



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, JANUARY 13, 2025 – 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 - Mayor Pro Tem Omar Quintanilla

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 A-O (agricultural and open space) District: 4.00 acres out of Lot 418, save and except 0.208 acres road row, John H. Shary Subdivision, Hidalgo County, Texas; 4700 Auburn Avenue.
2. Request of Melden and Hunt Inc., on behalf of Synergy a Real Estate Alliance LLC., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for Planned Unit Development (Taylor Villas) at a 12.51 acre tract of land out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road.
3. Request of Melden and Hunt Inc., on behalf of Escanaba, LLC., for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an amendment to a

Planned Unit Development for Harvest Coves Phase I Subdivision, Hidalgo County, Texas; 2601 North Ware Road.

4. Request of Keaton Mai, on behalf of Justin Nowell, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Gasoline Service Station at Lot 1, Block 2, Villa Hermosa Subdivision, Hidalgo County, Texas; 3400 South Jackson Road.

5. Request of Sara C. Lopez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park at Lot 1, Lopez-Torres Subdivision, Hidalgo County, Texas; 4300 South Ware Road.

6. Request of Joseph L. Salinas, on behalf of Mikada, LLC (Jose Chanin), for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar (La Azotea Rooftop) at Lot 1, Mikada Subdivision, Hidalgo County, Texas; 5000 Pecan Boulevard, Building 100.

B) 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 December 9th, Special Meeting on December 10th, and Special Meeting held on December 18 and December 19, 2024.

B) Award of Contract for the Parking Improvements at McAllen International Airport (Project No. 09-22-S72-441).

C) Award of Contract for COMPASSCOM GPS Upgrade for the McAllen Police Department Emergency Communications Center (ECC) (Project No. 01-25-P24-01).

D) Award of Contract and approval of a resolution for the Purchase of Seven (7) Paratransit Vehicles.

E) Consideration and Possible Approval of a Minute Order requiring continued inspections and related fees for Fireworks Stands and Warehouses.

F) Consideration and Approval of a Service Area Purchase Agreement with Sharyland Water Supply Corporation as approved by the Public Utility Board of Trustees.

G) Consideration and Possible Approval of participation in the Kroger Opioid Settlement.

H) Consideration and Approval of Parks & Recreation Department name selection for campground project.

I) Approval of Tax Refunds over \$500.00.

1. Colonnade of McAllen

2. Corelogic

3. Corelogic Solutions

4. Garza, Elizabeth

5. Texas National Bank

J) **CONSENT COOP PURCHASES**

1. Award Contract for Laserfiche Maintenance through Buy Board.

2. Award of Contract for the Purchase of an FD2002 replacement - 3/4 ton CC SB Pick-up (Project No. 01-25-P23-01).

3. BIDS/CONTRACTS:

- A) Award of Contract for the Purchase of Two (2) Fire Department UTV Medic Units.
- B) Award of Contract for Various Types of Concrete Work Service Contract (Project No. 11-24-S06-699).

4. ORDINANCES:

- A) Consideration and Possible Action Calling a General Election in the City of McAllen on May 3, 2025. *Consideración para aprobación de una Ordenanza convocando una elección General en la Ciudad de McAllen el 3 de Mayo, 2025.*
- B) Consideration and Approval of substantial amendment for Fiscal Year 2023-2024 Annual Action Plan for ESG Program.
- C) Consideration and Possible Approval of an Ordinance reauthorizing Building Permit Fees.
- D) Providing for a Budget Amendment for Two (2) Fire Department UTV medic units - Fiscal Year 2025 Border-Zone Fire Departments Grant Program.

5. RESOLUTION:

- A) Consideration and Possible Approval of a Resolution to reimburse costs of the Recycling Center operations upgrade project from obligations to be issued by the City.

6. VARIANCE:

- A) Consideration of variance requests to: 1) Frontera Road Right-of-Way dedication requirement, 2) No northward extension of North 27th Street, 3) 900 ft. block length requirement for proposed 29th Subdivision, Hidalgo County, Texas; 8516 North 29th Street.

7. MANAGER'S REPORT:

- A) Election of Mayor Pro Tem.
- B) Appointment to the Hidalgo County Regional Mobility Authority.
- C) Future Agenda Items.

8. TABLED ITEM:

- A) Consideration and Approval of a Minute Order amending the City Charter.

9. 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, Tracts 1 and 2, Tract 3, and Tract 4. Tex. Gov't. Code §551.072.
- B) Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: **Tract 1:** JOHN H SHARY W250'-E756.45'-S986.84' EXC W100'-N50' LOT 328 A/K/A TR 6 & 7 5.55AC NET and **Tract 2:** The southernmost 1.39 acres of JOHN H SHARY W150'-E906'-N986.46' EXC NW1.0AC LOT 328 A/K/A TR 5 2.40AC GR 2.23AC NET; and **Tract 3:** A 6.32 acre tract of land being a portion of Lot 104, La Lomita Irrigation and Construction Company Subdivision as recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas, also known as CONCRETE ENTERPRISES LOT 2 for a warehouse, storage facility, or other public purposes. Tex. Gov't. Code §551.071.
- C) Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire the tracts of land located along the west side of North Bicentennial Boulevard, between Pecan Boulevard and Cedar Avenue, McAllen, Hidalgo County, Texas for a park, playground, or other recreational facility and other public purposes. Tex. Gov't. Code §551.071.
- D) Consultation with City Attorney regarding legal aspects of infrastructure project. Tex. Gov't. Code §551.071.
- E) Consultation with City Attorney regarding legal aspects of contractual agreements. Tex. Gov't. Code §551.071.
- F) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- G) Consultation with City Attorney regarding pending litigation: Cause No. C-3954-23-L. 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.

CERTIFICATION

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 January 10, 2025 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