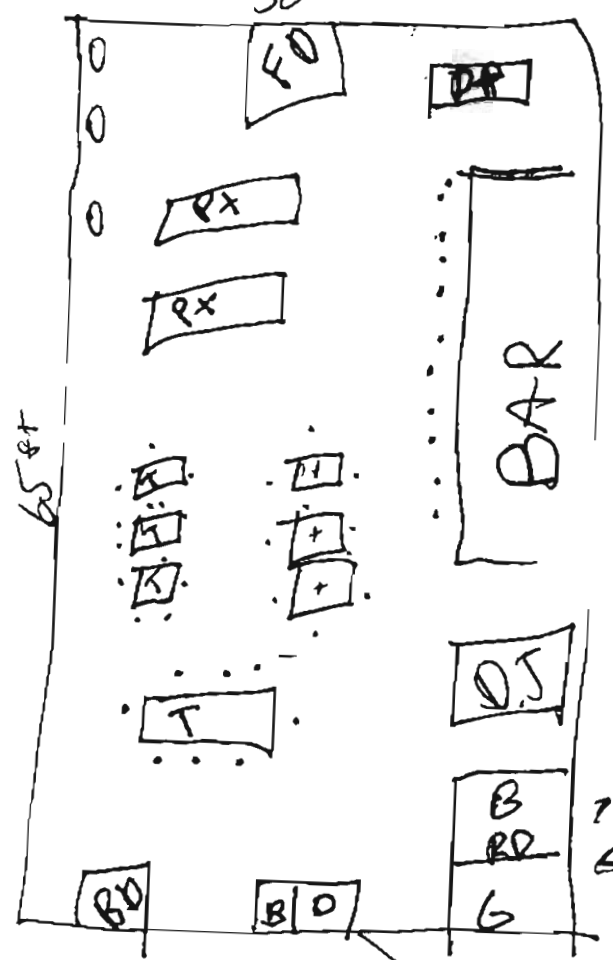
29<sup>st</sup>

65<sup>st</sup>

30<sup>st</sup>

29<sup>th</sup>

7<sup>th</sup>





STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 2, 2013

ROUTE TO BOARD:

CITY COMMISSION:   X  

AGENDA ITEM: \_\_\_\_\_

PLANNING & ZONING: \_\_\_\_\_

DATE SUBMITTED: May 31, 2013

5. Requested Action: Rezoning request from Agricultural Open-Space District (A-O) to a Neighborhood Commercial District (N-C).

6. Applicant: Belia Garcia, owner

7. Nature / Intent of Request: Owner requests to rezone from Agricultural Open-Space District (A-O) to a Neighborhood Commercial District (N-C) so the property can be utilized for neighborhood commercial use.

8. Routing to Staff:

F. Edward M. Wylie, Director	<u>EW</u> Initials	<u>6-20-13</u> Date	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial
G. Planning Staff Recommendations	<u>PO</u> Initials	<u>6-20-13</u> Date	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial
H. Planning and Zoning Commission	_____ Initials	<u>6-24-13</u> Date	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial
I. City Attorney	_____ Initials	_____ Date	<input type="checkbox"/> Approval <input type="checkbox"/> Denial
J. City Manager	_____ Initials	_____ Date	<input type="checkbox"/> Approval <input type="checkbox"/> Denial



## **INTEROFFICE MEMORANDUM**

**TO:** Mayor & City Commission

**THRU:** Fred Sandoval, City Manager

**FROM:** Edward M. Wylie, Development Services Director

**DATE:** July 2, 2013

**SUBJECT:** Rezoning Request: From a Agricultural Open-Space District (A-O) to a Neighborhood Commercial District (N-C), a 0.67 ac tract of land out of the N10ac, Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas: 3703 N. Sugar Rd.

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### **REZONING CHECKLIST / GOALS:**

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.00

### **DESCRIPTION OF PROPERTY:**

The property is located on the southeast corner of N. Sugar Rd. and W. Douglas Dr. and has a physical address of 3703 N. Sugar Rd. The property consists of one (1) proposed lot. This property has a frontage of 142 feet along W. Douglas Dr. and a depth of 61 feet for a total square footage of 8,662 square feet. The adjacent zonings are Single-Family Residential District (R-1) to the north, east and west, and Medium Density Multi-Family Residential District (R-3) to the south. The surrounding land uses are single-family residential to the north, south, east and west.

The property fronts W. Douglas Dr., a 50 foot local street which runs east and west with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is zoned Agricultural Open Space District (A-O). This property is Lot #2 of Sugar

Road Subdivision. Sugar Road Subdivision is a two (2) lot subdivision where Lot #1 is zoned Neighborhood Commercial District (N-C). Lot #1 was re-zoned from Agricultural Open-Space District (A-O) to Neighborhood Commercial District (N-C) and approved by the City Commission on September 4, 2012. The property is designated for residential use in the Land Use Plan.

The Neighborhood Commercial District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area. The city will not zone for NC usage in advance unless asked to do so by the property owner. This district could therefore, be considered a "floating zone". Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is call for in the comprehensive plan, or if it serves a need in the neighborhood.

Thirty (30) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance newspaper. Staff received three (3) telephone calls for information only, one (1) by written request for information only and one (1) individual signed up for the public hearing in opposition of the item.

Planning Staff is recommending **approval** of the request to rezone to a Neighborhood Commercial District (N-C) as the property meets area requirements and has adequate ingress and egress. If approved, the applicant must complete the subdivision process and acquire all necessary building permits as well as comply with all City Ordinances and department requirements.

#### **PLANNING AND ZONING COMMISSION:**

Planning and Zoning Commission unanimously voted to approve the request for a change of zone from an Agricultural Open-Space District (A-O) to a Neighborhood Commercial District (N-C) subject to staff's recommendations.

#### **CITY COMMISSION OPTIONS:**

1. **Approve the rezoning request;**
2. **Table the item for:**
  - a) **consideration by the full board;**
  - b) **additional information;**
  - c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request**



**REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN**

Belia Garcia  
APPLICANT

Agricultural Open-Space District (A-O)  
CURRENT ZONE

3703 N. Sugar Rd.  
ADDRESS

Neighborhood Commercial District (N-C)  
PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)		X
4	Is property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase volume of traffic?	X	
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?		X

