



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, JUNE 12, 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 Victor "Seby" Haddad

PRESENTATIONS - Texas City Managers Lifetime and Mentoring Awards

Texas Association of Municipal Information Officers

Presentation to Judge Ricardo Hinojosa

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. ELECTION OF MAYOR PRO TEM

2. 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. Request of Eliab Lara, on behalf of New Life Church, for a Conditional Use Permit, for two years, and adoption of an ordinance, for an Institutional Use (church) at Lots 12, 13, and 14, Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 and 2117 Nolana Avenue.

2. Request of Roberto L. Garcia, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Guest House at Lot 6, Gardenia Terrace No. 4 Subdivision, Hidalgo County, Texas; 6512 North 16th Street.

B) REZONINGS:

1. Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lot 12 and east half of Lot 13, Block 3, La Lomita Terrace Subdivision, Hidalgo County, Texas; 2401 Sycamore Avenue.

2. Rezone from C-3L (light commercial) District to I-1 (light industrial) District: 2.00 acres (approx. 87,133 square feet) out of that portion of lot one hundred five (105), La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road.

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

END OF PUBLIC HEARING

3. 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 Regular Meeting held May 8th , Special Meeting held May 16th and Workshop and Regular Meetings held May 22, 2023.

B) CONSENT COOP PURCHASES

1. Award of Contract through BuyBoard for the Purchase and Installation of Shade Tarps at McAllen Youth Baseball Complex.

C) Approval of Tax refunds over \$500.00

1. Corelogic for Dovenmuehle

2. Home Traxx Management, LLC

3. Security Service Title Company, LLC

4. Alejandro Balboa & Allen D Cunning

5. Felipe de Jesus C. Gomez & Norma Isela Gomez

4. BIDS/CONTRACTS:

A) Consideration and Approval of Change Order No. 1 for McAllen Public Safety Building HVAC Upgrades.

B) Award of Contract for the 2023 Pavement Preservation Project.

5. ORDINANCES:

- A) Ordinance Providing for Mid-Year Budget Amendment.
- B) Consideration and Approval of Ordinance to Amend Ordinance No. 2017-21 by amending the boundary and participation levels for TIRZ #2A.
- C) Consideration and Approval of amendment to the Short Term Rental Ordinance to allow for activity limitations, annual renewal fee, and penalty and permit revocation.

6. VARIANCES:

- A) Consideration of variance requests to 1) not dedicate any additional street Right of Way to South 1st Street, and 2) not provide sidewalk along South 1st Street at the proposed Felix Subdivision, Hidalgo County, Texas; 3024 South 1st Street.
- B) Consideration of a variance request to allow a lot not to front a street at proposed Lot 1D, Plaza Las Fuentes Fortis Subdivision, Hidalgo County, Texas; 5800 North 10th Street.

7. MANAGER'S REPORT:

- A) Consideration and Approval of City of McAllen Employee Health Plan Recommendations for 2023-2024 Fiscal Year.
- B) Review of the Quarterly Investment Report for the Quarter ending March 31, 2023.
- C) Immigration and Respite Center Report.
- D) Future Agenda Items.

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) 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 related to City Sponsored Events. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding a resolution authorizing and ratifying the use of the power of eminent domain to acquire a 0.046 acres tract of land being a part of portion of Lot 297, John H Shary Subdivision for the Daffodil Avenue Road Widening Project and other public purposes. (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 June 9, 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