



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, AUGUST 9, 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 Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Commissioner Victor "Seby" Haddad

PROCLAMATION - World Mosquito Control Day - Steven Kotsatos

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. Rezone from A-O (agricultural and open space) District to C-3 (general business) District: 2.781 acre tract of land out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (Rear).
2. Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: 4.79 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road (Rear).
3. Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: 16.28 acres out of the west one-half (1/2) of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2433 State Highway 107 (Rear).

B) REZONINGS:

1. Rezone from C-3 (general business) District to R-1 (single-family residential) District: 1.96 acres out of the west one-half (1/2) of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2433 State Highway 107.

C) CONDITIONAL USE PERMITS:

1. Request of Mario A. Reyna, on behalf of Riverside Development Service, LLC, for a conditional Use Permit, for life of the use, for a planned unit development at the 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8300 North Ware Road.

D) 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 for the Workshop and Regular Meeting held on July 26, 2021.
- B)** Consideration and Approval for BuyBoard Purchase of One (1) Play System for Bill Schupp Park.
- C)** Consideration and Approval of Change Order No. 6 and Final Reconciliation of Quantities for the Westway Heights Drainage Improvements Project.
- D)** Ordinance providing for a Budget Amendment to reclassify a Youth Services Librarian position.
- E)** Approval of Tax Refund over \$500.00.
 1. Jose L Cabrera & Chom Suk

3. BIDS/CONTRACTS:

- A)** Consideration and Approval of the TXDOT Master Grant Agreement.
- B)** Award of contract to Nelco Media for the Commission Chamber Lighting Upgrade

Project.

4. ORDINANCES:

- A)** Providing for a budget amendment for the Commission Chamber Lighting Upgrade Project.
- B)** Providing for an increase in the number of authorized positions in the McAllen Police Department.
- C)** Providing for the abandonment of the existing 10-foot utility easement along the east side of Lots 1 and 2, NACCU Subdivision, Hidalgo County, Texas; 9100 & 9200 North 10th Street.

5. RESOLUTIONS:

- A)** Authorizing a resolution designating Mayor Javier Villalobos as the City's Authorized Official for grant submissions and general support documentation.
- B)** Authorizing the submission of grant support documentation to Keep Texas Beautiful/U.S. Environmental Protection Agency for funding under the EPA Trash Free Waters Grant.
- C)** Authorizing extending the August 2, 2021 local disaster declaration in response to the immigration surge and COVID-19.

6. VARIANCES:

- A)** Consideration of a variance request to the ROW dedication requirements for North McColl Road and East Violet Avenue at the proposed BEJ Subdivision, Hidalgo County, Texas; 4701 North McColl Road.
- B)** Consideration of a variance request to the extension of the ¼ mile collector roadway (North 34th Street) at the proposed 4700 Ware Subdivision, Hidalgo County, Texas; 4900 North Ware Road.

7. MANAGER'S REPORT:

- A)** Review of the Quarterly Investment Report for the Quarter ending March 31, 2021.
- B)** Immigration and Respite Center Report.
- C)** Advisory Board Appointments.
- D)** Future Agenda Items.

8. TABLED ITEM(S):

- A)** Ordinance providing for ratification of June 28, 2021 amendment to food truck ordinance updating the minimum distance from a fixed-location restaurant.
- B)** Consideration of a variance request to not require the subdivision process at the 1.75-acre tract of land out of Lot 507, John H. Shary Subdivision, Hidalgo County, Texas; 11504 North Taylor Road.

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 possible intervention in winter storm securitization application. (Section 551.071, T.G.C.)
- B)** Discussion and possible lease, sale or purchase of real property; Tract 1. (Section 551.072, T.G.C.)
- C)** Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- D)** Consultation with City Attorney regarding legal issues related to border immigration. (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.

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 August 6, 2021 at 2:30 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