



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 Isaac J. Tawil

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, OCTOBER 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 Antonio "Tony" Aguirre Jr.

PROCLAMATION - Teen Court Day - Judge Lauren Sepulveda

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) REZONINGS:

1. Rezone from R-3T (Multifamily Residential Townhouses) District to R-3A (Multifamily Residential Apartments) District: 9.985 acres, out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road.
2. Rezone from R-1 (Single Family Residential) District to R-3A (Multifamily Residential Apartments) District: the north 10 acre tract, out of Lot No. 297, John H. Shary Subdivision Porciones 58, 59 8, 60, Hidalgo County, Texas; 3320 North Taylor Road.
3. Rezone from R-1 (Single Family Residential) to R-3T (Multi Family Residential Townhouses) District: a 4 acres tract out of the south 30 acres of Lot 47, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8516 North 29th Street. (TABLED)

B) CONDITIONAL USE PERMITS:

1. Request of Efraim T. Vela on Behalf of Dev Harvey, LLC., for a Conditional Use Permit, for a life of use, and adoption of an ordinance, for a Parking Facility at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive.
2. Request of Ignacio Alvarez, on behalf of Na Investment Group, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a smoke shop, at Southeast 160 feet by 172 feet of Northeast 10 acres of Lot 156, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 630 South 23rd Street, Building 100, Suite 120. (TABLED)

- 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 October 14, 2024.
 - B)** Award of Contract for a one year extension for the Rise & Shine Cafe.
 - C)** Award a Contract for the Non-Exclusive Off-Airport Rental Car Concession Program at the McAllen International Airport.
 - D)** Consideration and Approval of Contract Amendment No. 11-2020 with KSA regarding the Security System & Access Control Improvements at McAllen International Airport.
 - E)** Consideration and Approval of a lease renewal with the Consulate of Honduras; 1209 Galveston Avenue.
 - F)** Amendment to Resolution No. 2024-56 to provide for inclusion of required language as required by the U.S. Department of Justice, Bureau of Justice Assistance for funding under the Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Program.
 - G)** Subdivision Monthly Report.
 - H)** Parks & Recreation Project Report.
 - I)** Project Status Monthly Report through September 30, 2024.
 - J)** Approval of Tax Refund over \$500.00.
 - K) CONSENT COOP PURCHASES**
 1. Award of Contract for the Purchase of Portable, Dual Head, and Single Head Mobile Radios.
 2. Award of Contract for the Purchase of Self-Contained Breathing Apparatus Harnesses (Project No. 10-24-P01-02).
 3. Award of Contract for the Purchase of replacement parts for Miracle Playgrounds through BuyBoard Cooperative Pricing (Project No. 10-24-P05-01).
 4. Award of Contract for Downtown Traffic Signals Additional Lighting.

3. BIDS/CONTRACTS:

- A) Award of Contract for the El Rancho Regional Stormwater Drainage Facility (RDF) Improvements Project (Project No. 10-24-C01-515).
- B) Award of Contract for the Design Engineering Services for the 2nd Street and Wisconsin Road Roundabout (Project No. 11-24-S07-01).
- C) Consideration and Approval of Change Order No. 4 and Final Reconciliation for the Terminal Roof Replacement at McAllen International Airport (Project No. 07-22-C33-403).
- D) Award of Contract for Tire Repair Services (Project No. 10-24-S02-60).

4. ORDINANCES:

- A) Consideration and possible approval of an amendment to the solid waste ordinance to update certain recycling fees.
- B) Consideration to abandon a 20-foot road Right-of-Way, being 0.170 of one acre out of Lot 138, La Lomita Irrigation and Construction Co. Subdivision, Hidalgo County, Texas, 2601 North Ware Road (Rear).

5. RESOLUTION:

- A) Resolution to adopt the 2024 Official Tax Roll.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Presentation of the Tres Lagos Public Improvement District Annual Financial Report for the Fiscal Year Ended September 30, 2023.
- C) Presentation of Year-to-Date Tax Collection and Delinquent Year-to-Date Tax Collection Reports.
- D) Future Agenda Items.

7. TABLED ITEM:

- A) Consideration and Approval of an ordinance regulating the development of car washes.

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 a resolution authorizing the exercise of eminent domain authority to acquire two tracts of land being: (1) A 4.19 acre (182,518.49 sq. ft.) gross tract of land, more or less, being part of Lots 10, 15 and 16, Section 6, HIDALGO CANAL COMPANY SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume "Q", Page 177, Map Records, Hidalgo County, Texas, thereof conveyed to Stallion Texas

Real Estate Fund, LLC., as recorded in Document Number 3058619, Official Records, Hidalgo County, Texas, and (2) A tract of land out of Lots 10, 15, and 16, Southeast 1/4 of Section 6, HIDALGO CANAL COMPANY'S SUBDIVISION, Hidalgo County Texas, according to map thereof recorded in Volume "Q," Page 177, Deed Records of Hidalgo County, Texas, for airport. Tex. Gov't. Code §551.071.

- B)** Discussion and possible lease, sale or purchase of real estate property, Tract 1 and Tract 2. Tex. Gov't. Code §551.072.
- C)** Consultation with City Attorney regarding pending litigation: Cause No. C-4698-23-M. Tex. Gov't. Code §551.071.
- D)** Consultation with City Attorney regarding employment contracts. Tex. Gov't. Code §551.071.

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 October 25, 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