



Mayor James "Jim" Darling
Mayor Pro Tem/Commissioner Veronica Whitacre
Commissioner Javier Villalobos
Commissioner Joaquin J. Zamora



Commissioner J. Omar Quintanilla
Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, MAY 10, 2021 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN, TEXAS 78501

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER - Mayor Jim Darling

PLEDGE OF ALLEGIANCE - Mayor Jim Darling

INVOCATION - Commissioner Omar Quintanilla

PROCLAMATIONS - Mental Health Awareness Week - Vivian Velasquez Tamez

Older Texans Month - Kristyna Mancias

National Public Works Week - Elvira Alonzo

Historic Preservation Month - Edgar Garcia

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. PUBLIC HEARING:

- A) ROUTINE ITEMS:** *(All Rezonings 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. Request of Adrian Gutierrez on behalf of Ministerio Pan De Vida, for a Conditional Use Permit, for five years, for an Institutional Use (Church) at Lot 8, Block 18, Hammond Addition Subdivision, Hidalgo County, Texas; 2029 Date Palm Avenue.

B) REZONINGS:

1. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 1.024 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4016 North Taylor Road. **(WITHDRAWN)**

2. Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartment) District: 14.615 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4128 North Taylor Road. **(WITHDRAWN)**.

3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 4.34 acres out of Lot 2, Block 7, Steele and Pershing Subdivision, Hidalgo County, Texas; 4601 North McColl Road.

C) Amending the Zoning Ordinance of the City of McAllen.

END OF PUBLIC HEARING

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 of Regular Meeting held April 12th and April 26, 2021.

B) Consideration and possible action to approve an Interlocal Agreement with McAllen Independent School District related to the MISD Ag Fam Subdivision.

C) Approval of Tax Refunds over \$500.00.

1. Ackerman, Ted Alan & Eloisa B.

2. Cantu, Alonzo

3. Galindo, Pedro & Maricela Rodriguez

4. Water Tower Village LTD

3. BIDS/CONTRACTS:

A) Consideration and Approval to Negotiate a Contract for Micro Transit Services.

B) Consideration and Approval to utilize Parkland Zone 1 Fund for Inclusive Playground subject to budget reclass.

4. ORDINANCES:

A) Providing for an amendment to City's Subdivision Ordinance providing for a waiver to platting requirements in specific instances.

- B) Providing for an amendment to the Planning Department's fee schedule to include an additional fee for variance applications under the City's Subdivision Ordinance.

5. VARIANCES:

- A) Consideration of a Variance Request to the subdivision improvements required at the proposed Just a Closet #4 Subdivision, Hidalgo County, Texas; 2500 South McColl Road.

6. MANAGER'S REPORT:

- A) Schneider Project Update.
- B) Report on CARES Act Funding.
- C) Future Agenda Items.

7. MAYOR'S REPORT:

- A) Report on COVID Matters.
- B) Report on Legislative Matters

8. 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 Economic Development Matters. (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.

C E R T I F I C A T I O N

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 May 7, 2021 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/

Perla Lara, TRMC/CMC, CPM
City Secretary