



**NOTICE OF A REGULAR CITY COUNCIL MEETING  
OF THE CITY OF DONNA  
TUESDAY, JUNE 04, 2024 5:30 PM**

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Donna City Commission may attend and participate in the meeting remotely by videoconference call. If this occurs, a quorum of the members will be physically present at the location noted above on this agenda.

Pursuant to Chapter 551, Title 5 of the Texas Government Code and Texas Open Meetings Act, notice is hereby given that the City of Donna, Texas will convene a Regular City Council Meeting at Donna City Hall 307 S 12th St. Donna, TX 78537, on Tuesday, June 04, 2024 at 5:30 PM for the purpose of discussing the following items:

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**Roll Call, Establish Quorum, Pledge of Allegiance & Prayer**

**Citizens Participation**

**Open Public Hearing to consider the following:**

1. Conditional Use Permit by Adrian Pena to operate a Auto audio, alarm, and tinting service in a major roadway. The legal description of this property is all of Lot 2 out of Nieto subdivision, Hidalgo County, TX. The property is located at 602 Hooks Ave. Donna, TX.
2. Conditional Use Permit by Jose Saldibar to operate a Auto audio mechanic shop on a major roadway. The legal description of this property is Lots 17 and 18 of BLK 7 out of Donna Original Townsite. Hidalgo County, TX. The property is located at 605 E. Business 83. Donna, TX.
3. Conditional Use Permit by Luis A. Fuentes to operate a Auto mechanic shop and logistics on a major roadway. The legal description of this property is Lot 1 out of El Monte Sinal Subdivision. Hidalgo County, TX. The property is located at 1081 Military HWY 281, Donna, TX.
4. Conditional Use Permit by Cheddar's Casual Cafe, Inc. for the selling of alcoholic beverages (Beer, Wine & Mixed Beverage Retailer's Permit) for on and off premise consumption for "Cheddars Scratch Kitchen" The legal description of property is Shops at 493 Lot 5, Hidalgo County, TX. The property is located at 1510 E. IH2 Donna, TX.

**Close Public Hearing**

**Consent Agenda**

(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests that an item be removed and considered separately.)

5. Discussion and Possible action on approval of Property Tax Refund over \$500.00.
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6. Consideration and possible action on the Utility Customer Account Adjustments.
  7. Final plat approval for Tierra Roosevelt Subdivision submitted by Quintanilla, Headley and Associates, Inc. representing C&N Farm LLC.
  8. Consideration and possible action on Resolution 2024-34, denial of AEP Texas Inc's request to increase its electric transmission and distribution rates and charges within the city.

### **Regular Items**

9. Consideration and possible action on items discussed during public hearing:
  - A. Conditional Use Permit requested by Adrian Pena to operate an auto audio, and car tinting business along a major roadway.
  - B. Conditional Use Permit requested by Jose Saldibar to operate a mechanic shop business along a major roadway "King of Kings Auto".
  - C. Conditional Use Permit requested by Luis Fuentes to operate a commercial vehicle mechanic and logistics business on major roadway.
  - D. Condition Use Permit requested by Cheddar's Scratch Kitchen for the sale of alcohol.
10. Presentation and discussion on city investment report through the period of March 31, 2024.
11. Discussion and possible action on grant application for Monte Carlo Cafe.
12. Consideration and possible action on the Interlocal Agreement between the Lower Rio Grande Valley Development Council & Donna Police Department for Texas-Commission of Law Enforcement (TCOLE) training sites and facilities.
13. Consideration and Possible action on lease option for 3 vehicles for the fire department.
14. Discussion, consideration and possible action on the selection of Engineering Firm(s) for RFP # 2024-002 City Engineering Services.
15. Consideration and possible action on first reading of Ordinance 2024-23 authorizing the release from the City of Donna's extraterritorial jurisdiction of an approximately 2.89 acre tract of land, known as property ID 1444183 and ordering the changing of the city of donna's extraterritorial jurisdiction boundary map in accordance with said change.
16. Preliminary Plat approval of DG Val Verde Subdivision by AEC Engineering representing Wonderful Citrus II LLC.
17. Preliminary plat approval for Monarca Subdivision submitted by Urban Infrastructure Group, Inc. representing Enrique Gutierrez.
18. Preliminary plat approval of Lavenia Crossing Subdivision submitted by SDI Engineering, LLC. representing Mark J. Fryer.
19. Preliminary plat approval of Barcelona Estates submitted by Melden & Hunt Inc. representing SAH- Santa Ana Development LLC.
20. Consideration and possible action on First Reading of Ordinance 2023-18 Zone Change requested by Melden & Hunt representing Melvin L. Terveen, trustee Terveen Family Trust from Single family (R1) to General Business (B2) for the property located at 6642 N. FM 493, Donna, TX. The legal description of the property is LA Blanca Agriculture Co. 'B' NET, Hidalgo County, TX.

### **Executive Session**

Executive Session as authorized by Ch. 551 of the Texas Government Code:

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Pursuant to Sec. 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 Sec. 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 Sec. 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 Sec. 551.087, the City may convene in a closed, non-public meeting to (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). 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.

### **Adjourn**

I do hereby certify that the above notice was posted on the designated bulletin boards at Donna City Hall, 307 S. 12th Street, Donna, Texas on the 31st day of May 2024 at 5:00 pm.

WITNESS MY HAND, this 31st day of May 2024.

/s/ Norma Yanez

City Secretary

If, during the course of this meeting, the City Council should determine that a closed or executive meeting or session of the City Council is required, then the Donna City Council will convene in such closed or executive meeting or session whether or not such item is posted as an executive session item at any time during the meeting as authorized by the Texas Open Meetings Act. Note: If any accommodations for disability are required, please notify the City Secretary's Office at (956) 464-3314 at least 48 hours prior to the meeting date.

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