



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, JANUARY 8, 2024 – 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 - Mayor Pro Tem Omar Quintanilla

PRESENTATION - Presentation of the IFEA and TFEA Awards

PROCLAMATION - Nature Play Day

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 A-O (Agricultural And Open Space) District to R-3T (Multifamily Residential Townhomes) District: 0.64 acre tract of land being out of Lot 10, Section 13, and 1.655 acre tract of land being out of Lot 10 and Lot 15, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7601 North 7th Street (East).

2. Rezone from R-3A (Multifamily Residential Apartments) District to R-3T (Multifamily Residential Townhomes) District: 1.27 acre tract of land being out of Lot 10, Section 13, and 4.974 acre tract of land being out of Lot 10 And Lot 15, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7601 North 7th Street (West).
3. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a restaurant/bar (Thirsty Monkey) at Lot 1 and all of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3424 North 10th Street.

B) CONDITIONAL USE PERMITS:

1. Request of Jorge G. Martinez, for a Conditional Use Permit, for two years, and adoption of an ordinance, for an Event Center at Lot 5A, Kingswood Estates Subdivision, Phase 2, Hidalgo County, Texas; 5245 North 23rd Street.

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

D) Request of Jose Duarte on behalf of Velmej Investments, LLC for a variance from Section 6-2 (a) of the City of McAllen Code of Ordinances of The Alcoholic Beverage Code at East 159.6 Feet of Lots 12 & 13, Spring Glen, Hidalgo County, Texas; 624 North McColl Road.

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 on December 11, 2023.
- B)** Consideration of Approval to submit application for 5310 Grant from RGVMPO.
- C)** Consideration and Approval of a Memorandum of Understanding between the City of Reynosa and City of McAllen.
- D) CONSENT COOP PURCHASES**
 1. Award of Contract for the Purchase of 2nd Storage Array to Insight Public Sector through Texas Department of Information Resources (DIR).
- E) Approval of Tax Refunds over \$500.00.**
 1. Caples, Robert
 2. Deanda, Richard C & Martha L
 3. Garza, Michael K
 4. Zamarripa, Leticia A & Abel
 5. Rio Bank

3. BIDS/CONTRACTS:

- A)** Award of Contract for the Purchase of New Current Model City Vehicles through Cooperative Contract Pricing.

- B) Award of Contract for the Terminal Capacity Study at McAllen International Airport.

4. ORDINANCE:

- A) Providing a Budget Amendment for Fiscal Year 2023-2024 Capital Projects Rollovers.

5. VARIANCES:

- A) Consideration of variance requests to exceed the maximum 600 ft. Cul-de-Sac length requirement, at the proposed Garden Rose Subdivision, Hidalgo County, Texas; 1200 East Yuma Avenue.
- B) Consideration of variance requests to the Right-of Way dedication requirements for North Bicentennial Boulevard at the proposed Villas at Northgate Subdivision, Hidalgo County, Texas; 1701 Northgate Lane.
- C) Consideration of variance requests to 1) exceed the 1200 ft. block length for Block I, and 2) to exceed the maximum 600 ft. Cul-de-Sac length requirement and not provide the 40 ft. of paving for the interior streets for Block IV at the proposed Eldorado at Thousand Oaks I, II, III and IV Phase II Subdivision, Hidalgo County, Texas; 13100 North 38th Street.
- D) Consideration of a variance request to paving requirements for N. 33rd Street at the proposed Northwood Trails Block II and III Subdivision, Hidalgo County, Texas; 3300 Freddy Gonzalez Drive.

6. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) 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) 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 January 5, 2024 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