



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, DECEMBER 11, 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 Victor "Seby" Haddad

**PRESENTATIONS** - Presentation of 3CMA, NATOA and TATO Awards - Office of Communications  
Presentation of the IFEA and TFEA Awards - City of McAllen

**PROCLAMATIONS** - TubaChristmas  
Christmas for Kids

**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 C-3 (general business) District: Lot 1, Faith Christian Center Subdivision, Hidalgo County, Texas; 432 South 33<sup>rd</sup> Street.

2. Rezone from C-3 (general business) District to I-1 (light industrial) District: 3.953 acres out of Lot 3, Section 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1100 West Military Highway.
3. Rezone from R-4 (mobile home and modular home) District to R-3T (multifamily residential townhouse) District: 6.59 acres more or less, consisting of the south 5 acres out of Lot 187, John H. Shary Subdivision and 1.59 acres being the north 52.5 feet of abandoned canal right-of-way between Lots 177 and 187, John H. Shary Subdivision, Hidalgo County, Texas; 1301 South Taylor Road.
4. Rezone from C-1 (office building) District to C-3L (light commercial) District: Lot 1, Iglesias Subdivision, Hidalgo County, Texas; 4400 Pecan Boulevard.
5. Rezone from C-4 (commercial-industrial) District to R-1 (single-family residential) District: 20.245 acres being a portion out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 4800 Town Lake Drive.
6. Request of Umair A. Pariyani, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (Vape Store), at S 35.08'-Lot 1, 2 & E 9.82'-N 100.02'- Lot 2, All of Lot 3 & 7.30IN- S 35.08'- Lot 9, East McAllen Business District Subdivision, N130' of Lots 4, 5 & 6, Block 1, Best Courts Subdivision, Hidalgo County, Texas; 409 Business Highway 83, Suite A.
7. Request of Oscar I. Guerrero, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store, at Lot 18A and 1.99% Common Area "A", Amended Map of Broadway North Subdivision, Hidalgo County, Texas; 721 Dove Avenue.
8. Request of Jorge A. Richaud, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center (Drive-in theater) at 9.08 acres out of the south 40 feet of Lot 74 and Lot 91 except the south 50.06 feet, C.E Hammond Subdivision, Hidalgo County, Texas; 3116 Ash Avenue.
9. Request of Felipe A. Gonzalez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Automotive Service and Repair Shop (auto air conditioning service), at Lot 30, Block 2, Balboa Acres Subdivision, Hidalgo County, Texas; 4502 South 23<sup>rd</sup> Street.

- B)** 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 Workshop and Regular Meeting held November 27, 2023.
  - B)** Consideration and Approval to enter into an Interlocal Agreement with the City of Brownsville to participate in the Fiscal Year 2024 South Texas Auto Theft Enforcement Task Force.
  - C)** Award of Contract for the Purchase and Delivery of Meals for Inmates.
  - D)** Award of Contract for the Purchase of Fire Department structural personal protective equipment (coats & pants).

- E) Consideration and Authorization of a Cooperative Purchasing Agreement with the State of Washington.
- F) Consideration and Approval of Pledge Resolution to Participate in the 2024 IT'S TIME TEXAS Community Challenge.
- G) Ordinance providing for a Budget Amendment for Morris Hike and Bike Project.
- H) Ordinance providing for a budget amendment for Municipal Court New Judge position.
- I) CONSENT COOP PURCHASES
  - 1. Award of Contract for the Purchase of Replacement PCs to Dell, Inc. through Texas Department of Information Resources (DIR).

**3. BIDS/CONTRACTS:**

- A) Award of Contract for the Purchase of Five (5) Gillig Buses. (Co-Op)
- B) Award of Contract for the Purchase of Fire Department portable and mobile radios.
- C) Award of Contract for the Jackson Hike and Bike Trail Phase II Construction from Main Street to Jackson Road.
- D) Consideration and Approval of Change Order No. 3 and Final for the Quince Avenue and 27<sup>th</sup> Street Drainage Improvements Project.
- E) Consideration and Approval of Change Order No. 2 for Dove Avenue Extension.
- F) Consideration and Approval of Change Order No. 1 for the McAllen South Industrial Park Project. (EDA 08-79-05610).
- G) Consideration and Approval of an Airline Operating Agreement and Terminal Building Lease with Aerolitoral, S.A. de C.V. dba Aeromexico Connect at McAllen International Airport.

**4. VARIANCE:**

- A) Request of A1 Skylite Signs, on behalf of EMP Holdings, LLC., to consider a sign variance request to allow off-premise signage at Lot 1, Velez Subdivision; 1713 West Expressway 83.

**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) Consultation with City Attorney regarding legal issues related to animal control. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding legal issues related to public facilities. (Section 551.071, T.G.C.)

- C) Discussion and possible lease, sale or purchase of Real Property, Tract 1. (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 December 8, 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