
AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, JANUARY 13, 2014 – 5:00 PM
CITY COMMISSION CHAMBERS; 3RD FLOOR

CALL TO ORDER - Mayor Jim Darling

PLEDGE OF ALLEGIANCE - Mayor Jim Darling

INVOCATION - Hilda Salinas, Mayor Pro Tem

PRESENTATION - To Mayor Darling and City Commissioners by State Rep. R.D. "Bobby" Guerra

PROCLAMATION - *Arbor Day* - Carlos Sanchez

- *Webelos Cub Scouts Day* - Ernie Rodriguez/Pack 68

1. PUBLIC HEARING:

A) ROUTINE ITEMS: *[All Rezoning and Conditional Use Permits listed under this section come with a favorable recommendation from the Planning & Zoning Commission and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.]*

1. Rezone from R-1 (single family residential) District to C-1 (office building) District: Lot 2, Block 1, Gert's Addition No. 1 Revised Subdivision, Hidalgo County, Texas; 1021 Martin Avenue.

2. Rezone from C-1 (office building) District to C-3 (general business) District: Lot 2, Block 1, Royal Palms Addition Second Amended Map, Hidalgo County, Texas; 1008 Harvey Drive.

3. Request of City of McAllen for a Conditional Use Permit, for life of the use, for an institutional use at Lot 1, Northwest Police Center Subdivision, Hidalgo County, Texas; 2800 Oxford Avenue.

4. Request of Juan F. Jimenez, appealing the decision of the Planning & Zoning Commission of the November 19, 2013 meeting, denying a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2204C.

5. Request of Mario Gutierrez, appealing the decision of the Planning & Zoning Commission of the December 03, 2013 meeting, denying a Conditional Use Permit, for one year, for an event center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000.

6. Request of Ricardo Manzo, appealing the decision of the Planning & Zoning

Commission of the December 03, 2013 meeting, denying a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Retiree Haven #1 assessors tract out of unnumbered lot, Unit 1, also known as the 0.32 acres out of Lot 6, Block 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 6416 South 10th Street.

B) REZONINGS:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: Lot 16, Amended Map of Clocktower Village Subdivision, Hidalgo County, Texas; 2405 North "J" Street.
2. Rezone from C-1 (office building) District to R-1 (single family residential) District: 0.17 acres out of Lot 1, Block 4, West Harvey Addition, Unit No. 1 & Unit No. 2, Hidalgo County, Texas; 2225 Daffodil Avenue.
3. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.25 acres out of Lot 6, Block 2, C.E. Hammond Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. TABLED ITEM

C) CONDITIONAL USE PERMITS:

1. Request of Frank John Schuster for a Conditional Use Permit, for life of the use, for mobile home (security) or office purposes at Lot 9, McAllen Northwest Industrial No. 2 Subdivision, Hidalgo County, Texas; 2200 Trophy Drive.
2. Request of August Al-udqah on behalf of Latitude 360 Apartments and Condo Association for a Conditional Use Permit, for life of the use, for an associated recreation at common area "A" and "B", Sunrise Terrace Subdivision, Hidalgo County, Texas; 1224 East Camellia Avenue and 1225 East Daffodil Avenue.
3. Request of Moises E. Hernandez on behalf of Iglesia Bautista Getsemani for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot A, Calvary Baptist Subdivision, Hidalgo County, Texas; 2101 Trenton Road.

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

END OF PUBLIC HEARING

THE CITY COMMISSION HAS THE PREROGATIVE TO RECESS INTO EXECUTIVE SESSION AT ANY TIME DURING THE MEETING

2. **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 for various meetings.
- B) To Award Contract Extensions/Change Orders on Multiple Existing Lawn Maintenance Service Contracts.
- C) Change Order #2 (Final Reconciliation) for Firemans Park Lake Liner.

- D) Award of Contract for the purchase of Communications Repeaters using Border Interoperability Demonstration Project (BIDP) Grant Program funds.
- E) Award of Contract for the purchase of three (3) Communications Repeaters using FY2013 Homeland Security Grant Program funds.
- F) Consideration and approval to renew Microsoft Enterprise Agreement for email services with SHI Government Solutions through the State of Texas, Department of Information Resources (DIR) program.
- G) Award of Contract for Maintenance Support of Critical Network Infrastructure.
- H) Award of Bid for Network Cabling Supply Contract.
- I) Award of Contract for Municipal Court Video Cameras.
- J) Consideration of a variance to right-of-way dedication requirement for La Hacienda Estates, Lot 3A Subdivision; 2916 & 2912 N. 29th Lane.
- K) Authorization to declare certain City property as Surplus.
- L) Consider adoption of an ordinance providing for a budget amendment for the McAllen-Hidalgo International Bridge Projects.
- M) Tax Refund over \$500 for Henry A. & Anna Lisa Arceneaux.

3. BIDS/CONTRACTS:

- A) Change Order No.7 - McAllen Miller International Airport Terminal Expansion Project.
- B) Award of Service Contract for Towing Services-Light, Medium, & Heavy Trucks/Equipment.

4. RESOLUTIONS:

- A) Supporting AEP Texas Central Company LED Pilot Program to provide LED Street Lighting Service to the City of McAllen.
- B) Authorizing participation in the FY 2014 National Recreation and Park Association (NRPA) and Macy's, Inc., National Engagement Partnership Donation Program.
- C) Authorizing the submission of a grant application to the Federal Communications Commission, through the Universal Service Administrative Company E-Rate Grant Program for funding under the 2014-2015 funding cycle.
- D) Directing Publication of Notice of Intention to Issue City of McAllen, Texas Combination Tax and Revenue Certificates of Obligation, Series 2014.

5. VARIANCES:

- A) Consideration of a variance to the subdivision process requirement at a 0.50 acre tract of land out of the north 5.42 acres lying west of F.M. 2220 of Lot 101, Pride O' Texas Subdivision; 12498 N. Bentsen Road.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Future Agenda Items

7. MAYOR'S REPORT:

- A) Report on World Birding Center Regional publicity.
- B) Report on Marketing Department.

8. TABLED ITEM:

- A) Consider the nomination of an inductee to the Rio Grande Valley *Walk of Fame* as part of the 2014 *BorderFest* in Hidalgo.

PUBLIC COMMENT SESSION

9. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT),

- A) Consultation with City Attorney regarding Cause No. CL-13-3670-A; Margarita Salazar and Josefa Chavez vs. City of McAllen. (Section 551.071, T.G.C.)
- B) Discussion and Possible Action on award of bid proposal for the sale of Lot 11B, McAllen Convention Center. (Sections 551.072 and 551.071, T.G.C.)
- C) Discussion and Possible Action on entering into a sales contract and authorizing the City Manager to complete the transaction to acquire a tract of land out of Lot 3, Block 3, A.J. McColl Subdivision, Hidalgo County, Texas. (Sections 551.072 and 551.071, T.G.C.)
- D) Consideration of economic development matters. (Section 551.087, T.G.C.)
- E) Discussion and Consideration of award of contract for the sale of Lot 6(B) for a hotel project (Convention Center Subdivision). (Sections 551.072 and 551.071, T.G.C.)
- F) Discussion and Possible Action on entering into a sales contract and authorizing the City Manager to complete the transaction to acquire three (3) tracts of land out of Lots 51 and 46, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas. (Sections 551.072 and 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 January 10, 2014 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/CMC, CPM
City Secretary