



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, AUGUST 26, 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 Rodolfo "Rudy" Castillo

PROCLAMATION - The956United Soccer Club Day - Gary Hamilton

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-3A (Multifamily Residential Apartments) District To C-4 (Commercial Industrial) District: A 0.546 Acre Tract Of Land Out Of Lot 5, Block 22, Steele And Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road (Rear).
2. Rezone From R-1 (Single Family Residential) District To C-1 (Office Building) District: A 1.201 Acre Tract Being Out Of The South 10.0 Acres Of That Part Of Lot 2, Block 9, A. J. Mccoll Subdivision, Hidalgo County, Texas; 3920 South Jackson Road.

3. Rezone From C-2 (Neighborhood Commercial) District To C-3 (General Business) District: Lot 1, Idela's Corner Subdivision, Hidalgo County, Texas; 4524 South Ware Road.
4. Rezone from A-O (agricultural open space) district to R-1 (single family residential) district: a 0.758 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard (rear).
5. Request of David A. Lisauckis, for a conditional use permit, for one year, and adoption of an ordinance, for a bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 West Nolana Avenue, Suite H1.
6. Request of Brandon Solis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at a 5.12 acre tract of land out of lot "a", Boggus Subdivision, and out of lot 2, S.C. Quimby Subdivision, Hidalgo County, Texas; 906 East US Highway 83.
7. Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lot 9, 10 & 11, Block 2, Eltus Subdivision, Hidalgo County, Texas; 1116 Pecan Boulevard.
8. Request of Ricardo and Connie Aguirre, for a Conditional use Permit, for life of the use, and adoption of an ordinance for a guest house at Lot 43, Villa Norte No.3 Subdivision, Hidalgo County, Texas, 1500 Fullerton Avenue.

B) REZONINGS:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: a 0.909 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard (front).
2. Rezone from A-O (agricultural open space) district to C-3 (general business) district: a 0.182 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard (middle).

C) CONDITIONAL USE PERMIT:

1. Request of Maria D. Acuna, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an outdoor commercial recreation (soccer fields), at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road.

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 for Workshop and Regular Meeting held on August 12th, and Special Meeting held on August 13, 2024.
 - B) Consideration and Approval for a Memorandum of Understanding between RGV Metro and the City of McAllen.
 - C) Consideration and Approval for a Memorandum of Understanding between the City of McAllen and McAllen Independent School District for facility usage.
 - D) Consideration and Authorization to enter into an Interlocal Agreement with the City of Brownsville to participate in the Fiscal Year 2024 SB224 Catalytic Converter Grant.
 - E) Consideration and Approval of Engagement Letter From Weaver & Tidwell, LLP for the annual audit ending September 30, 2024.
 - F) Subdivision Monthly Report.
 - G) Project Status Monthly Report through July 31, 2024.
 - H) Status Report on Parks & Recreation Projects.
 - I) **Approval of Tax Refunds over \$500.00.**
 - 1. Hernandez, Manuel III & Mariella
 - 2. Mejia, Elsa G.
 - 3. Moore, Tevin Marques
 - 4. Ortiz, Dora Elia
 - 5. Nunes, Johnny
 - 6. Rinker, Lucas Andrew
 - 7. Salinas, Marcus W.
 - 8. Scott, Glen Samuel & Geneva
 - 9. Vasquez, Felipe G. & Ana C.
 - 10. Villa, Manuel Alejandro
3. **BIDS/CONTRACTS:**
- A) Award of Contract for 911 EMS Service with the Top Ranked Provider.
 - B) Award of Contract for the 2024 Pavement Preservation Project. (Project No. 07-24-C26-367)
 - C) Consideration and Approval of a lease agreement for 'Cotton Candy Sweet Creations' at the Downtown Parking Garage Food Court.
 - D) Consideration and Approval to Award Contracts for the Non-Exclusive On-Airport Rental Car Concession Program at the McAllen International Airport.
4. **ORDINANCE:**

- A) Ordinance amending Fiscal Year 2024-2025 Annual Action Plan Ordinance 2024-72 to modify the scope for MPU – Jasmine Ave Wastewater Line.

5. RESOLUTION:

- A) Resolution for adoption of the McAllen Vision Zero Action Plan.
- B) Consideration and Approval of a resolution regarding the Boeye Reservoir.

6. VARIANCES:

- A) Consideration of a variance request to not require the subdivision process at the 1.201 acre tract of land out of the south 10.0 acres of that part of Lot 2, Block 9, A. J. McColl Subdivision, Hidalgo County, Texas; 3920 South Jackson Road.
- B) Consideration of a variance request to Houston Avenue ROW dedication requirement, for proposed Norlola Subdivision, Hidalgo County, Texas; 700 South 8th Street.

7. MANAGER’S REPORT:

- A) Advisory Board Appointments.
- B) Immigration and Respite Center Report.
- C) Discussion of 2024 Proposed Tax Rate, Take a Record Vote and Schedule Public Hearing and announce the meeting date to adopt the Tax Rate.
- D) Review of Quarterly Investment Report for Quarter Ending March 31, 2024.
- E) 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 related to employee benefit options. (Section 551.071, T.G.C.)
- B) Consultation with legal counsel regarding municipal employment contracts. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legal issues related to sponsorship agreements. (Section 551.071 T.G.C.)
- D) 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 August 23, 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