



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
TUESDAY, MAY 28, 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
PROCLAMATIONS – A Home for Every Pet – Xochitl Mora
National Homeownership Month - Myra Martinez
Jewish American Heritage Month - Xochitl Mora
PRESENTATION - HR Impact Award - Christina Flores

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-3L (light commercial District to C-3 (general business) District: Lots 10, 11, & 12, Block 3, Club Amended Subdivision, Hidalgo County, Texas; 113, 119, 125 E. Pecan Boulevard.
2. Rezone from I-1 (light industrial) District to R-3A (multifamily residential apartment) District: 2.0 acres out of Lot 105 La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 4420 North Ware Road (REAR).

3. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lot 1, Gonzalez Corner Subdivision, Hidalgo County, Texas; 6317 North Ware Road.
4. Request of Bruno Reyes on behalf of Julia Guajardo Reyes, for a conditional use permit, for one year, and adoption of an ordinance, for a bar at Lot 16, Block 33, Hammond Addition Subdivision, Hidalgo County, Texas; 114 South 20th Street.
5. Request of Naeem Muhammad on behalf of LIDHAR Management Group LLC., for a conditional use permit, for life of use, for a gasoline station at Lot 1, Ridge Crossing Subdivision, Hidalgo County, Texas; 620 East Ridge Road.
6. Request of Frank Ortega on behalf of Iglesia Biblica Cristiana Maranatha, for an amendment to a conditional use permit, for life of use, for institutional use (church) at Lot 2, Block 4, El Rancho Santa Cruz Phase 4 Subdivision, Hidalgo County, Texas; 708 East Ridgeland Avenue.
7. Request of John A. Simon for a conditional use permit, for two years, and adoption of an ordinance, for a bar at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas; 2007 Orchid Avenue.
8. Request of Silas Prado on behalf of Ebanos Rd Iglesia De Cristo, for a conditional use permit, for life of use, and adoption of an ordinance for a church at 0.94 acre tract of land, out of Lot 211, Pride O' Texas Subdivision, Hidalgo County, Texas; 7824 North Bentsen Road.

- 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 of Special Meeting held May 7th, Regular Meeting and Workshop held May 13, 2024.
- B)** Subdivision Monthly Report.
- C)** Project Status Monthly Report through April 30, 2024.
- D)** Status Report on Parks & Recreation Projects.
- E)** Approval of Tax Refunds over \$500.00.
 1. Burlington Coat Factory #190
 2. Lonnie & Betty Gegenheimer
 3. Teresa Loo & Chevy C. Lee
 4. Papayas & More LLC
 5. Sam's Real Estate Business Trust
 6. Series 5-Valley Garden Apts.
 7. Wells Fargo Bank

3. BIDS/CONTRACTS:

- A)** Award of Contract for HVAC system Cooling Tower Repairs at Convention Center.

- B) Consideration and Approval of Contract Amendment No. 2 for additional services to the 33rd Street Roadway Improvements Project.
- C) Consideration and Approval of a 10ft Utility Easement at 501 E. Jasmine Avenue Infrastructure Improvements.
- D) Consideration and Approval of a Dark Fiber Lease Agreement with McAllen Data Center.

4. VARIANCES:

- A) Consideration of variance requests to 1) contractual agreement for paving, drainage, and sidewalk improvements along Los Ebanos Road, 2) N/S ¼ Mile Collector Road for proposed Salinas Brothers Subdivision, Hidalgo County, Texas; 13401 Los Ebanos Road.
- B) Consideration of variance requests to: 1) Interior streets Right-of-Way requirement, 2) Cul-de-Sac Right-of-Way requirement, 3) Block length requirement, and 4) Cul-de-Sac length requirement, for proposed The District Phase III Subdivision, Hidalgo County, Texas; 1301 Auburn Avenue.
- C) Consideration of a variance request to not require the subdivision process at a .64 acre tract of of Lots 10 and 15, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11505 N. La Lomita Road.

5. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) Future Agenda Items.

6. TABLED ITEM:

- A) Consideration and Approval of an Interlocal Cooperation Agreement between Hidalgo County and the City of McAllen for the Improvements to Shary Road from SH107 to Mile 9 Road. (Project No. 05-24-S51-01)

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) Consultation with City Attorney regarding legal issues related to contracts between McAllen Independent School District and City of McAllen related to Quinta Mazatlan (Section 551.071, T.G.C.)
- B) Consideration of Economic Development Matters (Section 551.087, T.G.C.)
- C) Consultation with city attorney regarding legal issues related to economic development contracts. (Section 551.0071, 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 May 24, 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