



AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, FEBRUARY 11, 2008 – 4:00 PM
CITY COMMISSION CHAMBERS; 3RD FLOOR

- CALL TO ORDER** - Mayor Richard Cortez
- PLEDGE** - Mayor Richard Cortez
- INVOCATION** - Scott Crane, Commissioner
- PROCLAMATIONS** - *McAllen Mayor's Prayer Luncheon Day* – Raul Cabaza
- *National Engineer's Week* – Oscar Cancino

1. CONSENT AGENDA: *[All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.]*

- A) Approval of Minutes of Regular Meeting held January 28, 2008.
- B) Award of Contract – Purchase of Traffic Signal Loop Detector Replacement.
- C) Award of Contract - Servicing of Portable Fire Extinguishers.
- D) License Agreement with Woodland Properties, Ltd. to allow an existing sign to remain in place.

2. BIDS/CONTRACTS:

- A) Contract with Hidalgo County for Rural Emergency Services.
- B) Change Order No. 2 for Central Fire Station/Administration/EOC.
- C) Award of Contract - Purchase of Two (2) Overhead Frontload Refuse Trucks.
- D) Consideration and Approval of additional work at McAllen Convention Center.
- E) Award of Bid - Construction of Landscaping Improvements for Schupp Park.
- F) Extension of Supply Contract for Engineered Wood Fiber to be used under city maintained playground units.
- G) Award of Contract – Irrigation Controller and Associated Irrigation Control Items.
- H) Contract Amendment No. 2 for Professional Architectural Design and Engineering Services for the McAllen New Central Fire Station/Administration/EOC Facility.

3. VARIANCE:

- A) Variance request for an off-premise sign at Lot 2, Ivory Palm Estates Subdivision; 3705 N. Ware Road.

4. MANAGER'S REPORT:

- A) Discussion and direction on National Citizen Survey.
- B) Discussion of handicap parking at McAllen Miller International Airport.

- C) Consider request from HEB for a waiver of Convention Center rental fees for the “Feast of Sharing”.
- D) Consider granting calendar protection for certain events at the Convention Center.
- E) Advisory Board Appointments.
- F) Future Agenda Items.

5. MAYOR’S REPORT:

- A) Report on TxDOT Hearings in Austin.
- B) Report on Mayor’s trip to Washington, D.C.

THE CITY COMMISSION HAS THE PREROGATIVE TO RECESS INTO EXECUTIVE SESSION PRIOR TO 6:00 PM

6. PUBLIC HEARING BEGINNING AT 6:00 PM

A) REZONINGS:

Rezone from R-3A (multifamily residential apartments) District to R-3C (multifamily residential condominium) District:

9.24 acres out of the west 1.42 acres of Lot 45 and all of Lots 46 and 47, McAllen First Suburban Citrus Groves Subdivision; 4301 Colbath Road. **TABLED**

- B) Amending the Zoning Ordinance of the City of McAllen as enacted May 29, 1979.

C) CONDITIONAL USE PERMITS:

- 1) Request of Daisy Diaz, appealing the decision of the Planning and Zoning Commission at the January 16, 2008 meeting, denying a conditional use permit for one year, for a bar, at Lot 12, Mejia Subdivision; 2022 Nolana Avenue.
- 2) Request of Yaniv Karniel, appealing the decision of the Planning and Zoning Commission of the January 16, 2008 meeting, denying a conditional use permit for one year for a bar, at Lot 1, Rhino Subdivision; 5248 North 10th Street.
- 3) Request of Daniel Cavazos, for a conditional use permit for life of the use, for an automotive service and repair, at Lot 1, 2, and 3, Block 1, South McAllen Addition; 803 South Bicentennial Boulevard.
- 4) Request of Iglesia Evangelica Cristiana, for a conditional use permit for life of the use, for an institutional use (church), at Lot 10, Block 8, College Heights Subdivision; 909 South 21st Street.

- D) Public Hearing to institute annexation proceedings for the following described tracts of land:

Tract 1: 24.55 acres out of Lots 395 and 396, and 3.83 acres out of Lots 405 and 406, John H. Shary Subdivision as recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas, 7517 North Taylor Road. Voluntary.

Tract 2: 14.3 acres out of Lot 395, John H. Shary Subdivision as recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas, 7300 North Shary Road. Voluntary.

Tract 3: 7.00 acres out of Lot 2, Block 4, Rio Bravo Plantation Company Subdivision as recorded in Volume W, Page 197, Deed Records of Hidalgo County Texas; 2709 Wanda Avenue. Voluntary.

- E) Adoption of First Reading of the Annexation Ordinance and order publication of the ordinance for above three (3) tracts.

END OF PUBLIC HEARING

PUBLIC COMMENT SESSION

7. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATIONS ABOUT REAL PROPERTY) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

- A) Discussion and Possible Action relating to the purchase and redevelopment of a Central Park. (Section 551.072, T.G.C.)
- B) Discussion and Possible Action - Consider the sale of 40 acres out of Lot 152, La Lomita Irrigation & Construction Company Subdivision. (Section 551.072, T.G.C.)
- C) Discussion and Possible Action – relating to economic incentives for Project Gold Star. (Section 551.087, T.G.C.)
- D) Discussion and Possible Action relating to 380 Agreements for Downtown Parking Garage tenants. (Section 551.087, T.G.C.)
- E) Discussion and Possible Action relating to economic incentives for La Plaza Mall expansion. (Section 551.087, T.G.C.)
- F) Consultation with City Attorney regarding new lawsuit Cause No. CL-07-3925-B; Michael Zellers vs. Richard Cortez. (Section 551.071, T.G.C.)
- G) Discussion and Possible Action – Consider Economic Incentives for Operation Hardstand. (Section 551.087, T.G.C.)
- H) Consultation with City Attorney relating to Appeal of Award for Special Commissioners for Condemnation No. 1552F. (Section 551.071, T.G.C.)
- I) Discussion and Possible Action relating to the purchase of 1.803 acres out of Lot 2, Block 1, C. E. Hammonds Subdivision. (Section 551.072, T.G.C.)
- J) Discussion and Possible Action relating to the conveyance of a tract of land out of Blocks 34, 35, 36 and 37, C.E. Hammonds Subdivision. (Section 551.072, T.G.C.)
- K) Consultation with City Attorney relating to Appeal of Award for Special Commissioners for Condemnation No. 1553E. (Section 551.071, T.G.C.)
- L) Consultation with City Attorney regarding to an amendment to an Interlocal Cooperation Agreement between the City of Edinburg and City of McAllen relating to Dove/Owassa Road Improvements. (Section 551.071, T.G.C.)

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME. THE CITY COMMISSION MAY ELECT TO GO INTO EXECUTIVE SESSION ON ANY ITEM WHETHER OR NOT SUCH ITEM IS POSTED AS AN EXECUTIVE SESSION ITEM AT ANY TIME DURING THE MEETING WHEN AUTHORIZED BY THE PROVISIONS OF THE OPEN MEETINGS ACT.

CERTIFICATION

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 8th day of February, 2008 at 2:00 pm and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/

Annette Villarreal, TRMC
City Secretary