Staff Recommendations:                    **Approval**

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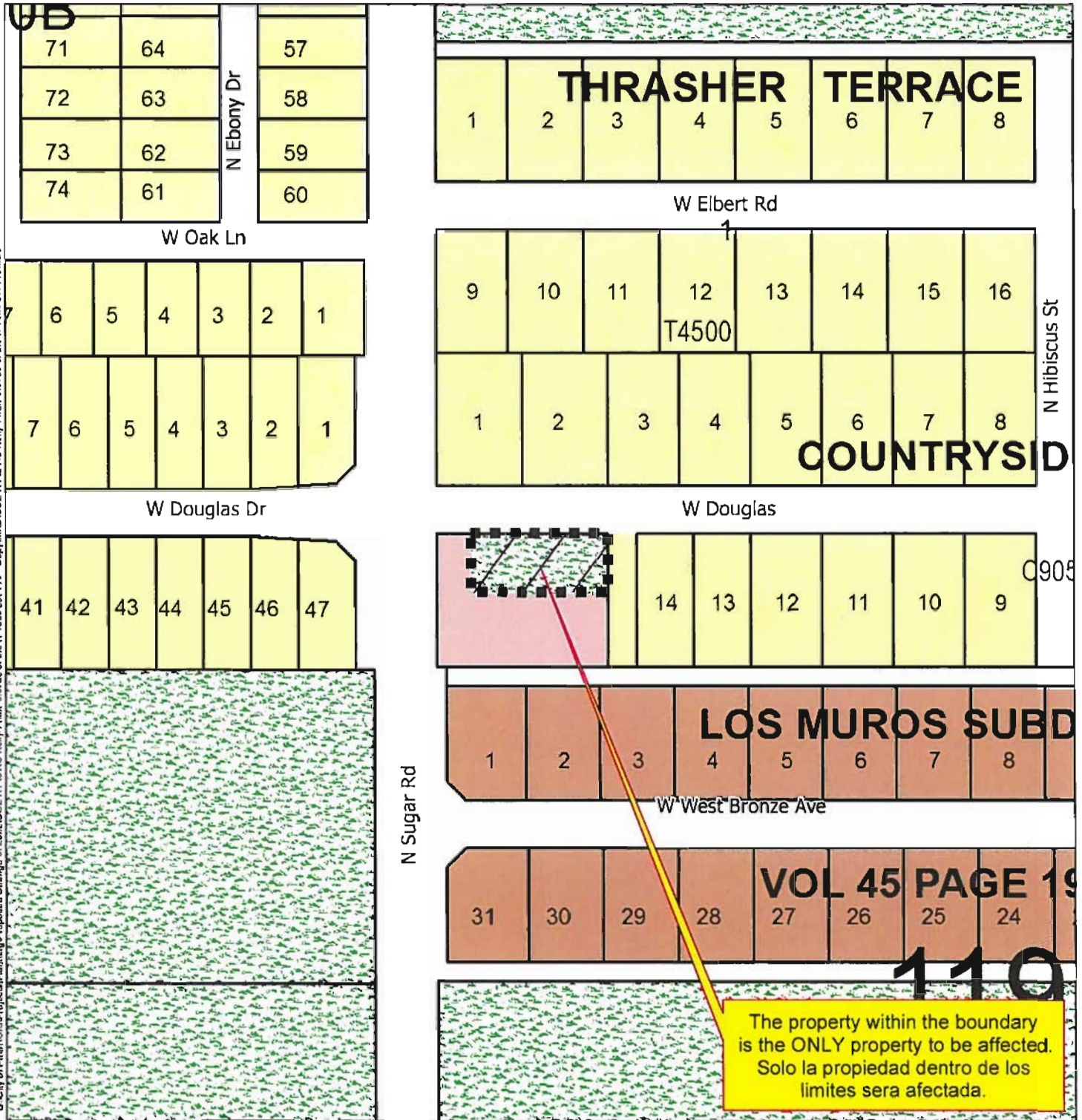
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Roland Gomez, City Planner  
PREPARED BY

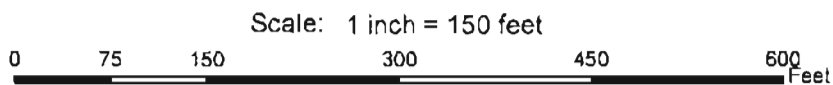
6/20/2013  
DATE



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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

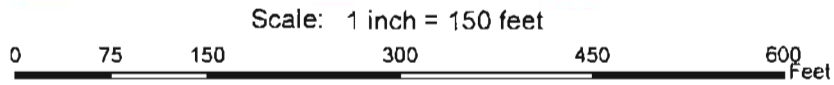




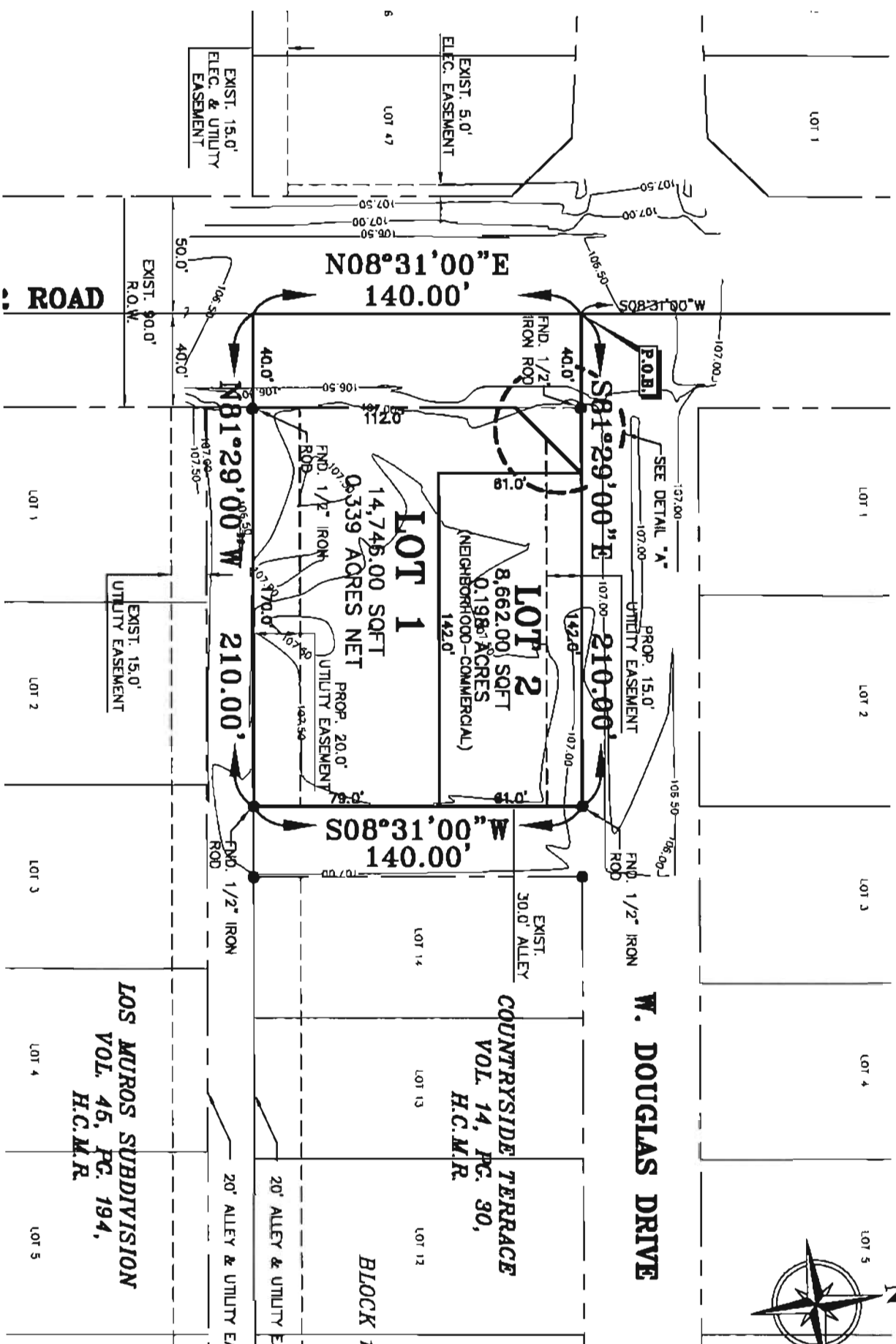
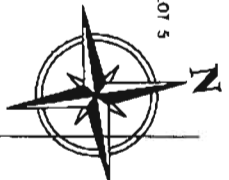


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**SAMES** SAM Engineering & Surveying, Inc.

