



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, MARCH 11, 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 - Commissioner Victor "Seby" Haddad
PROCLAMATION - Grant Professional's Day - Julia 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 C-1 (office building) District to R-3T (multifamily residential townhouse) District: 1.515 acres out of lot 2, Hamilton Place Subdivision, Hidalgo County, Texas; 100 East Pecan Boulevard (rear).
2. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: 2.152 acres out of Lot 1, T-Rey Subdivision, Hidalgo County, Texas; 3612 State Highway 107 (rear).
3. Request of Maria N. Valdez, for a Conditional Use Permit, for life of use and adoption of an ordinance for an automotive service and repair (auto-air conditioning service) at

Lots 4 and 5, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2613 U.S. Highway 83.

B) REZONINGS:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lot 20, Block 11, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2216 El Rancho Avenue.
2. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lot 1, Los Arcos Subdivision, Hidalgo County, Texas; 4400 South Ware Road.
3. Initial zoning to A-O (Agricultural and Open Space) district: 202.788 Acres, More or Less, Out of A 212.788 Acre (Deed: 211.18 Acres) Tract of Land, More or Less, Out of Survey 215 and Survey 218. Texas Mexican Railway Company Survey, said 202.788 Acres being a part of the former Moore Field Subdivision, Save and Except a 1.60- Acre Tract (Water Tower Tract), Hildago County, Texas; 23415 North Moorefield Road.

C) CONDITIONAL USE PERMITS:

1. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lot A2, Lots A2 & A3, Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street.
2. Request of Melden and Hunt, Inc. for (Proposed) Harvest Cove Phase II, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD), at 17.438 acres, out of Lots 138 and 137, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2601 North Ware Road.
3. Request of Lasco Development Corporation, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a gasoline service station, at 4.055 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4401 Pecan Boulevard.

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

E) Public hearing and ordinance providing for the annexation of a 212.788 acre (Deed: 211.18 acres) tract of land, more or less, out of Survey 215 and Survey 218, Texas Mexican Railway Company Survey, said 202.788 acres being a part of Moore Field Subdivision, Hidalgo County, Texas; 23415 North Moorefield 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 February 26, 2024.

- B) Consideration and Approval of Federal Transit Administration and TxDOT Certifications and Assurances 2024.
- C) Award of Contract for Safety Leather Boots. Project No. 01-24-SP08-130
- D) Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2025 Border Zone Fire Departments (BZFD) Grant Program.
- E) Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2025 Texas Anti-Gang (TAG) Program.
- F) Resolution authorizing the submission of a grant application to the Texas Historical Foundation in the amount of \$5,000.00 with no local match required.
- G) Resolution authorizing the submission of a grant application to the National Endowment of the Arts (NEA).
- H) Resolution authorizing an amendment to Resolution No. 2024-07 to include verbiage requested by the Office of the Governor.
- I) Approval of Tax Refunds over \$500.00.
 - 1. Corelogic Commercial Real Estate Tax Svc.
 - 2. Cortez, Ricardo & Ana
 - 3. DLFY, LLC
 - 4. E R 1980 LLC
 - 5. Esperanza Homes, Inc.
 - 6. Gabbert, Gerald Ervin Trustee
 - 7. International Paper Co.
 - 8. Reyna, Rene Octavio & Regina
 - 9. Stephen Siedow
 - 10. Vasquez, Arcelia & Sonny
- J) CONSENT COOP PURCHASES
 - 1. Award of Contract for the purchase of ATP Firewalls through Texas Department of Information Resources (DIR).
 - 2. Award of Contract for the Purchase of a Precision Sprayer through Sourcewell.

3. **BIDS/CONTRACTS:**

- A) Consideration and Approval of Contract Amendment No. 1 with Halff Associates, Inc., for the Northeast McAllen-Edinburg Lateral Drainage Improvements project.
- B) Award of Professional Engineering Services Contract for the FM 2220 (Ware Rd.) Pedestrian Crossing at Houston Avenue. Project No. 03-24-S35-01
- C) Consideration and Approval of Contract Amendment No. 1 for additional Services to Halff Associates, Inc. for the 33rd Street Roadway Improvements.
- D) Award of Contract for the Northwest BlueLine Regional Stormwater Detention Facility.
- E) Consideration and Approval of Change Order No. 2 for the McAllen South Industrial Park Project. (EDA 08-79-05610).
- F) Award of Contract for Construction Management Services for the Quinta Mazatlan Center for Urban Ecology.
- G) Award of Contract for the 2024 Single Machine Repaving. Project No. 01-24-C06-416
- H) Award of Contract for the Purchase & Delivery of Type "D" Hot Mix Asphaltic Concrete Material. Project No. 01-24-P34-108

- I) Consideration and Approval of an Airline Operating Agreement and Terminal Building Lease with Delta Airlines at McAllen International Airport.

4. ORDINANCE:

- A) Providing a Budget Amendment for Quinta Mazatlan.

5. RESOLUTION:

- A) Consider approval of the resolution suspending the effective date of AEP's proposed rate increase.

6. VARIANCE:

- A) Consideration of a variance request to not require the Subdivision Process at the 0.516 gross acre tract of land out of Lot 368, John H. Shary Subdivision, Hidalgo County, Texas; 6201 Well Springs Road.

7. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Immigration and Respite Center Report.
- C) 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) Consultation with City Attorney regarding legal issues with professional contracts. (Section 551.071, T.G.C.)
- B) Consultation with the City Attorney regarding legal issues with contract between McAllen Independent School District and City of McAllen related to Quinta Mazatlán. (Section 551.071, T.G.C.)
- C) 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 March 8, 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