



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, NOVEMBER 14, 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

PROCLAMATION - Texas Recycles Day - Elvira Alonzo

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-1 (single-family residential) District to C-3 (general business) District 0.14 acre out of Lot 6, Block 4, Hidalgo Canal Company's subdivision, Hidalgo County, Texas; 6416 South 10th Street.
2. Request of Jessica Aguilar for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (The Bearded Lady), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q.
3. Request of Jessica Aguilar for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar & Grill Uptown), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites N1-N2.
4. Request of Roel "Roy" Rodriguez, P.E., City Manager on behalf of the City of McAllen for a Conditional Use Permit, for life of use, and adoption of an ordinance for an institutional use for a golf practice facility and the Champion Lakes Golf Course at Lot 27, Block 1, & Lots 183-185 and Lots 188-190, Block 1, McAllen First Suburban Citrus Groves, La Lomita, Hidalgo County, Texas; 2701 South Ware Road.

B) REZONING:

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District Lots 7 and 8, save and except the north 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(TABLED)**

C) CONDITIONAL USE PERMITS:

1. Request of Katya M. Cantu and Omar Garza on behalf of Powers Xtrym Ink Tattoos & Body Piercing Studio, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for an event center (BYOB locale), at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas, 2022 Nolana Avenue.
2. Request of David M. Rossow, for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop at Lots 5 & 6, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A.
3. Request of David Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street, Suite 30.

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

E) Request of Jack E. and Hilda Edwards for a designation of a McAllen City Landmark at the west 25 ft. of Lot 11, and all of Lots 12 and 13, Block 11, Milmor Addition to McAllen Subdivision, Hidalgo County, Texas; 1321 Jasmine Avenue.

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 Budget Workshops held August 18th, August 24th, Workshop and Regular Meetings held October 24, 2022.
- B) Consideration and Acceptance of public right-of-way and easements for McAllen South Industrial Park.
- C) Consideration and Acceptance of donated common areas of Shops at Tres Lagos Subdivision.
- D) Consideration and Acceptance of donated common areas in Cascada at Tres Lagos Phase II.
- E) Award of Contract to Citibot, Inc. for text, chatbot and short digit services.
- F) Ordinance providing for an amendment to the posted speed limit on Monte Cristo Road (FM 1925) between City of McAllen Limits.
- G) Resolution authorizing the acceptance of grant funds from the Office of the Governor's Homeland Security Grant Division under the Fiscal Year 2023 Local Border Security Program.
- H) **CONSENT COOP PURCHASES**
 - 1. Award of Maintenance Renewal Contract for GIS System Licenses through Texas DIR.

3. BIDS/CONTRACTS:

- A) Award of Contract for the Purchase of 19 Traffic Signals.
- B) Award of Contract for Dove Avenue Roadway and Drainage Improvements from Bentsen Road to 41st Street.
- C) Consideration of selection of Top Ranked Firms for Professional Civil Engineering Services Pool.
- D) Consideration and Approval of Change Order No. 1 for McAllen Hidalgo International Bridge Pedestrian Improvements Project.
- E) Consideration and Authorization to negotiate scope of services and fees with the top-ranked architectural firm for the City Hall Expansion Feasibility Study.
- F) Consideration and Approval of an Interlocal Agreement with the Hidalgo County Drainage District No. 1 for project cost participation as related to the Mayberry Road to Glasscock Road Area Drainage Improvements Project.

4. ORDINANCES:

- A) Providing for an amendment to Ordinance 2022-117 providing for an increase in the number of authorized positions for the McAllen Police Department.
- B) Providing for a Budget Amendment for the Anzalduas Cargo Project from the Anzalduas International Crossing Fund.

5. RESOLUTIONS:

- A) Nominating Columbia Rio Grande Healthcare, L.P. to the Office of Governor for Designation as a Qualified Business and Enterprise Project Under the Texas Enterprise Zone Program.

- B) Providing for Letter of Support for the Texas-Oklahoma Passenger Rail Study.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Presentation of Year-to-Date Tax Collection Report.
- C) Presentation of Year-to-Date Delinquent Tax Collection Report.
- D) Immigration and Respite Center Report.
- E) 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) Discussion and possible lease, sale or purchase of real property, Tract 1. (Section 551.087, T.G.C.)
- B) Consultation with City Attorney regarding legal issues related to Tax Increment Investment Zones. (Section 551.071, 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 international ports of entry. (Section 551.071, T.G.C.)
- E) Consultation with City Attorney regarding Emergency Medical Services. (Section 551.071, T.G.C.)
- F) Consultation with City Attorney regarding legal issues with grant agreements. (Section 551.071, T.G.C.)
- G) Consultation with City Attorney regarding legal issues related to CMAR procurement (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 November 11, 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