200 S. GAGE BLDG.  
PHARR, TEXAS 78677

REGISTRATION # E-109022

TEL: (956) 702-8890  
FAX: (956) 702-8883

DATE OF PREPARATION: APR. 2012



*Information Only!*

CITY OF PHARR REGISTRATION FORM

PUBLIC HEARING

REC'D _____
CC _____
<b>JUN 13 2013</b>
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state or local laws. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Marta Diaz

ADDRESS: 902 W. Douglas CITY: Pharr STATE: TX

ZIP CODE: 78577 PHONE NO: (A/C) 956-783-8196

EMAIL: mdiaz062011@gmail.com ORGANIZATION (IF ANY): 956-683-4023 (work) The Monitor

Public Hearing Agenda Item #: \_\_\_\_\_ For: \_\_\_\_\_ Against \_\_\_\_\_

Board/Committee: \_\_\_\_\_ Meeting Date: June 24 2013

How will or has the proposed action affect you?  
The no-zone request has changed since Aug. 2012. I'd like to know what Ms. Garcia's intentions are now for the property area.

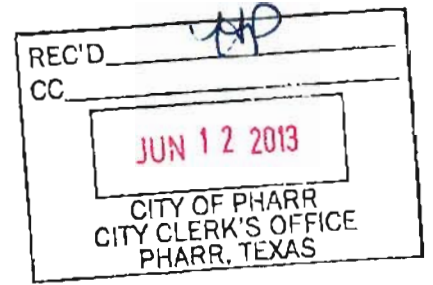
ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of the ordinance, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

Marta Diaz  
SIGNATURE

JUN 12 2013  
DATE

Please fill out this form, and file 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.



CITY OF PHARR REGISTRATION FORM

PUBLIC HEARING

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state or local laws. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Jose Rodriguez

ADDRESS: 820 Douglas CITY: Pharr STATE: TX

ZIP CODE: 78577 PHONE NO: (A/C) (956) 638 6007

EMAIL: \_\_\_\_\_ ORGANIZATION (IF ANY): \_\_\_\_\_

Public Hearing Agenda Item #: \_\_\_\_\_ For: \_\_\_\_\_ Against X

Board/Committee: PLANNING AND ZONING Meeting Date: 24-JUN-13

How will or has the proposed action affect you?  
No quisiera que se construyan apartamentos porque siempre hay problemas con los diferentes petronas que los ocupan por que no sabemos que mañanas tengan.

ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of the ordinance, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

[Signature]  
SIGNATURE

JUN 10 - 12 - 13  
DATE

Please fill out this form, and file 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.





**TO:** Mayor & City Commission  
**FROM:** Edward M. Wylie, Director/Deputy E.M.C.  
**THROUGH:** Fred Sandoval, City Manager  
**DATE:** July 02, 2013  
**RE:** Sugar Road Subdivision  
FILE NO. SUB120513

**GENERAL INFORMATION**

**APPLICANT:** SAMES Engineering, representing Belia Garcia, is requesting final plat approval of the proposed Sugar Road Subdivision

**LEGAL DESCR:** The property is legally described as being a 2 lot subdivision containing 0.675 acres, out of the south 140 feet, of the west 210 feet, of the north 10 acres, out of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located at the 4000 Blk. of N. Sugar Rd.

**ZONING:** The property is zoned Agricultural Open Space District (A-O) and Neighborhood Commercial District (N-C). The adjacent zones are Single Family Residential District (R-1) to the north, east and west and Medium Density Residential District (R-3) to the South. The property is designated for residential use in the land use plan.

**PROPERTY**

**PROPOSED USE:** Proposed Daycare Center.

**VARIANCES:** None

**RECOMMENDATIONS:**

Planning staff recommends final plat approval of the proposed Sugar Road Subdivision subject to the following conditions:

**STREETS, PAVING**

**AND R.O.W.:** 1) O.k.

**EASEMENTS:** 1) O.k.

**SIDEWALK  
ADA:** 1) O.k.

**FIRE  
PROTECTION:** 1) At time of staff review for Sugar Road subdivision, the subdivision was with-in reasonable compliance.  
2) Need to paint fire lane 15' to each side.

**WATER:** 1) Mark services on curb "S" and "W".

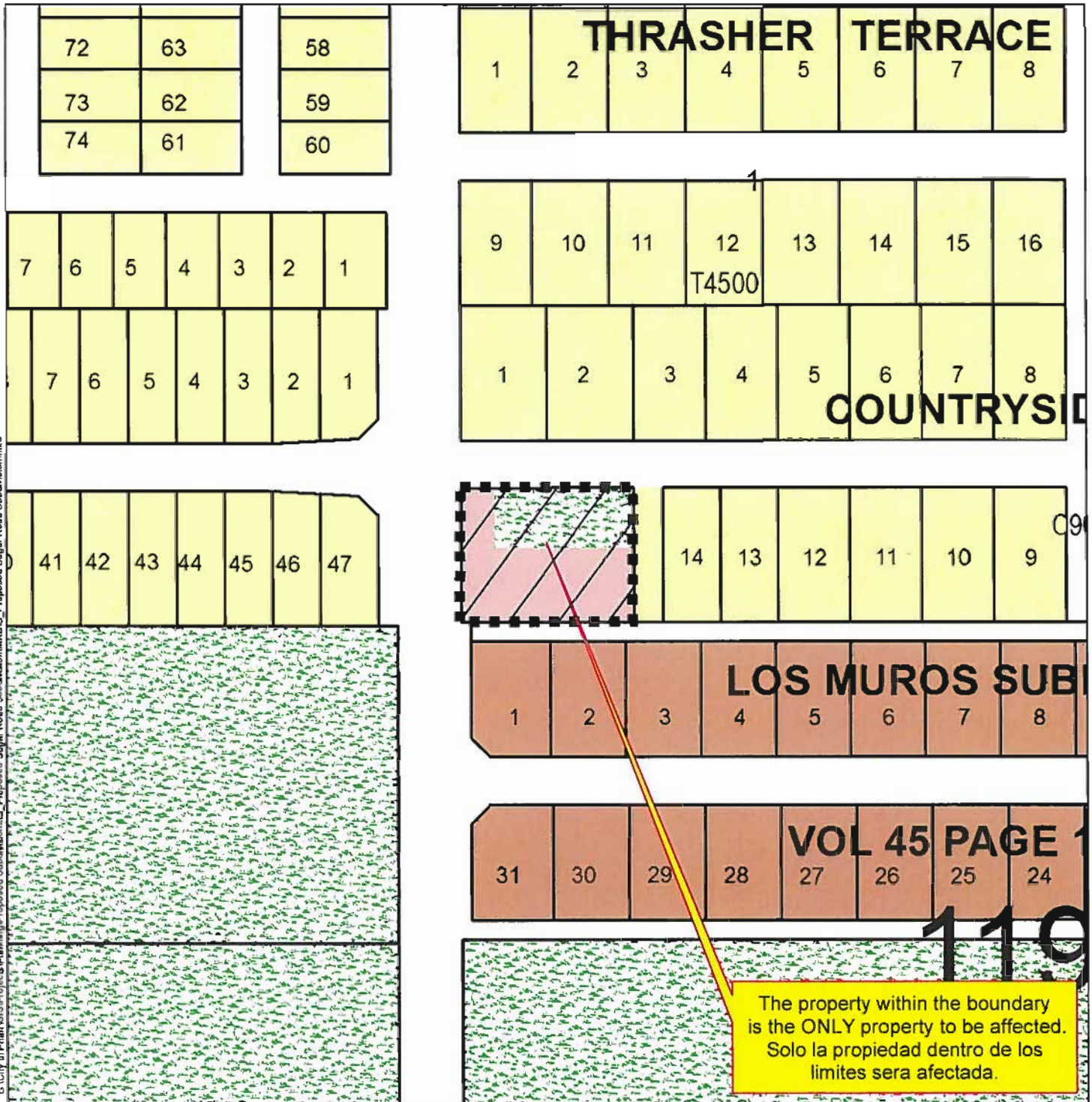
**SEWER:** 1) O.k.

