



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, JUNE 10, 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

PRESENTATION - Recognition of the Office of Communications for TAMIO Awards

PROCLAMATIONS - Age-Friendly RGV Initiative - Dr. Sudi Pasupuleti

National Safety Month - Yolanda Perez

Waste and Recycling Workers Week - Elvira Alonzo

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-2 (Neighborhood Commercial) District to C-3 (General Business) District: a 2.16-acre tract of land, more or less, out of Lot A, La Cantera Estates Subdivision, Hidalgo County, Texas; 3900 Buddy Owens Boulevard (Tract I).

2. Rezone from R-1 (single family residential) District to C-3L (light commercial) District: a 1.80-acre tract of land, more or less, out of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard.
3. Request of Joseph M. Caporusso, on behalf of Carcap Enterprises, Ltd., for a Conditional Use Permit, and adoption of an ordinance, for a parking facility, for life of use, at Lot 4, 5 & 6, Block 7, Fairfield Place Subdivision, Hidalgo County, Texas; 813 Kennedy Avenue.
4. Request of Mark Allen Gray, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at Lot 1, Red Leaf Estates Subdivision, Hidalgo County, Texas; 1701 Wisteria Avenue.
5. Request of Christian C. Avila, on behalf of Vimaent, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar and Grill (The Duchess) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue Suites 2210 & 2212.
6. Request of Nancy E. Garza, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a home occupation (daycare), at Lot 224, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 2748 Melba Avenue.

B) REZONINGS:

1. Rezone from C-1 (office building) District to C-3 (general business) District: 2.49 acres out of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3201 Trenton Road.
2. Rezone from C-2 (Neighborhood Commercial) District to C-4 (Commercial Industrial) District: a 1.56-acre tract of land, more or less, out of Lot A, La Cantera Estates Subdivision, Hidalgo County, Texas; 3900 Buddy Owens Boulevard (Tract II).

C) CONDITIONAL USE PERMIT:

1. Request of Juan Ramon Alonso, for a Conditional Use Permit, for a parking facility, for life of use, and adoption of an ordinance, at Lot 20, Block 11, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2216 El Rancho Avenue.

D) 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 Workshop and Regular Meeting held May 28th and Special Meeting held May 30, 2024.
- B)** Consideration and Approval of a Cargo Facility Lease at McAllen International Airport.
- C)** Consideration and Approval of an amendment to the Advanced Funding Agreement and Resolution for the Anzalduas International Bridge Northbound Inspection Facility.

- D) Consideration and Approval of an amendment to the Advanced Funding Agreement and Resolution for the Anzalduas International Bridge Southbound Inspection Facility.
- E) Consideration and Authorization to Declare City Vehicles and Property as Surplus.
- F) Consideration and Approval of a license agreement for a sign within City Right of Way at Donna Wernecke Elementary, Hidalgo County, Texas; 4500 Dove Avenue.
- G) Approval of a Resolution between Hidalgo County and the City of McAllen for the Improvements to Shary Road from SH107 to Mile 9 Road.
- H) CONSENT COOP PURCHASES
 - 1. Award of Contract for the installation of bollards at the Heart of the City Crossing. (Project No. 05-24-C18-01)
- I) Approval of Tax Refunds over \$500.00.
 - 1. BNAJ Properties LLC
 - 2. Cantu, Elvia
 - 3. Cauba, Maria Susanna & Anthony R.
 - 4. Corelogic Inc. for Dovenmuehle Mtg.
 - 5. Corelogic Inc. for Nationstar Mtg.
 - 6. Corelogic Inc. for PHH Mortgage
 - 7. DDS Discount Store #5112/Ross Dress for Less Inc.
 - 8. Garza, Gloria Saldivar & Austin B.
 - 9. Moore, James M & Page F
 - 10. Shin Foundation I LTD

3. **BIDS/CONTRACTS:**

- A) Award of Contract for Apex Control Console installation work and equipment for McAllen Performing Arts Center.
- B) Award of Contract for the Purchase of One (1) Crack Sealing Machine at McAllen International Airport.
- C) Consideration and Approval of Memorandum of Understanding between the City of McAllen and McAllen Independent School District for the McFun Zone Summer Program.
- D) Award of Contract for the Purchase of furniture for the New Anzalduas Cargo Facility. (Project No. 06-24-P60-01)
- E) Award of Contract of Professional Services for Design of the New McAllen City Hall.
- F) Consideration and Approval of Change Order No. 5 for the Anzalduas Bridge Infrastructure Improvements.

4. **RESOLUTION:**

- A) Approval of Resolution and Advance Funding Agreement (AFA) with TxDOT for the FM2220 (Ware Road) Underground Trail Crossing at Houston Avenue.

5. **VARIANCE:**

- A) Consideration of a variance request to North Bicentennial Right of Way dedication requirement, for proposed Barton Subdivision, Hidalgo County, Texas; 8501 North Main Street.

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) Consultation with City Attorney regarding legal issues related to Economic Development Contracts. (Section 551.071, T.G.C.)
- B) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. (Section 551.072, T.G.C.)
- C) Consultation with City Attorney regarding legal issues related to Municipal Employment Contracts. (Section 551.071, 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 June 7, 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.

Perla Lara, TRMC/CMC, CPM
City Secretary