



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 27, 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 Rodolfo "Rudy" Castillo

PRESENTATIONS - Texas Amateur Athletic Federation (TAAF) Athlete of the Year - Ayden Granados

PROCLAMATIONS - Hidalgo County Prosperity Task Force - Mario Reyna
Women's History Month and International Women's Day - Xochitl Mora

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 apartment) District to R-3T (multifamily residential townhouse) District: 9.985 acres being out of Lot 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road.

2. Request of Noble Texas Builders, on behalf of McAllen Independent School District, for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an institutional use for a high school, at Steele & Pershing N661.40'-E1207.25', Lot 1, Blk 11 exc an irr tr S375.30'-E513.14' 14.9 acres net, Hidalgo County, Texas, 801 East Lakeview Drive.

3. Request of Niria J. Lopez, on behalf of Eclipse, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center, at Lots 1 & 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1010 South 10th Street, Suite 1.

4. Request of Jane Cross on behalf of Lawn Chair Adventures, LLC, for a Conditional Use Permit, for the life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD) at a 10-acre tract out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2501 Russell Road.

B) REZONING:

1. Rezone from A-O (agricultural and open space) District to R-3T (multifamily residential townhouse) District: 0.73 of an acre tract of land out of Lot 236, Pride O' Texas Subdivision, Hidalgo County, Texas; 5828 North Bentsen Road.

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 February 13, 2023.

B) Consideration and Approval of Interlocal Cooperation Agreement Between Hidalgo County and City of McAllen for 2023 County Library Services.

C) Award of Supply Contract for the Purchase and Delivery of Dumpster Floors.

- D) Award of Contract for Professional Engineering Services for the Vision Zero Plan.
- E) CONSENT COOP PURCHASES
 - 1. Award of Contract for the Purchase of Maintenance on Primary Storage Units through Texas Department of Information Resources (DIR).
 - 2. Award of Contract for the Purchase of Replacement PCs to Dell, Inc. through Texas Department of Information Resources (DIR).
 - 3. Award of Contract for the Purchase of Sixty (60) Months of 4G Unlimited Wireless Mobile Broadband Services.
 - 4. Award of Contract for the Purchase of Self-Contained Breathing Apparatus (SCBA) Harnesses and Cylinders.
- F) Ordinance providing for an increase in the number of authorized strength of the McAllen Fire Department.
- G) Consideration and Possible Approval of a Minute Order Establishing Mylar Review Fees.
- H) Ordinance providing for an amendment to the posted speed limit on 23rd Street between Expressway 83 (I-2) Frontage and El Rancho Road.
- I) Resolution authorizing the submission of a grant application to the Office of the Governor, Public Safety Office - Homeland Security Grants Division for the Fiscal Year 2023 State Homeland Security Program.
- J) Resolution authorizing the submission of a grant application to the Office of the Governor, Public Safety Office, Homeland Security Grants Division for the Fiscal Year 2024 Texas Anti-Gang Program.
- K) Resolution supporting legislation relating to Solid Waste Disposal Services by Hidalgo County.
- L) Consideration and Possible Acceptance of donated parkland at Stonebriar at Trinity Oaks Subdivision.
- M) Subdivision Monthly Report.
- N) Project Status Report through January 31, 2023.
- O) Status Report on Parks & Recreation Projects.
- P) Approval of Tax Refunds over \$500.00.
 - 1. Citizens State Bank
 - 2. Visitacion Francis Josue
 - 3. Anacleto & Jessica Botello
 - 4. Rolando & Benilde Elisa Garcia
 - 5. Kenneth D. & Noelia C. Jenkins

3. **BIDS/CONTRACTS:**

- A) Award of Contract for Storage Building F & G.
- B) Award of Contract for the Toronto Avenue at South 16th Street Drainage Improvements Project (CDBG Funded).
- C) Award of Contract for the Quince Avenue and North 8th Street Drainage Improvements Project.
- D) Award of Contract for McAllen Firefighter Training Facility.
- E) Award of Contract for the Purchase of License Plate Recognition (LPR) Equipment with selected options for TX RGV TAG LPR System.

- F) Sole Source Award to Alliance Transportation Group for SRP Update.
- G) Consideration and Approval of Southbound Pedestrian Turnstiles at the McAllen-Hidalgo International Bridge.
- H) Consideration and Selection for Delinquent Tax Collection Services.

4. ORDINANCES:

- A) Consideration and Possible Approval of an Ordinance Regarding Wrecker Services and Fees.
- B) Providing for a Budget Amendment for the Anzalduas International Bridge Debt Service Full Cargo Project.
- C) Updating the City's designated representative to inspect on-site sewage facilities and to enforce applicable regulations.
- D) Providing for a Budget Amendment for the Firefighter Training Facility Project.
- E) Consideration and possible approval of an amendment to the sign ordinance to allow relocation agreements for off-premise signs.

5. VARIANCE:

- A) Consideration of a Variance Request to Paving Requirements at the Proposed Olive Grove Estates Subdivision, Hidalgo County, Texas; 3900 Lark Avenue.

6. MANAGER'S REPORT:

- A) Consideration of the acceptance of a Certification of Unopposed Candidates for certain races on the May 6, 2023 General City Election and Issuance of an Order of Cancellation for same races. *Presentación y aceptación de una Certificación de Candidatos Únicos para ciertos puestos o cargos, para la Elección General de la Ciudad del 6 de Mayo de 2023 y aprobación de una Orden de Cancelación para los mismos puestos.*
- B) Immigration and Respite Center Report.
- C) Future Agenda Items.

7. TABLED ITEM(S):

- A) Consideration of a Variance for Escrow Requirements for North 25th Lane and 8-3/4 Mile Rd., at Proposed Chaises De Jardin Subd., Hidalgo County, Texas; 2501 Russell Road.

8. 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 Collective Bargaining with the McAllen Professional Law Enforcement Association. (Section 551.071, TGC)

- B)** Consultation with City Attorney Regarding Legal Issues with and Possible Litigation Related to Air Service Agreement. (Section 551.071, TGC)
- C)** Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- D)** Discussion and Possible Lease, Sale or Purchase of Real Property, Tract 1 and 2. (Section 551.072, 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 24, 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