**DRAINAGE:** 1) O.k.

**OTHER:** 1) Need to change the zone, to comply with subdivision process.  
2) Regular housekeeping  
3) Tires to Recycle Center.  
4) Clean curb and gutter.

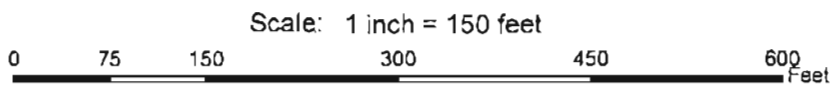
**PLANNING AND ZONING COMMISSION:**

The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed Sugar Road Subdivision.



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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
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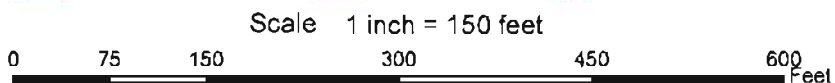






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- |                             |                           |                   |                         |                          |
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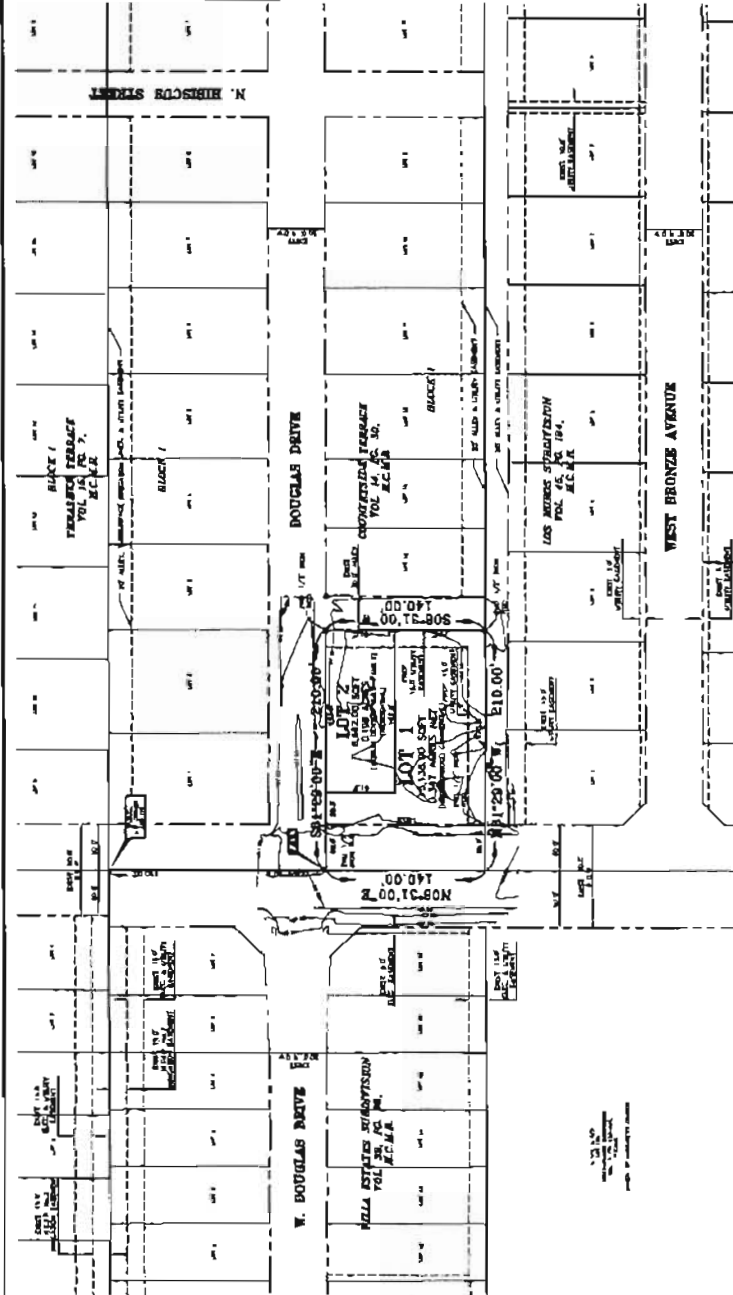
LOCATION MAP  
SCALE: 1"=1000'

# SUGAR ROAD SUBDIVISION

THIS MAP IS A PART OF THE RECORD OF THE SUGAR ROAD SUBDIVISION, AS RECORDED IN PUBLIC RECORDS, COUNTY OF TARRANT, TEXAS.

## NOTICE AND NOTICE

THE SUGAR ROAD SUBDIVISION, AS SHOWN ON THIS MAP, IS A PART OF THE SUGAR ROAD SUBDIVISION, AS RECORDED IN PUBLIC RECORDS, COUNTY OF TARRANT, TEXAS. THIS MAP IS A PART OF THE RECORD OF THE SUGAR ROAD SUBDIVISION, AS RECORDED IN PUBLIC RECORDS, COUNTY OF TARRANT, TEXAS.



**NOTICE AND NOTICE**

1. THE SUGAR ROAD SUBDIVISION, AS SHOWN ON THIS MAP, IS A PART OF THE SUGAR ROAD SUBDIVISION, AS RECORDED IN PUBLIC RECORDS, COUNTY OF TARRANT, TEXAS.
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**STATE OF TEXAS**  
COUNTY OF TARRANT

I, \_\_\_\_\_, County Clerk of Tarrant County, Texas, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in my office.

