



AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, APRIL 14, 2008 – 4:00 PM
CITY COMMISSION CHAMBERS; 3RD FLOOR

- CALL TO ORDER** - Mayor Richard Cortez
- PLEDGE** - Mayor Richard Cortez
- INVOCATION** - Jim Darling, Commissioner
- PRESENTATION BY AEP CITYSMART PROGRAM**
- PRESENTATION OF LANDSCAPE ARCHITECTURE AWARD**
- PROCLAMATION** - *McHi Basketball Day* – Christine Beck
- *Medical Laboratory Week* – Dave Almquist
- *Harley Davidson 105th Anniversary Ride Home* – Patti Sunday
- *Vida Verde/McAllen Goes Green Day* – Colleen Hook/Ouina Rutledge

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 February 11th, March 10th and March 24, 2008.
- B) Award of Contract – Purchase of Master Arm Poles.
- C) Award of Contract – Purchase of Fire Fighter Uniforms.
- D) Waterline Access Agreement with Sharyland Water Supply relating to McAllen North Point Subdivision.
- E) Ordinance amending McAllen Code Chapter 54 Health and Sanitation, Article V. Smoking Regulations - providing for signage requirements.
- F) Ordinance abandoning a 5 ft. by 65 ft. utility easement on the west side of Lot 15, Falling Water Subdivision; 4204 Wichita Ave.
- G) Resolution amending Resolution 2007-35 which authorized the submission of a grant application to the Texas Historical Commission to fund the development of a Historical Preservation Plan.
- H) Resolution authorizing the submission of a grant application to the U.S. Department of Justice under the Bulletproof Vest Partnership Program.
- I) Resolution implementing voluntary annexation procedures for seven (7) tracts of land comprising 133.37 acres.
- J) Reappointment of Ramiro Salazar as a director to the Regional Mobility Authority.

2. BIDS/CONTRACTS:

- A) Award of Contract – Street Drainage Improvements for South 26 ½ Street.
- B) Change Order No. 3 relating to the Central Fire Station, Administration & EOC for floor and wall emblem.

- C) Change Order No. 2 relating to Auburn and Main Street Improvements.
- D) Award of Contract – Street Improvements for Ash Avenue.
- E) Award of Contract-2008 Alley Reconstruction at various locations.

3. ORDINANCES:

- A) Amending McAllen Code Chapter 130 “Signs” providing for the extension of sign regulation to the city’s extraterritorial jurisdiction, and require removal of certain on-premise signs and to prohibit electronic signs.
- B) Budget Amendment for funding for the Interlocal Agreement with the County of Hidalgo for the extension of McColl Road from Dicker Road to Orangewood Avenue.

4. VARIANCES:

- A) Consider request of Drexel Realty Partners for sign variances approximately 270 ft. north of intersection of North 10th Street and Trenton Road; 7601 North 10th Street.
- B) Consider a variance for Park Land Dedication for park purposes for proposed Julieta Subdivision.
- C) Consider a variance for Park Land Dedication for park purposes for proposed Palms Tower Subdivision.
- D) Consider a variance for Park Land Dedication for park purposes for proposed Taylor Crossing Subdivision.
- E) Consider request of Highway Neon Sign for a sign variance at Lot 3, Lone Star National Bank Subdivision; 500 East Nolana Avenue.

5. MANAGER’S REPORT:

- A) Consider adoption of Public Arts Design.
- B) Consider the request of the Heart of the City Board relating to the parking requirement policy in the Central Business District.
- C) Selection of firm for Fines and Fees Collection and authorize negotiation with said firm.
- D) Consider promotional rates for Downtown Parking Garage.
- E) Consider designation of proxies for Hidalgo County Metropolitan Planning Organization (MPO).
- F) Authorization to decrease photo copying fees at the Library.
- G) Advisory Board Appointments
- H) Future Agenda Items.

6. TABLED ITEMS:

- A) Request for a variance to allow Lot 2A to develop without frontage on a public or private street for Professional Center Subdivision.
- B) Consider Agreement with Sharyland Water Supply Corporation for Billing and Collection of Sewer Service Fees.
- C) Consider Interlocal Agreement between the City of McAllen and the Lower Rio Grande Valley Workforce Development Board to implement the Limited English Proficiency Project.
- D) Consider proposed responses to concerns received relating to the Convention Center:

1. Consider adoption of a policy for establishing rates.
2. Consider adoption of a policy for booking events.
3. Report on Food & Beverages Operations.

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

7. PUBLIC HEARING BEGINNING AT 6:00 PM

A) REZONINGS:

TRACT ONE: Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District:

3.95 acres out of Lot 78, La Lomita Irrigation & Construction Company Subdivision; 4300 Lark Avenue.

TRACT TWO: Rezone from C-4 (commercial industrial) District to R-3A (multifamily residential apartments) District:

The west 20.00 feet of Lot 9, Block 34, all of Lots 22, 23, and 24, Block 35, all of Lots 1, 2, and 3, Block 36 and the west 20 ft. of Lot 8, Block 37, and that portion of the abandoned rights-of-way of Beaumont Avenue and 22nd Street adjacent to said lots, Hammond's Addition Subdivision; 2200 Beaumont Avenue.

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

C) CONDITIONAL USE PERMIT:

1) Request of Flor Solis, for a conditional use permit for life of the use, for a single family dwelling (tire service) at Lot 2, Associate Seven Subdivision; 4411 West Business 83.

D) Public Hearing to consider an ordinance amendment to expand the retail and entertainment overlay districts relating to the Heart of the City. **TABLED**

E) Public Hearing to consider a proposed Annexation Service Plan for the following tracts of land:

TRACT 1: 38.18 acres out of Lot 10, Block 4, Rio Bravo Plantation Company Subdivision as recorded in Volume W, Page 197, Deed Records of Hidalgo County, Texas, 3100 Military Highway. Involuntary.

TRACT 2: 20.56 acres out of Lot 5, Section 280, Texas-Mexican Railway Company Survey as recorded in Volume 24, Page 168, Deed Records of Hidalgo County, Texas, 2600 State Highway 107. Voluntary.

F) Adoption of a Resolution for proposed Annexation Service Plan for above mentioned tracts.

END OF PUBLIC HEARING

PUBLIC COMMENT SESSION

8. 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 – Consider future development of the 10 acres under the 272 Agreement for Driscoll McAllen Specialty Clinic. (Section 551.072, T.G.C.)
- D) Discussion and Possible Action – Consider the acquisition of a ten (10) acre tract out of Lot 136, La Lomita Irrigation and construction Company to be used for drainage detention. (Section 551.072, T.G.C.)
- E) Discussion and Possible Action – Consultation with City Attorney relating to Fixed Base Operations at McAllen Miller International Airport. (Section 551.071, T.G.C.)
- F) Discussion and Possible Action – Consultation with City Attorney relating to possible Appeal of Award for Special Commissioners for Condemnation No. 0003-A. (Section 551.071, T.G.C.)
- G) Discussion and Possible Action – Consultation with City Attorney regarding Department of Homeland Security litigation. (Section 551.071, T.G.C.)
- H) Discussion and Possible Action relating to economic incentives for La Plaza Mall expansion. (Section 551.087, T.G.C.)
- I) Discussion and Possible Action relating to a Chapter 380 Agreement for a professional office building on Main Street & Jackson Road. (Section 551.087, T.G.C.)
- J) Discussion and Possible Action relating to economic incentives for Project Gold Star. (Section 551.087, 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.