



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, DECEMBER 9, 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
PROCLAMATIONS - Tuba Christmas - Scott Roeder
Christmas for Kids Day - Police Chief Victor Rodriguez

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 R-1 (Single Family Residential) District: 19.587 acre tract being the west one half of Lot 12, Section 280, Texas- Mexican Railway Company's Survey, Hidalgo County, Texas; 2701 West State Highway 107.

2. Request of Hayley Sorenson, on behalf of Verizon Wireless, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a personal wireless service facility at a 40 feet x 40 feet lease space (as surveyed) containing 0.04 acres, more or

less, and 30 feet ingress/egress and utility/fiber easement (as surveyed) containing 0.11 acres, more or less, out of the west one-half of Lot 3, Block 17, Steele & Pershing Subdivision, Hidalgo County, Texas, 158 El Rancho Road.

3. Request of Juan C. Hernandez, on behalf of Omar Cavazos, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an automotive service and repair at the north 50 feet of Lots 13 and 14, Block 36, Hammond Addition Subdivision, Hidalgo County, Texas; 213 South 23rd Street.

4. Request of Tanya De la Rosa, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at south 35' of Lot 5 and all of Lot 6 and the north 40' of Lot 7, Block 1, Highland Center Subdivision, Hidalgo County, Texas, 2300 North 10th Street, Suite C.

- B) Amending the Zoning Ordinance of the City of McAllen.
- C) Public Hearing and Consideration of ordinance adopting a Unified Development Code and repealing conflicting ordinances.
- D) Public Hearing and Consideration of a request by Sergio J. Rivas, on behalf of Shoppes at Tres Lagos, LLC (Nick Rhodes) for a variance from Section 6-2 of the City of McAllen Code of Ordinance of the Alcoholic Beverage Code at Lot 1, Shops at Tres Lagos Subdivision, Hidalgo County, Texas; 4312 Tres Lagos Boulevard, Suite 670.

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 Special Meeting held on November 21st, Workshop and Regular Meeting held November 25, 2024.
- B) Consideration and Approval of a Minute Order amending the City Charter.
- C) Resolution authorizing the 2024 Title VI Plan for the McAllen International Airport.
- D) Consideration and Adoption of City of McAllen Water Conservation and Drought Contingency Plan.
- E) Tax Refunds over \$500.00.
 - 1. Fernandez & Son Investments LLC
 - 2. Fernandez, Lazaro Sr.
 - 3. MTZ Texas LLC
- F) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Trash and Recycling Bins through OMNIA Partners Cooperative Pricing.
 - 2. Award of Contract for the Purchase of Two (2) New Current Model Roll-off Refuse Trucks through BuyBoard Cooperative Pricing.
 - 3. Award of Contract for the Purchase of Commercial Dumpsters through BuyBoard Cooperative Pricing.

3. BIDS/CONTRACTS:

- A)** Award of Contract for the Balboa Ditch Sluice Gates Improvements (Project No. 10-24-C04-508).
- B)** Consideration and Approval for a First Amendment to the Master Contract Agreement for Marketing Co-op and Creative Consulting.
- C)** Consideration and Approval to Negotiate with Top Ranked Firm for Terminal Expansion Design Services at McAllen International Airport (Project No. 11-24-S05-370).
- D)** Consideration and Approval of Contract Amendment No. 12-2020 for the Safety Management System (SMS) at McAllen International Airport (Project No. 08-20-S52-459).

4. ORDINANCE:

- A)** Consideration and Approval of Fiscal Year 2024-2025 Budget Amendment for Airport Improvement Projects.

5. MANAGER'S REPORT:

- A)** 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 aspects of contractual agreement. 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.

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 December 6, 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