



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, NOVEMBER 11, 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 Joaquin Zamora

PRESENTATIONS - Recognition of the Office of Communications Department - 28th Annual Texas Association of Telecommunications Officers and Advisors Conference and Awards Ceremony

PROCLAMATIONS - Children's Grief Awareness Month - Noelynn Llasos

Texas Recycles Day - 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. Request of Robert Wilson, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar/ Billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G.

2. Request of Mayda Fuentes, on behalf of Aleyda Enterprises LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lot 1, Angela Subdivision, Hidalgo County, Texas; 2313 Harvey Drive.

3. Request of George A. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center (Windsor Event Center), at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83.

B) REZONING:

1. Rezone from C-3L (Light Commercial) District to C-4 (Commercial Industrial) District: 1.03 acres, more or less, out of Lot 89, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 5721 North Ware Road.

C) CONDITIONAL USE PERMITS:

1. Request of Kelley A. Heller-Vela, on behalf of The Family Church, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an institutional use (church), at 15.00 acres out of Section 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 14500 North Shary Road.

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)

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 October 28, 2024.
- B)** Award of Contract for Chamber, AV Control Room, Podium, & MCN Studio Upgrade (Project No. 11-24-P09-01).
- C)** Consideration and Authorization to Declare City Vehicles and General Property as Surplus.
- D)** Consideration and Approval of Contract Amendment 37 for Aviation Marketing and Consulting Services at McAllen International Airport (Project No. 09-21-S53-107).
- E)** Consideration and possible approval of a resolution ratifying release of third parties to increase pro rata distribution in the Endo International bankruptcy settlement.
- F) CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Fire Department Uniforms (Project 11-24-P10-01).
 - 2. Award of Contract for the Purchase of One (1) New Current Motor Grader through Sourcewell Cooperative Pricing (Project No.10-24-P04-01).
 - 3. Award of Contract for the Purchase of One (1) 2023 Ford F550 4x4 Crew Cab for the McAllen Convention Center (Project No. 11-24-P11-01).

3. BIDS/CONTRACTS:

- A) Award of Contract for the Public Works HVAC Repair Project (Project No. 10-24-C02-01).
- B) Consideration and Approval to negotiate with Top Ranked Firm for the Airport Parking Management Program at McAllen International Airport (Project No. 08-24-S75-52).

4. RESOLUTIONS:

- A) Resolution casting votes for the Hidalgo County Appraisal District Board of Directors 2025-2027.
- B) Consideration and possible approval of a resolution in support of TxDOT Design Modifications for the proposed SH 68 corridor.

5. VARIANCES:

- A) Consideration of a variance request to E/W ¼ Mile Collector Right of Way dedication and maximum block length requirement of 1,200 ft. requirement, for proposed vacating a portion of Racquet Club and Replat of Park West Subdivision, Hidalgo County, Texas; 11201 North 10th Street.
- B) Consideration of a variance request to provide 15 ft. of additional Right of Way dedication instead of 20 ft. Right of Way requirement, an alley/service drive for multi-family properties, E/W ¼ Mile Collector Right of Way, 1,200 ft. maximum block length requirement, and internal roads to be 50 ft. Right of Way with 40 ft. of paving, for the proposed vacate a portion of Racquet Club into Replat of Villages Park West Subdivision, Hidalgo County, Texas; 1400 Sprague Rd.

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) Discussion and possible lease, sale or purchase of real estate property, Tract 1. Tex. Gov't. Code §551.072.
- B) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- C) Consultation with City Attorney regarding legal aspects of proposed transportation infrastructure. Tex. Gov't. Code §551.071.
- D) Consultation with City Attorney regarding pending litigation: Cause No. C-0074-19-D. Tex. Gov't. Code §551.071.
- E) Consultation with City Attorney regarding potential litigation. Tex. Gov't. Code §551.071.

- F) Consultation with legal counsel 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 November 8, 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