



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, FEBRUARY 10, 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 Joaquin Zamora

PROCLAMATION - National Society Daughters of the American Revolution - Patricia Carey

National Engineers Week - Eduardo Mendoza

Nedra Kinerk Day

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 R-3T (multifamily residential townhouses) District: 1.81 acre tract of land out of Lot 14, section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 10921 North 23rd Street.

2. Request of Oscar I. Guerrero, on behalf of RZ United LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store at Lot 18a &

1.99% Common Area 'A', Broadway North Subdivision Phase, Hidalgo County, Texas; 721 Dove Avenue.

3. Request of Anita Moon, on behalf of Greater McAllen Association of Realtors, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for two portable buildings greater than 10'x12' at Lot B1, Aim Media, Hidalgo County, Texas; 1324 East Nolana Avenue.

4. Request of Loretta L. Johnson, on behalf of Gabriel Kamel (FK Real Estate LLC), for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Block 4A, North Park Estates Unit 2, Subdivision, Hidalgo County, Texas; 1701 Dove Avenue, Suites 75 & 80.

B) REZONINGS:

1. Rezone from C-1 (Office Building) Districts to R-3 (High Density Residential) District: 2.14 acre tract of land out of the North ½ of Lot 4, Section 12, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1501 Trenton Road.

2. Initial Zoning to R-2 (Duplex-Fourplex Residential) District: 1.43 acre tract of land out of Lot 14, section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Sprague Road.

C) Amending the Zoning Ordinance of the City of McAllen.

D) Public Hearing and Ordinance providing for the annexation of 1.43 acre tract of land out of Lot 14, section 280, Texas-Mexican Railway Company's survey, Hidalgo County, Texas; 2401 Sprague Road

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 27, 2025.

B) Award of Contract for the 2025 Single Machine Repaving (Project No. 01-25-C06-457).

C) Award of Contract for the Purchase and Delivery of Type "D" Hot Mix Asphaltic Concrete (Project No. 01-25-P22-120).

D) Consideration and Approval of Change Order No. 1 for the McAllen-Hidalgo International Bridge Building C Restroom Renovations.

E) Consideration and Approval of Tyler Technologies Inc. Subscription License and Services Agreement Amendment 1.

F) Consideration and Approval for Change Order No. 1 Septic Tank Upgrade for the Kappler Park Improvements Project (Project No. 07-24-C23-965).

G) Resolution authorizing the submission of a grant application to the Dollar General Literacy Foundation for funding under the Fiscal Year 2025 Summer Reading Grants Program in the amount of \$3,000.00.

- H) Resolution authorizing the submission of grant application to the Office of the Governor for funding under the Fiscal Year 2025 State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects in the amount of \$952,000.00.
- I) Resolution authorizing the submission of grant application to the Office of the Governor for funding under the Fiscal Year 2025 State and Local Cybersecurity Grant Program (SLCGP) – Governance and Planning Projects to request funding in the amount of \$80,000.00.
- J) Resolution authorizing the submission of grant application to the Office of the Governor for funding under the Fiscal Year 2025 State and Local Cybersecurity Grant Program (SLCGP) – Assessment and Evaluation Projects to request funding in the amount of \$208,000.00.
- K) Resolution authorizing the submission of grant application to the Office of the Governor for funding under the Fiscal Year 2025 State and Local Cybersecurity Grant Program (SLCGP) – Workforce Development Projects to request funding in the amount of \$12,800.00.
- L) Resolution authorization to submit a grant application to the Texas Office of the Governor for funding under the Fiscal Year 2025 State Homeland Security Program - Regular Projects (SHSP-R) for a total request of \$890,000.00, with no local match required.
- M) Authorizing a resolution for the acceptance of Federal Transit Administration (FTA) Funds.
- N) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase and Replacement of Palmview Community Center Gym Floor through BuyBoard cooperative pricing (Project No. 02-25-P34-01).
 - 2. Award of Contract for the Purchase and replacement of Lark Community Center Gym Floor through BuyBoard cooperative pricing (Project No. 02-25-P35-01).
 - 3. Award of Contract for the Purchase of One (1) New Current Model Front End Loader through Sourcewell Cooperative Pricing.
 - 4. Award of Contract for the Purchase of One (1) New Current Model Skid Steer Loader through Sourcewell Cooperative Pricing.
- O) Approval of Tax Refunds over \$500.00.
 - 1. Corelogic/Arborn Multi Family Lending
 - 2. McAllen Warehouse LLC
 - 3. Nationstar Mortgage LLC

3. BIDS/CONTRACTS:

- A) Consideration and Approval of Contract Amendment No. 1 for additional services for Bentsen Road Widening from FM676 (Auburn Ave.) to FM1924 (3 Mile Road). (Project No. 03-22-S34-519).
- B) Consideration and Approval of a license agreement for a covered canopy for students within city right-of-way at Our Lady of Sorrows Catholic School, Hidalgo County, Texas, 1100 Gumwood Avenue.

4. ORDINANCES:

- A) Providing for a Budget Amendment for Fiscal Year 2024-2025 Capital Projects Rollovers.
- B) Providing for a Budget Amendment for Insurance Fund Rollovers.

5. RESOLUTION:

- A) Consider and possible action to adopt a resolution supporting the development of tax credit proposals 2025 at Buddy Owens Blvd. and at N. Ware Road and at Nolana and 29th St.

6. VARIANCES:

- A) Consideration of a variance request to not require the subdivision process at the South 590.1 Feet out of the West 165 Feet of land out of Lot 328, John H. Shary Subdivision, Hidalgo County, Texas; 4721 Buddy Owens Boulevard, Unit F.
- B) Consideration of variance requests to: 1) Maximum block length requirement of 1,200 ft., 2) variance to provide 47 ft. of right-of-way instead of the required 50 ft. of right of way for an interior street.

7. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) Advisory Board Appointments.
- C) Future Agenda Items.

8. TABLED ITEM:

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

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) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- B) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. Tex. Gov't. Code §551.072.
- C) Consultation with City Attorney regarding legal aspects of contractual agreement. 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 February 7, 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