WITNESSED my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
County Clerk

**STATE OF TEXAS**  
COUNTY OF TARRANT

I, \_\_\_\_\_, County Clerk of Tarrant County, Texas, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in my office.

WITNESSED my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
County Clerk



**PRINCIPAL CONTACTS:**

NO.	NAME	ADDRESS	PHONE
1	NAME	ADDRESS	PHONE
2	NAME	ADDRESS	PHONE
3	NAME	ADDRESS	PHONE
4	NAME	ADDRESS	PHONE

**CITY & COUNTY OFFICES:**

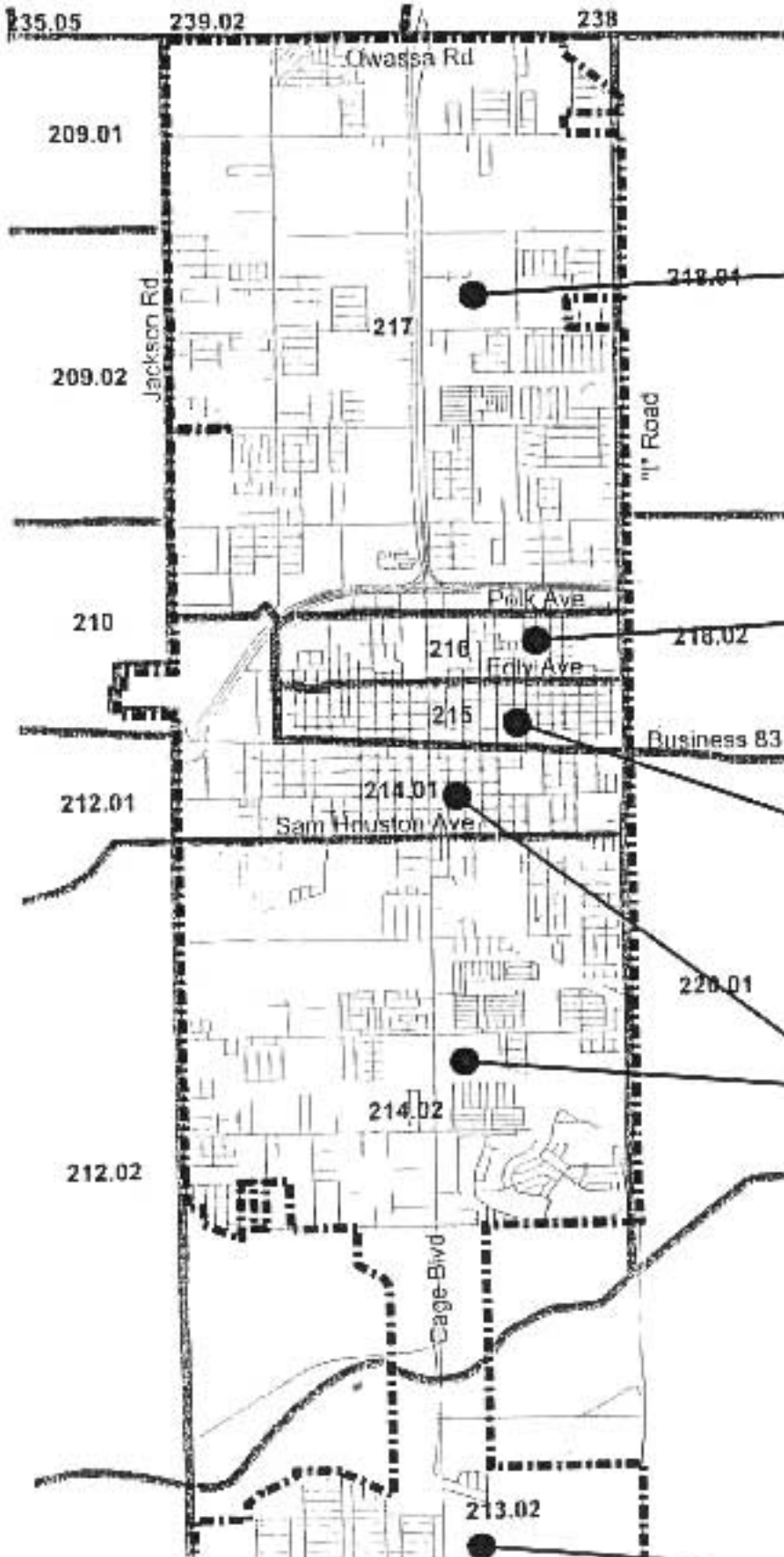
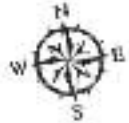
NAME	ADDRESS	PHONE
NAME	ADDRESS	PHONE
NAME	ADDRESS	PHONE
NAME	ADDRESS	PHONE

**SAMES SAM Engineering & Surveying, Inc.**  
 100 S. CASE BLVD.  
 FORT WORTH, TEXAS 76107  
 PHONE: (817) 752-1100  
 FAX: (817) 752-1101





# 2007 Cens. s Tracts



**Tract 217**  
 North Boundary: Owassa Rd (South ROW)  
 South Boundary: Polk Ave (North ROW)  
 East Boundary: "I" Road  
 West Boundary: Jackson Rd

**Tract 216**  
 North Boundary: Polk Ave (South ROW)  
 South Boundary: Bell Ave (North ROW)  
 East Boundary: "I" Road  
 West Boundary: Sugar Rd (East ROW)

**Tract 215**  
 North Boundary: Bell Ave (South ROW)  
 South Boundary: Business 83 (North ROW)  
 East Boundary: "I" Road  
 West Boundary: Sugar Rd (East ROW)

**Tract 214**  
 North Boundary: Business 83 (South ROW)  
 South Boundary: Rancho Blanco Rd  
 East Boundary: "I" Road  
 West Boundary: Jackson Rd





## Memorandum

**To:** Fred Sandoval – City Manager

**From:** William F. Ueckert Jr., P.E. - City Engineer

**Date:** June 25, 2013

**Re:** **Agenda Item - Consideration and action, if any, awarding bid for the Traffic Signals - US 281 (Cage Blvd) & Rancho Blanco Road to D&E Energy Corporation in the amount of \$104,871.00.**

---

Fred:

A total of three (3) bids were received for the above referenced project. The low base bid was in the amount of \$104,871.00 from D&E Energy Corporation of McAllen. Attached is the bid tabulation for this project. Attached is R. Gutierrez Engineering letter of recommendation to award.

I recommend to award the construction contract to **D&E Energy Corporation** in the amount of **\$104,871.00**.

June 24, 2013

William F. Ueckert, Jr., P.E.  
City Engineer  
City of Pharr  
118 S. Cage Blvd, 4<sup>th</sup> Floor  
Pharr, Texas 78577

RE: Pharr Traffic Signals – US 281 (Cage Blvd) & Rancho Blanco Road  
Recommendation for Award

Dear Mr. Ueckert:

On Tuesday, June 11, 2013, at 2:00 p.m. in the Pharr City Hall, bids were opened and read aloud for the above captioned project. Three (3) bids were received for this project. The low responsive base bid was for **\$104,871.00** from **D&G Energy Corporation** from McAllen, Texas.

