



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, AUGUST 8, 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 Omar Quintanilla

PRESENTATION - UTRGV Cancer Center

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-1 (single-family residential) district to C-1 (office building) district: 0.43 of an acre comprised of all of Lot 9, and the east 67.5 feet of Lot 10, Block 4, Club Addition, Hidalgo County, Texas; 108 Pecan Boulevard.
2. Rezone from R-1 (single-family residential) district to R-3A (multifamily residential apartment) district: 10 acres being of Lot 4, Resubdivision of Lots 164-171 Inc. of Pride O' Texas, Hidalgo County, Texas; 3300 La Lomita Road.
3. Request of Melissa Ortiz, on behalf of McAllen Independent School District, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an institutional use (public school), Lot 1, McAllen I.S.D. Middle School Subdivision, Hidalgo County, Texas, 7800 North Ware Road.

B) REZONING:

1. Initial zoning to R-3A (Multifamily Apartment Residential) district: 19.953-acre tract (20.0 acres recorded) of land, being out of the west half of lot 13 section 280, Texas-Mexican Railway Subdivision, Hidalgo County, Texas; 2700 Sprague Road. **(TABLED)**

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

D) Conduct a Public Hearing to receive comments on and consider a Petition for Annexation of +/- 150 acres of real property in the Tres Lagos Public Improvement District pursuant to a Petition requesting such action, filed by the landowner of such property.

E) Public hearing and ordinance providing for the annexation of the west 19.953 acres of Lot Thirteen (13), Section Two Hundred Eighty (280), Texas Mexican Railway Company's Survey of Lands, Hidalgo County, Texas; 2700 Sprague Road. **(TABLED)**

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 Meetings held July 25, 2022 and Special Meeting held August 1, 2022.
- B)** Consideration and Authorization to declare City Vehicles and Property as Surplus.
- C)** Award of Contract for the High Density Mineral Bond Pavement Preservation Project.
- D)** Resolution to authorize the submission of a grant application to the Apache Foundation for funding under the Fiscal Year 22-23 Apache Tree Grant Program.
- E)** Approval of Tax Refunds over \$500.00.
 1. LoanCare
 2. Navarrete, Sonia

3. BIDS/CONTRACTS:

- A)** Consideration and Authorization to Negotiate Scope and Fees with Selected Firm for Engineering Services at the McAllen Recycling Center.

- B) Award of Contract for the Anzalduas Bridge Infrastructure Improvements Project. (Re-Bid)

4. RESOLUTION:

- A) Consideration and action on a Resolution expanding the boundaries of the Tres Lagos Public Improvement District ("District") pursuant to Chapter 372 of the Texas Local Government Code, to include +/- 150 acres described in a Petition filed by the landowner of such property requesting that the property be annexed into and included as part of the said District.

5. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) Future Agenda Items.

6. 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) Discussion and possible lease, sale or purchase of Real Property, Tract 1. (Section 551.072, T.G.C.)
- B) Consultation with City Attorney regarding legal issues regarding use of public funds or credit for private purposes. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legislative process. (Section 551.071, T.G.C.)
- D) 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 August 5, 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