



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, DECEMBER 13, 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 - Mayor Pro Tem Joaquin Zamora
PROCLAMATIONS - TubaChristmas - Debra Loya
Christmas for Kids - Chief Victor Rodriguez
McAllen High Steppers 50 Year Anniversary Day - Felicia Villarreal

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 R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouse) District: All of Lot 25 and the south 50' of Lot 26, Alaniz Subdivision, Hidalgo County, Texas; 209 & 217 North 28th Street.
2. Rezone from C-3L (Light Commercial) district to R-3T (Multifamily Townhouses) district; 1.009 acres out of Lot 93 La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 5308 North Ware Road.
3. Rezone from R-1 (Single -family) district to R-3T (Multifamily Townhouses) district: 3.773 Acres out of Lot 93 La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 5308 North Ware Road (REAR).

B) REZONINGS:

1. Initial zoning to R-1 (single-family residential) District: 7.24 (7.02 deed) acres out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7018 Mile 6 Road.
2. Rezoning from R-1 (single-family residential) District to C-3 (general business) District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1009 Jay Avenue. **(TABLED)**

C) CONDITIONAL USE PERMITS:

1. Request of Javier Quintanilla, for a Conditional Use Permit, for life of the use, for an amended planned unit development at Quinta Real Subdivision, Hidalgo County, Texas, 1820 North Taylor Road.

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

E) Public hearing and ordinance providing for the annexation of 7.24 (7.02 deed) acres out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7018 Mile 6 Road.

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 Workshop and Regular Meeting held November 22, 2021.
- B)** Consideration and Approval of Change Order No. 1 for the North 8th Street at Camellia Avenue Drainage Improvements Project.
- C)** Ordinance permitting administrative approval for parkland dedication fees in lieu of land when the required dedication is 99 acres or less.
- D)** Ordinance amending Ordinance 2020-20: Fiscal Year 2018 CDBG Action Plan for the deletion of Bonham Elementary Campus from McAllen ISD Fencing Project.
- E)** Ordinance amending Ordinance 2021-46 for Fiscal Year 2021 CDBG Action Plan to delete Amigos Del Valle, Inc. Project.

- F)** Ordinance amending Ordinance 2020-31: Fiscal Year 2020 CDBG Action Plan to delete To Give International and approve a program amendment to reconcile beneficiary data in accordance with the City's Citizen Participation Plan.
- G)** Resolution authorizing the submission of a grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), under the Fiscal Year 2021 Assistance to Firefighter Grant (AFG) Program.
- H)** Resolution authorizing support of the University of Texas - Rio Grande Valley Application Center for Disease Control and Prevention for the Western Gulf Center of Excellence for Vector-Borne Diseases Grant Program.
- I)** Resolution authorizing the submission of a grant application to the Texas Department of Transportation for funding under the Fiscal Year 2023 Selective Traffic Enforcement Program (STEP) Comprehensive Traffic Safety Grants.
- J)** Resolution authorizing the submission of a grant application to the Texas Department of Transportation for funding under the Fiscal Year 2023 Selective Traffic Enforcement Program - Commercial Motor Vehicle (STEP-CMV) Traffic Safety Grants.
- K)** Consideration and Approval of Lease Agreement Renewals for Bus Companies at McAllen Central Station.
- L)** Consideration and Approval of a License Agreement between the City of McAllen and Los Amigos Towne Houses, Unit No. 2 for a Wall within City Right of Way.
- M)** Approval of Tax Refunds Over \$500.00
 - 1. Gutierrez, John G & Diana Valverde
 - 2. Hidalgo, Cesar Urisar
 - 3. Marbran-USA LTD
 - 4. Ortegon, Jose G Jr. & Adriana D
 - 5. Ramos, Cosme M Robles & Jessica
 - 6. Rivera, Julian B Jr.
 - 7. Trevino, Ruben
 - 8. Dejoode, Arnold D & Patricia A
 - 9. Gonzalez, Eduardo
 - 10. Lereta LLC
 - 11. Rio Bank
 - 12. Valdez, Jorell Jesus
 - 13. Wells Fargo Bank
- N)** CONSENT COOP PURCHASES
 - 1. Award of Contract for the Purchase of One (1) New Current Model Compact Wheel Loader.
 - 2. Award of Contract for the Purchase of Fifteen (15) New 2022 Police Packaged Vehicles.
 - 3. Award of Contract for the Purchase of Ten (10) New Current Model Cab & Chassis with Various Refuse Bodies.

