



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, MARCH 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 Victor "Seby" Haddad
PROCLAMATION - Children's Advocacy Center - Pat Blum

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 Rezoning 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 C-3 (General Business) District to R-2 (Medium-Density Residential) District: 3.656 acres, more or less, being all of Lot 2, Nolana Retail Subdivision, Hidalgo County, Texas; 3900 North "K" Center Street.
2. Request of Habinadi Pacheco on behalf of Norben LLC, for a Conditional Use Permit, for one year, and adoption of an Ordinance, for an Automotive Service and Repair (Engine Repair) at Lot 1, Deluxe Auto Subdivision, Hidalgo County, Texas; 2600 South 23rd Road, Suite J.

3. Request of Vincent Gerard & Associates Inc. (Vertical Bridge), on behalf of Thomas M. Townsend Jr. (QOT Inc.), for a Conditional Use Permit, for life of the use, and adoption of an Ordinance for a personal wireless service facility at a 50 feet x 50 feet lease space (as surveyed) containing 0.057 acres (2,500 square feet) more or less, out of Lot 7, Block 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 6275 South 10th Street.

B) REZONING:

1. Rezone From R-3C (Multifamily Residential Condominium) District to R-2 (Medium-Density Residential) District 5.565 acres (gross) out of Lot 47, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4313 Colbath Avenue.

C) CONDITIONAL USE PERMIT:

1. Request of Ruben Martinez on behalf of Luis Muro, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar at south 28 feet of Lot 6 and all of Lots 7 & 8 and all of Ash Avenue, lying south of Lot 8, Block 54, North McAllen Subdivision, Hidalgo County, Texas; 110 North 16th Street, Suite B.

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 Retreat held February 20 and 21st, Workshop and Regular Meeting held on February 24, 2025.
- B)** Consideration and Approval of an Interlocal Agreement for the 2025 South Texas All Hazard Conference.
- C)** Consideration and Approval of a Memorandum of Agreement between Coastal Bend Regional Advisory Council and City of McAllen for Emergency Medical Task Force.
- D)** Consideration and Approval of an Interlocal Agreement with the City of Edinburg for Waste Disposal (Project No. 03-25-S42-01).
- E)** Award of Contract for the Purchase of Air Wall Track System (Project No. 03-25-P55-01).
- F)** Award of Contract for the Purchase of one (1) LED Video Wall (Project No. 01-25-P20-191).
- G)** Award of Contract for the High Density Mineral Bond Pavement Preservation Project.
- H) CONSENT RESOLUTIONS**

1. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2026 Texas Anti-Gang Program.

2. Resolution authorizing the submission of a grant application to the Texas General Land Office for funding under the TX GLO Resilient Communities Program.
3. Resolution authorizing the submission of a grant application to the Office of the Attorney General of Texas, Crime Victim Services Division, for funding under the Fiscal Years 2026 and 2027 Victim Coordinator and Liaison Grant Program.
4. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2026 Border Zone Fire Departments (BZFD) Program.

I) CONSENT COOP PURCHASES

1. Award of Contract for the Purchase of Three (3) New Current Model Residential Automated Side Load Trucks through BuyBoard Cooperative Pricing (Project No. 02-25-P51-01 - Rush Truck, Project No. 02-52-P52-01 - Heil).
2. Award of Contract for the Purchase of One (1) New Current Model Brush Grapple truck through Buyboard Cooperative Pricing (Project No. 03-25-P53-01).

J) Approval of Tax Refunds over \$500.00.

1. Alonzo Cantu Construction, Inc.
2. Castillo Development Co. LTD
3. Chanin, Jose A.
4. Dr. Smith Management Group LLC
5. Fernandez, Lazaro H & Noe
6. South Villa Hermosa LTD

3. BIDS/CONTRACTS:

- A)** Consideration and Approval of Architectural Firms and Authorization to Negotiate Scope and Fee Schedule with Top-Ranked Firm for Design of the McAllen Police Department Indoor Shooting Range (Project No. 01-25-S18-669).
- B)** Award of Contract for the Police Department Evidence Storage Conversion Project (Project No. 02-25-C13-534).

4. MANAGER'S REPORT:

- A)** Advisory Board Appointments.
- B)** Future Agenda Items.

5. 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 pending litigation; Cause No. CCD-0756-B pending in Hidalgo County, Texas. Texas Gov't. Code §551.071.
- B)** Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

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 March 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