Enclosed is a copy of the Bid Tabulation Form. We have reviewed the bids submitted and are recommending award of the contract bid to the lowest responsive bidder being **D&G Energy Corporation** from McAllen, Texas, in the amount of **\$104,871.00**.

If you wish to discuss this project, please do not hesitate to call us. We are ready to assist you in making this project a success. You can call me at 956-782-2557 or on my mobile at 956-227-2154.

Sincerely,



Ramiro Gutierrez, P.E.  
President

Encl

cc: Project Files

BID TABULATION

Pharr Traffic Signals - US281 (Cage Blvd) and Rancho Blanco Road

DATE: 06/11/13  
 TIME:  
 LOCATION:

Item Number	Estimated Quantity	Unit	Item Description	Austin Traffic Signal		D&G Energy Corporation		Star Operations	
				Unit Bid	Total Bid	Unit Bid	Total Bid	Unit Bid	Total Bid
100	6.00	STA	Preparation of Right-of-Way	\$ 750.00	\$ 4,500.00	\$ 600.00	\$ 3,600.00	\$ 300.00	\$ 1,800.00
416	18.00	LF	Drilled Shaft (24-inch)	\$ 75.00	\$ 1,350.00	\$ 100.00	\$ 1,800.00	\$ 110.00	\$ 1,980.00
416	30.00	LF	Drilled Shaft (36-inch)	\$ 185.00	\$ 5,550.00	\$ 250.00	\$ 7,500.00	\$ 205.00	\$ 6,150.00
500	1.00	LS	Mobilization	\$ 10,000.00	\$ 10,000.00	\$ 8,000.00	\$ 8,000.00	\$ 3,900.00	\$ 3,900.00
502	2.00	MO	Barcades, Signs and Traffic Handling	\$ 1,175.00	\$ 2,350.00	\$ 1,800.00	\$ 3,600.00	\$ 2,200.00	\$ 4,400.00
531	117.00	SY	Sidewalks	\$ 100.00	\$ 11,700.00	\$ 45.00	\$ 5,265.00	\$ 81.90	\$ 9,582.30
531	8.00	EA	Curb Ramps (TY 8)	\$ 1,500.00	\$ 12,000.00	\$ 1,200.00	\$ 9,600.00	\$ 1,150.00	\$ 9,200.00
618	20.00	LF	Conduit (PVC) (Sch 40) (1-inch)	\$ 7.00	\$ 140.00	\$ 6.00	\$ 120.00	\$ 5.00	\$ 100.00
618	225.00	LF	Conduit (PVC) (Sch 40) (4-inch)	\$ 15.00	\$ 3,375.00	\$ 10.00	\$ 2,250.00	\$ 8.05	\$ 1,811.25
620	20.00	LF	Electrical Conductor (No. 6) Bare	\$ 2.00	\$ 40.00	\$ 2.00	\$ 40.00	\$ 2.00	\$ 40.00
620	40.00	LF	Electrical Conductor (No. 6) Insulated	\$ 2.00	\$ 80.00	\$ 2.00	\$ 80.00	\$ 2.00	\$ 80.00
620	165.00	LF	Electrical Conductor (No. 8) Bare	\$ 1.40	\$ 231.00	\$ 2.00	\$ 330.00	\$ 2.00	\$ 330.00
621	395.00	LF	Tray Cable (4 Conductor) (12 AWG)	\$ 1.60	\$ 632.00	\$ 1.20	\$ 474.00	\$ 1.85	\$ 730.75
624	1.00	EA	Ground Box Ty A (12231)w/Apron	\$ 550.00	\$ 550.00	\$ 500.00	\$ 500.00	\$ 700.00	\$ 700.00
644	4.00	EA	In Sm Rd Srt Sup&Am Ty S80(1)SA(P)	\$ 475.00	\$ 1,900.00	\$ 380.00	\$ 1,520.00	\$ 625.00	\$ 2,500.00
644	2.00	EA	Remove Exist Sign	\$ 75.00	\$ 150.00	\$ 75.00	\$ 150.00	\$ 50.00	\$ 100.00
666	200.00	LF	Ref Pav Mkr Ty 1 (W)(8") (Std)(100Mil)	\$ 2.60	\$ 520.00	\$ 3.00	\$ 600.00	\$ 2.10	\$ 420.00
666	540.00	LF	Ref Pav Mkr Ty 1 (W)(12") (Std)(100Mil)	\$ 3.70	\$ 1,998.00	\$ 5.00	\$ 2,700.00	\$ 4.85	\$ 2,619.00
666	149.00	LF	Ref Pav Mkr Ty 1 (W)(24") (Std)(100Mil)	\$ 12.50	\$ 1,862.50	\$ 7.00	\$ 1,043.00	\$ 9.75	\$ 1,452.75
668	2.00	EA	Prefab Pav Mkr Ty B (W)(ONLY)	\$ 290.00	\$ 580.00	\$ 300.00	\$ 600.00	\$ 550.00	\$ 1,100.00
668	4.00	EA	Prefab Pav Mkr Ty B (W)(ARROW)	\$ 190.00	\$ 760.00	\$ 250.00	\$ 1,000.00	\$ 550.00	\$ 2,200.00
672	20.00	EA	Rais Pav Mkr Cl B (Ref) Ty I-C	\$ 3.90	\$ 78.00	\$ 4.00	\$ 80.00	\$ 6.00	\$ 120.00
672	28.00	EA	Rais Pav Mkr Cl B (Ref) Ty II A-A	\$ 3.30	\$ 92.40	\$ 4.00	\$ 112.00	\$ 6.00	\$ 168.00
682	39.00	EA	Ped Signal Sec (12-Inch) LED (2-Indications)	\$ 210.00	\$ 8,190.00	\$ 180.00	\$ 6,240.00	\$ 255.00	\$ 9,945.00
682	8.00	EA	Veh Signal Sec (12-Inch)	\$ 387.00	\$ 3,096.00	\$ 400.00	\$ 3,200.00	\$ 300.00	\$ 2,400.00
682	8.00	EA	Back Plate (12-Inch) (3 Sec)	\$ 80.00	\$ 640.00	\$ 80.00	\$ 640.00	\$ 55.00	\$ 440.00
682	3.00	EA	Back Plate (12-Inch) (5 Sec)	\$ 110.00	\$ 330.00	\$ 90.00	\$ 270.00	\$ 135.00	\$ 405.00
684	733.00	LF	Traffic Sig Cable (Ty A) (12 AWG) (5 Conductor)	\$ 1.40	\$ 1,026.20	\$ 1.50	\$ 1,099.50	\$ 1.40	\$ 1,026.20
684	1786.00	LF	Traffic Sig Cable (Ty A) (12 AWG) (7 Conductor)	\$ 1.60	\$ 2,857.60	\$ 1.75	\$ 3,125.50	\$ 1.80	\$ 3,214.80
6266	1.00	EA	VIVDS Processor System	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 15,250.00	\$ 15,250.00
6266	6.00	EA	VIVDS Camera Assembly	\$ 1,250.00	\$ 7,500.00	\$ 1,200.00	\$ 7,200.00	\$ 1,650.00	\$ 9,900.00
6266	1.00	EA	VIVDS Set-Up System	\$ 750.00	\$ 750.00	\$ 500.00	\$ 500.00	\$ 725.00	\$ 725.00
6266	1116.00	LF	VIVDS Communication Cable (Coaxial)	\$ 2.20	\$ 2,455.20	\$ 2.00	\$ 2,232.00	\$ 2.15	\$ 2,399.40
8260	8.00	EA	LED Countdown Ped Signal Module	\$ 310.00	\$ 2,480.00	\$ 200.00	\$ 1,600.00	\$ 500.00	\$ 4,000.00
8655	2.00	EA	Traffic Signal Pole Install Str (Ty B)	\$ 850.00	\$ 1,700.00	\$ 500.00	\$ 1,000.00	\$ 950.00	\$ 1,900.00
680	1.00	EA	Install Traffic Signal (Isolated)	\$ 23,500.00	\$ 23,500.00	\$ 9,000.00	\$ 9,000.00	\$ 15,800.00	\$ 15,800.00
6007	1.00	EA	Remove Traffic Signal	\$ 990.00	\$ 990.00	\$ 500.00	\$ 500.00	\$ 400.00	\$ 400.00
8835	8.00	EA	Accessible Pedestrian Signal Units	\$ 1,100.00	\$ 8,800.00	\$ 110.00	\$ 8,800.00	\$ 1,290.00	\$ 10,320.00
<b>TOTAL BASE BID</b>					\$ 133,253.90		\$ 104,871.00		\$ 129,609.45