3. BIDS/CONTRACTS:

- A)** Consideration and Approval of Change Order No. 1 for the Anzalduas Northbound Additional Lane Expansion Project.

- B)** Consideration and Approval of Contract Amendment No. 5 for Additional Professional Services for the Anzalduas Northbound Additional Lane Expansion Project.
- C)** Consideration and Approval of an Advanced Funding Agreement for the Anzalduas International Bridge Northbound Commercial Inspection Facility.
- D)** Consideration and Approval of Advanced Funding Agreement for the Anzalduas International Bridge Southbound Commercial Inspection Facility.
- E)** Consideration and Approval of Award of Contract for the Terminal Restroom Renovations at McAllen International Airport.
- F)** Consideration and Authorization to negotiate Scope of Service and Fees for Delinquent Municipal Court Cost Fine and Fee Collection Attorneys.
- G)** Consideration and Approval of a Lease Agreement for 'El Puerto de Tio Jerry' at the Downtown Parking Garage Food Court.
- H)** Consideration and possible approval regarding a License Agreement for Transtelco, LLC at the McAllen-Hidalgo International Bridge.
- I)** Consideration and Authorization to enter into a contract with McAllen Chamber of Commerce for the American Rescue Plan Act (ARPA) funded Small Business Program based on program guidelines.

4. ORDINANCES:

- A)** Ordinance providing for a Budget Amendment for Passport Facility Office Furniture.
- B)** Ordinance providing for a Budget Amendment for Environmental Health and Code Enforcement for Court Ordered Tire Cleanups.
- C)** Ordinance providing for a Budget Amendment in the Sanitation Depreciation Fund for the purchase of Ten (10) New Current Model Cab & Chassis with Various Refuse Bodies.
- D)** Ordinance amending block length requirements.

5. VARIANCES:

- A)** Request of Industrial Signs and Welding, on behalf of RBY Reynolds Estates, LLC., to consider a sign variance request to allow off-premise signage at lots 3 and 10, Reynolds Estates Subdivision; 2804 & 2600 Buddy Owens Boulevard.
- B)** Consideration of variance requests to: a) the lot frontage requirement, b) alley requirement, c) and sidewalk requirement at the proposed AEP James Rowe Subdivision, Hidalgo County, Texas; 1621 North Ware Road.
- C)** Consideration of a variance to the right-of-way and paving requirements for an internal street at the proposed Paseo del Lago Townhomes Subdivision, Hidalgo County, Texas; 3900 South Jackson Road.
- D)** Consideration of a variance request to not require the subdivision process at the 3.333-acre tract of land out of Lot 31, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 3701 Uvalde Avenue.
- E)** Consideration of a variance to block length requirements at the proposed The Woodlands on Taylor Subdivision, Hidalgo County, Texas; 701 South Taylor Road.

6. MANAGER'S REPORT:

- A) Comprehensive Plan Steering Committee Appointments.
- B) Consideration and Approval of Pledge to participate in the IT'S TIME TEXAS Community Challenge 2022.
- C) Immigration and Respite Center Report.
- D) Future Agenda Items.

7. 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 legal aspects of MedCare EMS Contract. (Section 551.071, T.G.C.)
- B) Discussion and possible lease, sale or purchase of real property; Tract 1 & Tract 2. (Section 551.072, T.G.C.)
- C) Consideration of 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 December 10, 2021 at 3:30 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