



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, OCTOBER 23, 2023 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

"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 Joaquin Zamora

PRESENTATION - *Scenic City and People's Choice Awards-Chris Lash*

PROCLAMATIONS - UTRGV Rankings - Guy Bailey, Ph.D.

Native Plant Month - Collen Hook

Municipal Court Week - Judge Lauren Sepulveda

Arbor Day - Chris Lash

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-1 (Single-Family Residential) District to R-3C (Condominiums) District: 0.845 acre (36,821.51 sq. ft.) tract being called 0.30 acre tract of land, more or less, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7809 North Ware Road 7801 North Ware Road.

2. Request of CP5 Ronda Holdings LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a restaurant/bar (5 Ronda) at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas; 500 East Nolana Avenue.
3. Request of Jorge L. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance for a food truck park on 1 tract of land north of railroad right-of-way between 10th & 11th Streets south of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue.
4. Request of Maria I. Salazar, for a Conditional Use Permit, for two years, and adoption of an ordinance for a Home Occupation (Beauty Salon) at .55 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 5009 Buddy Owens Boulevard.

B) CONDITIONAL USE PERMIT:

1. Request of Pedro A. Rodriguez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event space with mixed use- BYOB (Tropicasa) at Lot 10 and N 10' of Lot 11, Block 13, North McAllen Subdivision, Hidalgo County, Texas; 610 North Main Street, Suites B & C.

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 for Budget Workshop held on August 22nd and Workshop and Regular Minutes held on October 9, 2023.
 - B)** Consideration and Approval of an Interlocal Agreement for the 2024 South Texas All Hazard Conference.
 - C)** Resolution authorizing the submission of a grant application to GameTime for the Community Champions Playground Grant.
 - D)** Resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department for the Community Outdoor Outreach Program (CO-OP).
 - E)** Resolution to adopt the 2023 Official Tax Roll.
 - F)** Ordinance providing for a Budget Amendment in the Sanitation Depreciation Fund for the Purchase of One (1) Wheel Loader for the Brush Department.
 - G) CONSENT COOP PURCHASES**
 1. Award of Contract for the purchase of Recycling and Trash Bins through Sourcewell Cooperative Pricing. (Project #10-23-P03-01)
 2. Award of Contract for the purchase of Dumpsters and Roll-offs through Sourcewell cooperative pricing. (Project # 10-23-P04-01)

- 3. Award of Contract for the purchase of Parts Room Storage Equipment through BuyBoard.
- H) Status Report on Parks & Recreation Projects.
- I) Subdivision Monthly Report.
- J) Project Status Report through September 30, 2023.
- K) Approval of Tax Refunds over \$500.00.
 - 1. Abdussabour, Amir
 - 2. CRP 10th ST LTD.
 - 3. The PNC Financial Services Group.

3. BIDS/CONTRACTS:

- A) Consideration and Approval of the submission of the McAllen Parks, Recreation and Open Space Master Plan Update and the Top Ten Priority Listing for 2023 to 2028.
- B) Consideration and Approval of a Memorandum of Understanding (MOU) between the City of McAllen Police Department and the University of Texas Rio Grande Valley (UTRGV) for Law Enforcement Cooperation.
- C) Award of Contract for the purchase of One (1) Current Model Front Wheel Loader Utilizing Sourcewell Cooperative Pricing for Brush Department. (PROJECT# 10-23-P07-01)
- D) Consideration and Approval of Contract Amendment No. 1 for additional services for the Daffodil Avenue Roadway Improvements.
- E) Consideration and Approval of Change Order No. 1 for Dove Avenue Extension.

4. ORDINANCES:

- A) Ordinance amending terminology in the Fire Lane Ordinance to match the International Fire Code.
- B) Ordinance providing for an increase in the number of authorized strength of the McAllen Fire Department.

5. VARIANCES:

- A) Consideration of a variance request to the right of way dedication requirements for East Dove Avenue, at the proposed AFG Plaza Subdivision, Hidalgo County, Texas; 5520 North McColl Road.
- B) Consideration of variance request to exceed the maximum 600 ft. Cul-de-Sac length requirement at the proposed McAllen Palms Business Park Subdivision, Hidalgo County, Texas; 4900 South Old 10th Street.
- C) Consideration of variance requests to: 1) exceed maximum Cul-de-Sac length requirement, and 2) Right-of-way dedication requirement for Hobbs Drive, for proposed Northgate Estates Subdivision, Hidalgo County, Texas; 1800 Northgate Lane.

6. MANAGER'S REPORT:

- A) Presentation of Year-to-Date Tax Collection Report.

- B) Presentation of Year-to-Date Delinquent Tax Collection Report.
- C) Immigration and Respite Center Report.
- D) 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) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- B) Evaluation of the City Manager. (Section 551.074, T.G.C.)
- C) Consultation with City Attorney for litigation update regarding Cause No. C-0074-19-D pending in Hidalgo County, Texas. (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 October 20, 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