



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 27, 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 - Commissioner Antonio "Tony" Aguirre, Jr.

PROCLAMATION - STC's Flag Football Team Day - Gardenia Perez

Walking Southern Roads to Freedom - Roseann Bacha-Garza

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 A-O (Agricultural and Open Space) District to R-3T (Multifamily Residential Townhomes) District: 5.497 acres, out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road (rear).

2. Rezone from C-3 (General Business) District to R-3T (Multifamily Residential Townhomes) District: 2.224 acres, out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road.

3. Rezone from R-3A (Multifamily Residential Apartments) District to R-3T (Multifamily Residential Townhouses) District: 3.062 acres out of Section 232, Texas-Mexican Railway Company's Survey, (proposed Villas at Tres Lagos Phase I-A Subdivision), Hidalgo County, Texas; 5300 Tres Lagos Boulevard (Tract 1).
4. Rezone from C-4 (Commercial-Industrial) District to R-3T (Multifamily Residential Townhouses) District: 1.399 acres out of Section 232, Texas-Mexican Railway Company's Survey, (proposed Villas at Tres Lagos Phase I-A Subdivision), Hidalgo County, Texas; 5300 Tres Lagos Boulevard (Tract 2).
5. Rezone from A-O (Agricultural and Open Space) District to R-1 (Single Family Residential) District: 9.67 acres tract of land more or less, out of Lot 53, La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 8017 North Ware Road.
6. Request of Ricardo De La Garza, on behalf of South Texas College, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional use at Lot 1, S.T.C Pecan Campus North Expansion Subdivision, Hidalgo County, Texas; 3200 Pecan Boulevard.
7. Request of Ashwin George, on behalf of Galvan Gonzalo Beltran, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Social Club at 83 Citrus Plaza Subdivision, Hidalgo County, Texas; 4037 Expressway 83, Suites 100, 105, 110.
8. Request of Eddie Picasso, on behalf of Adrian Garza, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Guest House at Lot 75, Sommersby Subdivision Phase II, Hidalgo County, Texas; 6601 North 34th Street.
9. Request of Melisa Medina (Sevilla Events, LLC), on behalf of Trenton Palms LLC, for a Conditional Use Permit, for one year, and an adoption of an ordinance, for an Event Center (Sevilla Events LLC) at Lot 1, Trenton View Subdivision, Hidalgo County, Texas; 7007 North 10th Street.
10. Request of James Glover, on behalf of Escandon Jose and Maritza, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Guest House at the north 444.2 feet, south 1,038.4 feet, of Lot 418, John H. Shary Subdivision, Hidalgo County, Texas; 8109 North Bentsen Road.

B) REZONINGS:

1. Rezone from R-1 (Single Family Residential) District to R-3 (High-Density Residential) District: 0.817 of an acre tract out of a 1.63-acre tract out of Lot 9, Wayne Court Subdivision, Hidalgo County, Texas; 512 Jonquil Avenue. (UDC)
2. Rezone from C-3 (General Business) District to R-3A (Multifamily Residential Apartments) District: Lot 6, Block 56, McAllen Addition Subdivision, Hidalgo County, Texas; 600 South 17th Street.
3. Rezone from R-1 (Single Family Residential) District to R-3T (Townhomes) District: 3.312 acres, out of Lot 10, Block 1, C.E. Hammond Subdivision, Hidalgo County, Texas; 2121 Trenton Road.

C) CONDITIONAL USE PERMIT:

1. 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. (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 January 13, 2025.
- B) Subdivision Monthly Report.
- C) Project Status Monthly Report through December 31, 2024.
- D) Parks & Recreation Status and Monthly Project Report.
- E) Award of Contract to Purchase Two (2) New Police Packaged Motorcycles (Project No. 12-24-P16-93).
- F) Consideration and Approval of Change Order No. 5 for the McAllen South Industrial Park Project. (EDA 08-79-05610)
- G) Consideration and Approval of the Construction Contract for Drilling and Boring Services for Installation of Fiber, Data, and Electrical Conduit (Project No. 12-24-S09-391).
- H) Consideration and Authorization to remove 2nd & 3rd Quarters of Fiscal Year 2023-24 Uncollectible Sanitation & Drainage Accounts from the General Ledger and begin Write-off procedures.
- I) Consideration and Approval for Contract Amendment for the creation of the official City of McAllen Style Guide.
- J) Authorization for a resolution of the submission of a grant application to the Office of the Governor, Homeland Security Grants Division for funding under the Fiscal Year 2024 Operation Stonegarden application in the amount of \$313,000.
- K) Resolution expressing Official Intent to reimburse costs of certain capital expenditures to construct, acquire, purchase, improve, renovate, enlarge, and equip improvements to the City's Waterworks System from Tax-Exempt Obligations to be issued by the City of McAllen; Requesting Approval of a Reimbursement Resolution by the City of McAllen; and other Matters Related Thereto.
- L) Adopt a resolution proclaiming "Healthier Texas Communities Day" in the City of McAllen, and execution of the Community Leader Pledge.
- M) **CONSENT COOP PURCHASES**
 - 1. Award of Contract to Purchase New Current Model City Vehicles through Cooperative Pricing (Project No. 12-24-P14-180).
 - 2. Award of Contract for the Purchase of Pavement and Asset Management Services through HGAC Cooperative Pricing (Project No. 01-25-S15-01).

3. Award of Contract for the Purchase of Citywide AED's through BuyBoard Cooperative Pricing (Project No. 01-25-P26-01).
4. Award of Contract for the Purchase of an annual renewal of VMware Subscription to FreeIT Data Solutions through Texas Department of Information Resources (DIR).
5. Award of Contract for the Purchase of the City's Multi Factor Authentication Technology (MFA) renewal through Texas Department of Information Resources (DIR).

N) Approval of Tax Refund over \$500.00.

1. Dillard Texas South LLC

3. BIDS/CONTRACTS:

- A) Consideration and Approval of Contract Amendment No. 6 for the Quinta Mazatlan Magic Tunnel Design Services.
- B) Consideration and Approval of Quinta Mazatlan Palm Room Contract Amendment No. 7 for Additional Structural Services (Project No. 08-17-S41-487).

4. ORDINANCES:

- A) Providing for a Budget Amendment to cover cost for AED.
- B) Providing for a Budget Amendment in the Sanitation Fund for the Purchase of Land.

5. RESOLUTION:

- A) Resolution to Approve submittal of a Notice of Intent and Stormwater Management Program to the Texas Commission of Environmental Quality (TCEQ).

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Review of Quarterly Investment Report for Quarter Ending June 30, 2024.
- C) Consider and take action to accept donation of various parcels of land in Tres Lagos as open space to be maintained by the Public Improvement District.
- D) Future Agenda Items.

7. TABLED ITEMS:

- A) Consideration and Approval of Parks & Recreation Department name selection for campground project.
- B) Consideration and Approval of a Minute Order amending the City Charter.

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) 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 a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: A 1.45 gross acre tract of land, more or less, out of the Northwest corner of Lot 2, of the Northwest 1/4th of Section 7, HIDALGO CANAL COMPANY'S S/D, Hidalgo County, Texas, according to the map recorded in Volume Q, Page 177, Deed Records of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described metes and bounds, also known as 801 S. Main Street, McAllen, Texas 78501 for a municipal building or other public purposes. 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 January 24, 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