



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

Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, APRIL 25, 2022 – 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 Antonio "Tony" Aguirre, Jr.

PRESENTATION - Exemplary 5 Star Award to McAllen Vital Statistics

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 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-3T (multifamily townhouses) District to C-3 (general business) District: 0.93 Acres out of Whitewing addition Subdivision, Hidalgo County, Texas; 2624 North 24th Street.
2. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 0.33 acres out of Lot 1, T-Rey Subdivision, Hidalgo County, Texas; 3612 State Highway 107.
3. Request of 70's Smoke Shop, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance for a vaporizer store (smoke shop) at Lot 18, Lazy-A-Ranch Addition, Hidalgo County, Texas; 1301 North 23rd Street, suite 1.

B) REZONINGS:

1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: Lot 2, Bann Subdivision, Hidalgo County, Texas; 2401 Quince Avenue.
2. Rezone from R-2 (duplex-fourplex) District to R-3A (multifamily apartments) District: 0.441 Acres out of Lots 7 & 7A, Block 18, Altamira Subdivision, Hidalgo County, Texas; 2512 Beaumont Avenue.

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 Workshop and Regular Meeting held April 11, 2022.
- B)** Ordinance providing for a Budget amendment for Involuntary Demolitions and Project Imagine Tomorrow.
- C)** Ordinance providing a Budget Amendment to fund the Auburn/Trenton Intersection Improvements.
- D) CONSENT COOP PURCHASES**
 - 1.** Award of Contract for the Purchase and Installation of a Playground at Municipal Park.
- E)** Approval of Tax Refunds over \$500.00.

3. BIDS/CONTRACTS:

- A)** Award of Contracts for the Purchase of Thirty (30) New Current Model Vehicles.

- B) Award of Contract for the N. Main Street at Cedar Avenue Drainage Improvement project (CDBG Funded).
- C) Award of Contract for Professional Services for Anzalduas Cargo Design Project.
- D) Consideration and Authorization to Negotiate Scope and Fee with Top Ranked Firms for Animal Shelter Feasibility Study.
- E) Consideration and Authorization to Negotiate Scope and Fee with the Top two (2) Ranked Firms for Kappler And Morris Park.

4. ORDINANCE:

- A) Ordinance providing a Budget Amendment to fund the Professional Services for Anzalduas Cargo Design Project.

5. VARIANCES:

- A) Consideration of a variance request to the Right-of-Way dedication requirements for North 56th Street at the proposed Pioneer Estates Subdivision, Hidalgo County, Texas; 9400 North Shary Road.
- B) Consideration of a variance request to the Right-of-Way dedication requirements for North 56th Street at the proposed The Hills at Sharyland Subdivision, Hidalgo County, Texas; 9200 North Shary Road.

6. MANAGER'S REPORT:

- A) Ratification of boards and committees.
- B) Subdivision Report.
- C) Project Status Report through March 31, 2022.
- D) Status Report on Parks & Recreation Projects.
- E) Immigration and Respite Center Report.
- F) 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) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- B) Discussion and Possible Lease, Sale or purchase of Real Property; Tract 1, Tract 2, Tract 3, Tract 4 & Tract 5. (Section 551.074, T.G.C.)
- C) Consultation with City Attorney regarding Legal Aspects of naming city buildings. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding Legal Aspects of Contractual Agreement. (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 April 22, 2022 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