



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 25, 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 Jose R. "Pepe" Cabeza de Vaca
PRESENTATION - National Wildlife Federation Recognition
PROCLAMATIONS - Great American Cleanup - Chris Lash
Mayor's Monarch Pledge - Colleen Hook

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. JOINT MEETING WITH THE MCALLEN PUBLIC UTILITY BOARD:

- A)** Consideration and Approval of the Annual Comprehensive Financial Report for Fiscal Year 2022-2023.

END OF JOINT MEETING

2. 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-3 (General Business) District to C-4 (Commercial Industrial) District: 2.58 acres, more or less, the west 170 feet of the east 340 feet of the west 579 feet of the south ½ of Lot 4, Block 5, Mccoll Subdivision, Hidalgo County, Texas; 1213 East Pecan Boulevard.
2. Request of Ricardo de la Garza on behalf of South Texas College , for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for an Institutional Use (College Campus) at Lot 1, Medical Treatment and Education Center Subdivision, Hidalgo County, Texas; 2101 South McColl Road.
3. Request of Christopher R. Barisonek for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 3, Wilkins Subdivision No. 3, Hidalgo County, Texas; 3732 Pecan Boulevard, Suite 2.

B) REZONINGS:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3T (multifamily townhouse residential) District: Lot 12, Gentry Subdivision, Hidalgo County, Texas; 109 South 29th Street.
2. Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential apartment townhouse) District: Lot 13 and 14, Gentry Subdivision, Hidalgo County, Texas; 115 South 29th Street.
3. Rezone From R-1 (Single Family Residential) District to C-3 (General Business) District: 4.13 acres, more or less, out of the west 9.80 acres of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard.

C) CONDITIONAL USE PERMITS:

1. Request of Ricardo Vega and Melinda V. Vega, for a Conditional Use Permit, for three years, and adoption of an ordinance, for an Event Center (picture venue) at 4.983 acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 6712 North Bentsen Road.
2. 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. (TABLED)

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

END OF PUBLIC HEARING

3. **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 March 11, 2024.

- B) Award of Contract for the Purchase and Delivery of Lubricants. Project# 01-24-SP07-283
- C) Award of Contract for the High Density Mineral Bond Pavement Preservation.
- D) Subdivision Monthly Report.
- E) Project Status Monthly Report through February 29, 2024.
- F) Status Report on Parks & Recreation Projects.

4. BIDS/CONTRACTS:

- A) Consideration and Approval of a Memorandum of Understanding with the International Museum of Art & Science (IMAS) to fund the Children's Museum Project.
- B) Award of Contract for the Purchase and Delivery of Three (3) New Police Packaged Motorcycles. Project# 10-23-P09-75
- C) Award of Contract to Tele-Pro for Wi-Fi Upgrades and Genetec access control system at McAllen Convention Center. Projects # 03-24-S39-01, #03-24-S40-01

5. ORDINANCES:

- A) Consideration and action on a petition for exclusion from the City of McAllen's ETJ for the proposed JLG Subdivision; 9212 North Bentsen Palm Drive.
- B) Consideration and action on a petition for exclusion from the City of McAllen's ETJ for the proposed MJ Terrace; 9318 North Bentsen Road.
- C) Ordinance providing for a Budget Amendment to fund 380 Agreement Incentives.

6. VARIANCE:

- A) Consideration of variance requests to: 1) not extend North 34th Street to the north side, 2) Right-of-way and paving width requirements for the interior streets, 3) ROW requirement for a Cul-de-Sac, 4) allow dead-end streets, 5) street offset requirement, and 6) block length requirement for proposed Villas at Ware Subdivision, Hidalgo County, Texas; 4900 North Ware Road.

7. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Approval of Tax Refunds over \$500.00.
 - 1. ADY Properties LLC
 - 2. Allen, Eva R.
 - 3. Daugherty, Mary E.
 - 4. Garza, Daniel
 - 5. Mohammed, Hasan
 - 6. Ruelas, Jose R.
 - 7. Smartcom Telephone LLC
 - 8. TTA Properties LLC (3)
 - 9. Village Partners LLC
 - 10. Greater State Bank

- C) Immigration and Respite Center Report.
- D) 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 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.)
- B) Consultation with the City Attorney regarding legal issues related to employment matters. (Section 551.071, T.G.C.)
- C) Consultation with the City Attorney regarding legal issues with SB4. (Section 551.071, T.G.C.)
- D) Discussion and possible lease, sale or purchase of Real Property, Tracts 1-30. (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 March 22, 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