## HOLLIS RUTLEDGE AND ASSOCIATES INC.

Business Management • Marketing Consultants • Real Estate • Governmental Affairs

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HOLLIS V. RUTLEDGE, JR.  
President

523 Conway St., Ste. 3, 2<sup>nd</sup> Fl.  
Mission, TX 78572  
Phone: 956-583-0002  
Fax: 956-583-0500

Fred Sandoval  
City Manager  
City of Pharr  
118 S Cage Blvd  
Pharr, Texas 78577

Dear Mr. Sandoval:

It has been a pleasure for Hollis Rutledge and Associates, Inc. (HRA, Inc.) to serve the City of Pharr. The business relationship between Hollis Rutledge and Associates, Inc. that has existed in the past has greatly benefited the City of Pharr and the community it serves. We have worked with private, state, and federal officials and organizations on multiple governmental and legislative issues including the Texas Governor's Office, the Texas Lt. Governor's Office, the Texas Attorney General's Office, the Texas Secretary of State's Office, US State Department, US General's Services Administration, US Department of Homeland Security-FEMA, and the Offices of US Senators and Congressmen. We look forward to a continued successful relationship between Hollis Rutledge and Associates, Inc. and City of Pharr including the Pharr International Bridge with planning, state and federal relations, and grant-writing services. Our firm provides multiple services in the area of state and federal relations including but not limited to coordination of legislation, appropriation requests, and grant applications with state and federal agencies including but not limited to the US General Services Administration, US Homeland Security, US Department of Commerce, Texas Department of Transportation, Texas Parks and Wildlife, Texas Water Development Board, and Governor's Office of Economic Development.

Previously our firm assisted the City in securing funds for improvements to the toll collection system at the Bridge, expansion at the Bridge of an exit lane to reduce traffic congestion and assisted in providing housing through THCA of two Housing Projects. We also assisted in securing funds for the improvements to the City's water and waste water systems through NAD Bank. In addition we worked on coordinating efforts with U.S. Customs to extend hours of operations at the Pharr International Bridge.

Our firm has worked on coordinating meetings with city officials and the Governor's Office on Homeland Security and Criminal Justice Division that resulted in multiple grants funded for the City of Pharr Police Department totaling \$523,029. We submitted an application for an EDA Grant on behalf of the City that was awarded originally for the High Line Road Project for \$1,000,000. At the direction of the City Manager, we were able to change the scope of work on an EDA project while still retaining the EDA Grant. We were also able to successfully secure a



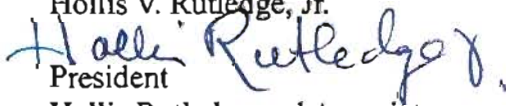
108 CDBG Loan Application of \$5.6 million for the Pharr Aquatic Center Project through the San Antonio and Washington DC HUD Offices on an expedited timeframe as requested by the City Manager. We have recently secured a license agreement between GSA and the Pharr Bridge Board to allow for additional cold storage facilities on GSA property, in an effort to promote the Pharr Bridge to the agriculture community in Mexico. In addition, we were able to secure an additional license from GSA to build a new canopy for south bound traffic inspections, thereby improving security and minimizing criminal activity on the bridge such as stolen vehicles, drugs, and guns.

We have recently worked on the following activities on behalf of the City of Pharr and the Bridge Board:

- Successfully secured the reprogramming of over \$1 million grant funds from the U.S. Department of Commerce/EDA to initiate a new produce/ cold storage industrial park close to the Pharr International Bridge and to Military Road.
- Successfully secured a lease agreement between the TABC and City of Pharr Bridge Board and an additional three years of lease payments in the amount of over \$19,000.00 owed by the TABC in back rent.
- Secured Meeting with Texas Agriculture Commissioner, Todd Staples, and City of Pharr officials in an effort to promote the Pharr International Bridge as an agricultural bridge between Mexico and the US. Commissioner Todd Staples issued a letter to Mexico in support of an "irradiation facility" for perishable products to be located at the general location of the Mexican Pharr Bridge to expedite inspections by USDA at the Pharr Bridge.
- Assisted in securing a 108 loan from H.U.D in the amount of \$5.6 million for an aquatic park.
- Assisted the city with legislation on the creation of the "Regional Public Safety Center by monitoring HB 2883 authored by Representative Sergio Munoz and Senator Juan "Chuy" Hinojosa.
- Mitigated issues between TXDOT and the Pharr PD with Chief Ruben Villescas on the STEP grant.

Our firm provides other services as assigned and requested by the City Manager such as assisting in mitigating state and federal issues.

We appreciate the ongoing relationship with our firm and look forward to continuing to serve your community. WE are proposing to continue planning, federal and state relations services, administrative and grant-writing services at the current monthly retainer fee of \$6,000 plus expenses. Attached are two copies of the proposed agreement for your consideration. Should you need any additional clarification or information, please call me at 583-0002 (office) or 956-497-9979 (cell) if you have any questions.

Sincerely,  
Hollis V. Rutledge, Jr.  
  
President  
Hollis Rutledge and Associates

PROFESSIONAL SERVICES AGREEMENT  
Between  
CITY OF PHARR and HOLLIS RUTLEDGE & ASSOCIATES, INC.

