



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 24, 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

PROCLAMATION - Haven Lopez Day - Karla Monje

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 R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 37, Bonham Unit No. 2 Subdivision, Hidalgo County, Texas; 2404 South 28th Street.

2. Tract 1: Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: 0.170 acres out of Lot 52, out of Lots 35 to 68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (middle).

Tract 2: Rezone from R-2 (duplex-fourplex residential) District to R-3T (multifamily

residential townhouse) District: 2.227 acres out of Lots 52 through 54, out of Lots 35 to 68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (rear).

3. Request of Israel Villarreal III on behalf of Jose A. Chanin, for a Conditional Use Permit, and adoption of an ordinance, for one year, for a bar (80's Brewery) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K.

4. Request of El Redentor a Las Naciones on behalf of Jose E. Lugo, for a Conditional Use Permit, and adoption of an ordinance, for a church, for life of use, at Lots 14-15, Block 9, Guerra's Addition Subdivision, Hidalgo County, Texas; 2016 Houston Avenue.

5. Request of Mario A. Salinas on behalf of Synergy a Real Estate Alliance, LLC, for a Conditional Use Permit, and adoption of an ordinance, for life of the use, for a Planned Unit Development (PUD) at a 12.51-acre tract out of the south 412.50 feet of lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road.

6. Request of Brandon Solis LLC on behalf of La Placita RGV LLC, for a Conditional Use Permit, and adoption of an ordinance, for one year, for an Event Center at La Placita RGV Condominiums Subdivision, Hidalgo County, Texas; 2109 South 10th Street, Building 300, Suite 20.

7. Request of Shawn Boreta on behalf of Rhodes Enterprises, for a Conditional Use Permit, and adoption of an ordinance, for a food truck park, for one year, at Lot 1, Community Center at Tres Lagos Subdivision, Hidalgo County, Texas; 4900 Tres Lagos Boulevard.

8. Request of Jesus F. Davila on behalf of Trenton Palms LLC, for a Conditional Use Permit, and adoption of an ordinance, for a bar, for one year, at Lot 1, Valerie Subdivision, Hidalgo County, Texas; 7001 North 10th Street.

B) REZONING:

1. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 4, R. Martinez Family Subdivision, Hidalgo County, Texas; 1113 East Pineridge Avenue.

C) 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 on June 10, 2024.
- B)** Subdivision Monthly Report.
- C)** Status Report on Parks & Recreation Projects.
- D)** Project Status Monthly Report through May 31, 2024.

- E) Consideration and Approval of Interlocal Cooperation Agreement Between Hidalgo County and City of McAllen for 2024 County Library Services.
- F) Consideration and Approval for the renewal of the Memorandum of Understanding between Region One Education Service Center's Adult Education Program and the City of McAllen.
- G) Ordinance amending a Planned Unit Development (PUD) at the proposed McAllen City Center Subdivision, Hidalgo County, Texas; 1300 S. 10th Street.
- H) Resolution and Advance Funding Agreement (AFA) with TxDOT for Landscaping installation associated with the FM2220 (Ware Road) Widening from FM1925 (Monte Cristo Road) to SH107.
- I) Consideration and possible approval of an amendment extending the lease agreement with VIDA.
- J) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Two (2) Side-Load Commercial Refuse Trucks through BuyBoard Cooperative Pricing. (Project No. 06-24-P63-01)
- K) Approval of Tax Refunds over \$500.00.
 - 1. Corelogic
 - 2. Fidelity National Title Agency Inc.
 - 3. Merit Energy Co.
 - 4. Singleton, John B.

3. BIDS/CONTRACTS:

- A) Award of Contract for Professional Engineering Services for El Rancho Park. (Project No. 06-24-S56-01)
- B) Award of Contract for the Purchase of Furniture for the Quinta Mazatlan Center for Urban Ecology. (Project No. 06-24-P59-01)
- C) Award of Contract for the Purchase of Furniture for Fire Training Facility. (Project No. 06-24-P62-01)
- D) Consideration and Approval of Contract Amendment No. 5 for the Quinta Mazatlan Palm House Design Services.
- E) Consideration and Approval of Change Order No. 1 for the Quinta Mazatlan Wall repairs (Project No 02-24-C09-595)
- F) Award of Contract for City Wide Grounds Maintenance.

4. RESOLUTIONS:

- A) Consideration and approval of a resolution relating to TGS RGV Interim Rate Adjustment/GRIP Filing.
- B) Consideration and approval of a resolution relating AEP Texas 2024 Rate Case to deny the rate increase.

5. MANAGER'S REPORT:

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

6. **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 Municipal Employment 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 economic development contracts. (Section 551.071, T.G.C.)
 - D) Consultation with City Attorney regarding legal issues related to nuisance abatement agreements. (Section 551.071, T.G.C.)
 - E) Consultation with City Attorney regarding legal issues related to potential litigation. (Section 551.071, T.G.C.)
 - F) Consultation with City Attorney regarding legal issues related to building permits. (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 21, 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