



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 JOINT MEETING WITH THE
MCALLEN PUBLIC UTILITY BOARD
MONDAY, MARCH 24, 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 Jose R. "Pepe" Cabeza de Vaca

PROCLAMATIONS - National Vietnam Veterans Day - Dottie Fabian

The Greatest American Cleanup & Don't Mess with Texas Trash-Off Day - Elvira Alonzo

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. JOINT MEETING WITH THE MCALLEN PUBLIC UTILITY BOARD:

- A)** Consideration and Approval of the Annual Comprehensive Financial Report for Fiscal Year 2023-2024.

END OF JOINT MEETING

2. 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 (OC) to R-2 (Medium Density Residential) District (UDC): 1.81 acre tract of land out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 321 South Taylor Road.
2. Rezone from C-4 (Commercial Industrial) District (OC) to I-1 (Light Industrial) District (UDC): 15.009 acres, portion of Lot 11, Block 4, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 2600 Military Highway.
3. Rezone from C-3 (General Business) District (OC) to C-2 (Regional Commercial) District (UDC): Lots 15 and 16, Vida Subdivision, Hidalgo County, Texas; 7700 and 7760 North Shary Road.
4. Request of OL Beverage Holdings, LLC., for a Conditional Use Permit, for one year, and adoption of an Ordinance, for a Bar (Ojos Locos) at Lot A2, Lots A 2 and A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street.
5. 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 II Subdivision, Hidalgo County, Texas; 2601 North Ware Road.
6. Request of Sharon B. Flores on behalf of St. John's Episcopal church and school, for a Conditional Use Permit, and adoption of an Ordinance, for life of the use, for an Institutional Use (church school) at Lot 9, Block 1, Morningside Addition Subdivision, Hidalgo County, Texas; 2601 North 8th Street.
7. Request of Sara C. Lopez, for a Conditional Use Permit, for life of the use, and adoption of an Ordinance, for a Single-Family Dwelling at Lot 1, Lopez-Torres Subdivision, Hidalgo County, Texas; 4300 South Ware Road.

- B)** Amending the Zoning Ordinance of the City of McAllen.

END OF PUBLIC HEARING

- 3. 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 March 10, 2025.
 - B)** Subdivision Monthly Report.
 - C)** Project Status Monthly Report through February 28, 2025.
 - D)** Parks & Recreation Project Status Monthly Report.
 - E)** Award of Contract for the Purchase of Palo Alto Premium Firewall Support to Insight Public Sector through Texas Department of Information Resources (DIR) (Project No. 03-25-P56-01).
 - F)** Consideration and Authorization to enter into an Interlocal Agreement with the City of Brownsville to participate in the Fiscal Year 2025 SB224 Catalytic Converter Grant.
 - G)** CONSENT COOP PURCHASES

1. Award of Contract for the Purchase of Access Control Equipment through the Texas Cooperative Interlocal Purchasing System (TIPS) (Project No. 03-25-P54-01).

H) CONSENT RESOLUTIONS

1. Resolution authorizing the submission of a grant application to the National Endowment for the Arts for funding under the Fiscal Year 2026 Grants for Arts Projects (GAP).

2. Resolution authorizing the submission of a grant application to the Mid Atlantic Arts.

3. Resolution authorizing the submission of a grant application to the Texas Commission on the Arts.

I) Approval of Tax Refunds over \$500.00.

1. Belterra at Tres Lagos, LLC

2. Cantu, Alonzo

3. CoreLogic Tax Service

4. Elizondo, Nicolas & Oneida

5. HCA Management Services LP

6. Lereta, LLC

7. McAllen TX 1 MG LLC

8. Meringer, Lindsey J & Amanda J Schneider

9. Montoya, Ramiro

10. Texas Excel Title

11. Villagio Subdivision HOA, Inc.

4. BIDS/CONTRACTS:

A) Consideration and Approval of Contract Amendment No. 2 for Additional Services for Yuma Roadway Widening (from 2nd Street to Jackson Avenue) (Project No.01-24-S13-01).

B) Award of Contract for the Purchase of Transportable 10-Row Bleachers from Prairie Event Supply (Project No. 03-25-P40-133).

C) Consideration and Approval of Change Order No. 2 for Camp McAllen (Project No. 07-24-C23-965).

5. VARIANCE:

A) Consideration of variance requests to: 1) Maximum block length requirement, and 2) Interior streets Right-of-Way requirement, for proposed Enclave on Jackson Subdivision, Hidalgo County, Texas; 2613 North Jackson Road.

6. MANAGER'S REPORT:

A) Advisory Board Appointments.

B) Future Agenda Items.

7. 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 statutory compliance. Tex. Gov't. Code §551.071.
- B) Consultation with City Attorney regarding employment matters. Tex. Gov't. Code §551.071.
- C) Consultation with City Attorney regarding legislative affairs. Tex. Gov't. Code §551.071.
- D) Consultation with City Attorney regarding legal aspects of collective bargaining. 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 March 21, 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