AGREEMENT made this July 18, 2013 between the City of Pharr, hereinafter referred to as "Client" and Hollis Rutledge and Associates, Inc., a business marketing and consulting firm, hereinafter referred to as the "Consultant".

In consideration of the mutual promises herein contained, the parties hereto agree as follows:

Recitals

It is the desire of the Client to engage the services of the Consultant to perform for the client consultation services regarding Planning, State and Federal Governmental Relations Services, and grant-writing assistance on behalf of the City of Pharr including the Pharr EDC, and Pharr International Bridge Board.

It is the desire of the consultant to consult with the principle and other client associates, as deemed appropriate by the principle of the City of Pharr, to undertake certain activities relative to Planning, State and Federal Governmental Relations issues and grant-writing assistance on behalf of the City of Pharr including the Pharr EDC, and Pharr International Bridge Board.

AGREEMENT

Term

1. The respective duties and obligations of the parties hereto shall be for the period of (1) year commencing on July 18, 2013 and ending July 17, 2014. Both parties shall have the right to terminate this agreement by giving a 60-day written notice.

Consultations

2. The Consultant shall make himself available to consult with the Client, at reasonable times, concerning Planning, State and Federal Governmental Relations issues, and grant-writing assistance on behalf of the City of Pharr, Pharr EDC, and Pharr International Bridge Board.

Compensation

For services to be rendered under this agreement, the Consultant shall be entitled to the following fee: A monthly retainer fee of \$6,000 for time spent on any Planning, State and Federal Governmental Relations issues, and grant-writing assistance relative to the City of Pharr. Any non-retainer expenses shall be paid by Client and must first be authorized prior to the actual expense being incurred.

Governing Law

3. The validity of this agreement and of its terms or provisions, as well as the rights and duties hereunder, shall be governed by the laws of the State of Texas.

Amendment

4. This agreement may be amended by the mutual agreement of the parties hereto in writing to be attached to and incorporated into this agreement.

Executed at Mission, Texas on this day and year first above written.

City of Pharr

\_\_\_\_\_  
Hollis Rutledge and  
Associates, Inc.

  
Hollis Rutledge, President

Steve Athey  
Color Me Loco  
[steve@runthejailbreak.com](mailto:steve@runthejailbreak.com)  
(817)704-3554; office  
(940)206-0669; cell

Fred Sandoval  
City Manager of Pharr, Texas  
118 S. Cage Blvd, 4<sup>th</sup> floor  
Pharr, TX 78577

Mr. Sandoval,

This contract for the rental of a "venue" is made this day, 06/21/2013, by and between the City of Pharr, Texas, hereafter referred to as the "Owner", and Color Me Loco, hereafter referred to as the "Renter"

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located on the streets of (as followed by the race course):

Starting on Petunia

Right on 83 Frontage Rd.

Right on W. Center Ave. (business 83)

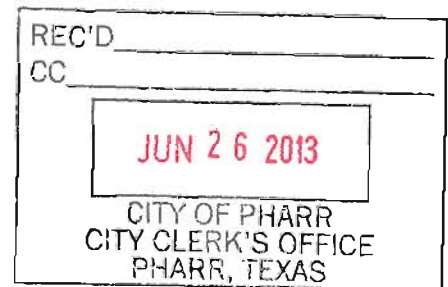
Right on Cage Blvd

Right on W. Sam Houston

Right on S. Flag St.

Left on W. Kelly Ave.

Finishing on West Kelley





See Map:



Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. The Renter shall pay to the Owner the sum of \$ TBD no later than 08/07/2013 (30 days before the commencement of the rental period).
2. The Renter shall have access to and use of the venue from 0600 on 09/07/2013 to 1600 on 09/07/2013 for the purpose of hosting the Renter's "Color Me Loco" event. Owner shall provide to Renter access, control codes to any gates owned by the City of Pharr, and other items necessary to give Renter such access no later than 09/04/2013.
3. The full rental fee for the use of the venue described in (2) above shall be \$ TBD.
4. Within 24 hours of the rental period's expiration, Renter shall tender to the owner any and all keys and other access control devices in his/her possession.



5. Renter shall remove all personal property, and other items that were not present in the venue when Renter took control of it.

6. The Owner agrees to provide street closer, and an appropriate police presence, and barricades to assure the safety to the Renters participants.

7. Renter will be liable for any physical damages, and/or legal actions, that the Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

8. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Both parties whose signatures appear below hereby warrant that they are fully authorized and entitled to enter into this agreement, and do so agree on the dates written below by affixing their signatures below.

_____ Renter's Signature, date	_____ Owner's Signature, date
_____ Printed Name	_____ Printed Name
_____ Address	_____ Address
_____ City, ST, ZIP	_____ City, ST, ZIP



## Memorandum

**To:** Fred Sandoval – City Manager

**From:** William F. Ueckert Jr., P.E. - City Engineer

**Date:** June 25, 2013

**Re:** **Agenda Item - Consideration and action, if any, request for the city manager to negotiate a contract with Structural Engineering Associates, Inc. for structural review and inspection of the Pharr-Reynosa International Bridge.**

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Fred:

TxDOT performed a bridge structure inspection in 2009 and presented some repair recommendations. I'm recommending that a more detail bridge structure inspection be performed by Structural Engineering Associates, Inc. (SEA) of San Antonio. SEA were the design firm for the bridge when it was built in 1994. Therefore, they are very familiar with the bridge structure. Also, they will be providing a detail report on the impacts of the overweight trucks coming over the bridge.

[CITY OF PHARR LETTERHEAD]

June 28, 2013

Mr. Michael Kuhn  
General Counsel  
Bracewell & Giuliani LLP  
711 Louisiana Street, Suite 2300  
Houston, Texas 77002-2770

Re: Notice of Disengagement

Dear Colleagues:

On behalf of the City of Pharr, and in my capacity to hire legal counsel on behalf of the City, this letter directs Bracewell & Giuliani LLP to discontinue legal representation as of June 23, 2013, for all matters listed on Attachment A and to transfer the related files to the individual(s) and/or firm(s) listed on Attachment A.

I understand that Bracewell & Giuliani LLP has not retained a copy of these files, and legal representation by the firm has terminated.

I also understand that the transfer of this information may incur the following expenses:

- a. Active Files
  - courier fees of vendor
  - copy expense (if required)
- b. Electronic Files
  - hourly rate of Information Systems (IS) personnel performing any retrieval and transfer
  - any costs for IS supplies required for the transfer
- c. Closed Files
  - retrieval and transfer costs of vendor
  - retrieval and destruction costs of vendor

Any outstanding bills from your firm will be paid by us in a timely manner. If a final bill is required for time and expenses not yet processed, including the time and expenses referenced

General Counsel  
June 28, 2013  
Page 2

above for the transfer of the materials, we confirm that those fees and expenses will be paid upon receipt in a timely manner.

Very truly yours,

CITY OF PHARR, TEXAS

Fred Sandoval  
City Manager

cc: Mr. Ruben R. Barrera  
Bracewell & Giuliani LLP