



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner J. Omar Quintanilla
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora

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 26, 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 Jose "Pepe" Cabeza de Vaca

PROCLAMATION - National Parks & Recreation Month - Denny Meline

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 I-1 (light industrial) District to I-2 (heavy industrial) District: 73.58 acres out of Lot 6 & Lot 5, Block 3, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 4101 Idela Avenue.
2. Request of Ramiro Armendavis, for a Conditional Use Permit, for one year, for a Bar (Bourbon Street) at Lot 1, Palm Manor Subdivision, Hidalgo County, Texas; 4800 North 10th Street.

B) REZONINGS:

1. Rezone from R-1 (single-family residential) District to R-3T (multi-family townhouse residential) District; Lots 1, 2, 3, and 4, MFTWS LLC Subdivision, Hidalgo County, Texas; 501 East Yuma Avenue, 417 East Yuma Avenue, 409 East Yuma Avenue, 401 East Yuma Avenue.
2. Rezone from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District: the north 74.00 feet of the south 230.75 feet of the west 184.10 feet of Lot 16, and the south 156.75 of the west 184.10 feet of Lot 16, Stewart's Addition, Hidalgo County, Texas; 808 Houston Avenue.
3. Rezone from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District: An 8.11 acre tract out of Lot 9, E.M. Card Survey No.1, Hidalgo County, Texas; 9228 North Bicentennial Boulevard.
4. 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. **(TABLED)**

C) CONDITIONAL USE PERMIT:

1. Request of Tony Garza on behalf of Jaime Gonzalez, for a Conditional Use Permit, for life of use, for a Guest House at Lot 9, Block 2, Maple Addition Subdivision, Hidalgo County, Texas; 700 Laurel Ave.

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

E) Public Hearing for FY 2023-2027 Consolidated Plan and Strategy and FY 2023-2024 Action Plan for CDBG, HOME and ESG Budgets.

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 Special Joint Meeting held May 31st, Workshop and Regular Meetings held June 12, 2023.
- B)** Consideration and Approval of Change Order No. 5 and Final for the 23rd Street Intersection Improvements Project. (03-22-C20-676).

- C) Consideration and Approval of agreement for Fire Safety Senior Fall Prevention Magnets.
- D) Ordinance providing for a Budget Amendment for Parks & Recreation Department contribution to McAllen Marketing Co-Op.
- E) Resolution authorizing the submission of a grant application to the National Endowment for the Arts under the NEA Grants for Arts Projects 2.
- F) Resolution authorizing the submission of a grant application to the U.S. Department of Transportation under the Safe Streets and Roads for All 2023 Implementation Grant.
- G) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Six (6) New Current Model Vehicles through Cooperative Pricing.
 - 2. Award of Contract to Purchase One (1) Current Model Long Reach Excavator Equipment through Cooperative Pricing.
- H) Subdivision Monthly Report.
- I) Project Status Report through May 31, 2023.
- J) Status Report on Parks & Recreation Projects.
- K) Approval of Tax Refunds over \$500.00.
 - 1. Arratia, Brenda Viridiana
 - 2. Castillo, Hector I & Silvia E.
 - 3. Grand Rapids Foam Technologies
 - 4. International Bank of Commerce
 - 5. Wonderful Citrus Packing LLC

3. BIDS/CONTRACTS:

- A) Award of Contract for the Purchase of Eighteen (18) Traffic Signal Cabinets.
- B) Award of Contract for the Bus Terminal Mechanical Upgrades.
- C) Award of Contract for Perimeter Fence Repairs at Champion Lakes Golf Course.
- D) Award of Contract for the Purchase of Caliche.
- E) Award of Contract through BuyBoard for the Purchase and Installation of Shade Tarps at Municipal Softball Complex and McAllen Sports Park.
- F) Consideration and Approval of Change Order No. 2 for the Terminal Roof Replacement at McAllen International Airport.
- G) Consideration and Approval of a General Aviation Lease with VHG Acquisitions, LLC.

4. ORDINANCE:

- A) Consideration and possible approval of an amendment to the zoning ordinance relating to carport special exceptions.

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 related to collective bargaining. (Section 551.071, T.G.C.)
- C)** Consultation with City Attorney regarding legal issues related to open meetings. (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 June 23, 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