



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, FEBRUARY 13, 2023 – 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 - Recognition of National, Punt, Pass, Kick Competition Participants

PROCLAMATION - National Engineer's Week - Eduardo Mendoza

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 C-3L (light commercial) District to C-3 (general business) District: Lot 1, Rooth Crossing Subdivision, Hidalgo County, Texas; 2825 Pecan Boulevard.
2. Rezone from C-3L (light commercial) District to C-3 (general business) District: 1.70 acres out of the north 5 acres of the south 20 acres of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road.
3. Rezone from R-1 (single-family residential) District to C-3 (general business) District: 0.76 acres out of the north 5 acres of the south 20 acres of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road (Mid).
4. Request of Saul E. Chavez for a Conditional Use Permit, for more than one year (life of the use), for an institutional use (prayer house), at Lot 7, Block 1, Monterrey Subdivision, Hidalgo County, Texas; 1214 South Main Street.
5. Request of Damian C. Orozco, one behalf of Hacienda Las Mariposas, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center with a chapel at 4.32 acre tract of land, out of the north 5 acres of the south 20 acres of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road.

B) CONDITIONAL USE PERMITS:

1. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, for a bar at Lot A2, Lots A 2 & A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street.
2. Request of Juan I. Verdura for a Conditional Use Permit, for one year, and adoption of an ordinance, for bar and grill at Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street.

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 January 23, 2023.
- B)** Consideration and possible approval of a minute order increasing the passport photograph fees from \$15.00 to \$18.00.
- C)** Consideration of a variance request to the offset requirements for street jogs at the proposed Turin Estates Phase I, Hidalgo County, Texas; 5200 North Ware Road.

- D) Consideration and Approval of Change Order No. 1 for the Gumwood Avenue Sidewalk Improvement project.
- E) Consideration and Approval of resolution and amendment to the Interlocal Cooperation Agreement with the County of Hidalgo for certain improvements to FM 2220 (Ware Rd.) from Mile 5 to FM 1925.
- F) Consideration and Approval of Federal Transit Administration & TXDOT Certifications & Assurances.
- G) Ordinance providing for an amendment of Vehicle for Hire Ordinance.
- H) Approval of Tax Refund over \$500.00.
 - 1. Corelogic for Dovenmuehle Mortgage

3. BIDS/CONTRACTS:

- A) Award of Contract for Microtransit Services.
- B) Award of Contract for the Purchase and Installation of a Playsystem through BuyBoard for Bill Schupp Park.
- C) Award of Contract for the Purchase and Pick Up of Type "D" Hot Mix Asphaltic Concrete.
- D) Consideration and Authorization to Negotiate Broadway Series Contract.
- E) Award of Contract for the McAllen Public Safety Building HVAC Upgrades.
- F) Award of Contract for Professional Engineering Services for the McAllen Recycling Center Project.
- G) Award of Contract for the Veterans War Memorial Flag Poles Upgrades.
- H) Consideration and Approval of Change Order No. 4 and Final for the Trenton Avenue and Auburn Avenue Intersection Improvements.

4. VARIANCE:

- A) Consideration of a variance request the escrow requirements needed for North 25th Lane and 8-3/4 Mile Road, at the proposed Chaises De Jardin Subdivision, Hidalgo County, Texas; 2501 Russell Road.

5. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Year-to-Date Tax Collection Reports.
 - 1. Presentation of year-to-date collections for the current year.
 - 2. Presentation of year-to-date collections for delinquent years.
- C) Immigration and Respite Center Report.
- D) 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) Consultation with City Attorney regarding legal issues with grant agreements. (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) Consultation with City Attorney regarding Catalina Mobile Home Park. (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 February 10, 2023 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