



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, APRIL 14, 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

PRESENTATION - FIRST Robotics Competition Rogue Rangers Legacy Team

PROCLAMATION - National Community Development Week - Julia Lash
Mayors' Monarch Pledge - Colleen Hook

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-OC) District to R-1 (Low Density Residential-UDC) District: the north 9.95 acres out of Lot 348, John H. Shary Subdivision, Hidalgo County, Texas; 5517 North Bentsen Road.

2. Request of Edward Liscano on behalf of Cosme Liscano Jr. and Maria A. Liscano, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Single Family Dwelling on a commercial lot at the North ½ of Lot 11, Block 40, McAllen Addition Subdivision, Hidalgo County, Texas; 415 South Bicentennial Boulevard.

B) REZONING:

1. Tract I: Rezone from R-1 (Single-Family Residential-OC) District to R-3 (High Density Residential- UDC) District: a 0.167 acre tract of land out of the north 2 ½ acres of the north 10 acres of the south 20 Acres of Lot 1, Block 17, Steele and Pershing Subdivision, Hidalgo County, Texas; 1021 East Augusta Avenue.

Tract II: Rezone from R-1 (Single-Family Residential-OC) District to R-3 (High Density Residential- UDC) District: a 0.334 acre tract of land out of the north 2 ½ acres of the north 10 acres of the south 20 acres of Lot 1, Block 17, Steele and Pershing Subdivision, Hidalgo County, Texas; 1009 East Augusta Avenue.

C) CONDITIONAL USE PERMIT:

1. Request of Melden and Hunt Inc. on behalf of HDP Ware LLC., for a conditional use permit, and adoption of an ordinance, for an amendment to a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road.

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 March 24, 2025.
- B)** Award of Contract for Employee Ancillary Plans & Section 125 Administration Services RFP 02-25-S25-317.
- C)** Award of Contract for Employee Pre-paid Legal & Identity Theft Benefits.
- D)** Award of Contract for Employee Pet Insurance Benefits.
- E)** Award of Contract for Employee Assistance Plan Benefits.
- F)** Consideration and Approval of a Memorandum of Understanding between the Hidalgo County Sheriff's Office and City of McAllen for shooting range use/training.
- G)** Consideration and Approval of Interlocal Cooperation Agreement between Hidalgo County and City of McAllen for 2025 County Library Services.
- H)** Consideration and Approval of a lease agreement for 'Cubamex' at the Downtown Parking Garage at Parking Garage Food Court (Project No. 04-25-S53-01).
- I)** Consideration and Approval of Change Order No. 2 Deduct Final Reconciliation for the Bridge Building C Restroom Renovations (Project No. 07-24-C21-707).

- J)** Consideration and Approval of Interlocal Agreement with STC for use of a Bus for Transit Academy (Project No. 04-25-S52-01).
- K)** Approval of Tax Refunds over \$500.00.
 - 1. 5801SWare LLC
 - 2. Dillard Texas South LLC
 - 3. Hernandez, Rodolfo & Stacy J.
 - 4. Johnson, Cherie J.
 - 5. Lineage Master Re3 LLC
 - 6. McAllen TX I MG LLC
 - 7. Pechero Building LLC
 - 8. Silva, Jose Jr. & Rosemary G
 - 9. Stansberry, James T. & Amanda
 - 10. V & V Shadow Brooks LLC
 - 11. Vargas, Felix Jr. & Esmeralda
 - 12. Domain Development Corporation
 - 13. CoreLogic Solutions
 - 14. Domain Development Corp
 - 15. Lone Star National Bank
 - 16. K.E. Andrews & Co
 - 17. Martin, William R.
 - 18. O'Bryan, Donald J & Barbara J
- L)** **CONSENT RESOLUTIONS**
 - 1. Resolution Establishing Plan Committee for City of McAllen's 457(b) Deferred Compensation Plans.
 - 2. Resolution for a Local On-System Agreement with the Texas Department of Transportation for a Hike and Bike Trail underpass Crossing at 10th Street and the McAllen Lateral Channel.
- M)** **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of a Stage for the McAllen Convention Center through BuyBoard (Project No. 04-25-P59-01).
 - 2. Award of Contract for the Purchase of Furniture for the McAllen Performing Arts Center through Buy Board (Project No. 03-25-P50-01).

3. BIDS/CONTRACTS:

- A)** Award of Contract for the Purchase and Installation of LED Lights for the McAllen Convention Center Parking Lot (Project No. 02-25-P33-645).
- B)** Award of Service Contract for Monitoring and Maintenance of City-Wide Wi-Fi Network (Project No. 03-25-S31-188).
- C)** Consideration and Approval of Amendment No. 1 to Burns & McDonnell Contract (Project No. 06-22-S59-624).
- D)** Consideration and Approval of Change Order No. 1 for changes in scope to the Quinta Mazatlan - World Birding Center.
- E)** Consideration and approval of Change Order No. 1 for the Balboa Acres Stormwater Pump Station Improvements (Project No. 10-23-C02-667).

4. ORDINANCE:

- A)** Request to abandon a 0.134 acre utility easement being out of the south 18.0 acres of lots 52 and 53, and the east 5.20 acres of lot 54, section 229, Tex-Mex Subdivision (Proposed Mediterranean Subdivision), Hidalgo County, Texas; 13931 North Ware Road.

5. VARIANCES:

- A)** Consideration of a variance request to the Interior streets right-of-way and Paving Width requirements for proposed Villas at Tres Lagos Phase I Subdivision, Hidalgo County, Texas; 5300 Tres Lagos Boulevard.
- B)** Consideration of a variance request to divide the required park fee payment prior to recording for proposed 29th Subdivision, Hidalgo County, Texas; 8516 North 29th Street.
- C)** Consideration of a variance request to divide the required park fee payment prior to recording for proposed Enclave on 107 Subdivision, Hidalgo County, Texas; 2700 State Highway 107.
- D)** Consideration of a variance request to divide the required park fee payment prior to recording for proposed Pecan Luxury Living Subdivision, Hidalgo County, Texas; 4000 Pecan Boulevard.

6. MANAGER'S REPORT:

- A)** Review of Quarterly Investment Report for Quarter Ending September 30, 2024.
- 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)** Discussion and possible lease, sale or purchase of Real Estate Property, Tracts 1 and 2. Tex. Gov't. Code §551.072.
- B)** Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire two tracts of land being: (1) ROBINSON LOT 1 located at 3209 S. Business 83, McAllen, Texas and (2) KING'S HIGHWAY 2.15 AC OUT OF 5.066 AC LOT 1 2.15AC located at 0 S. 33rd Street, McAllen, Texas for providing, enlarging, or improving an auditorium, roadway, park, recreational facility, convention facility, or other public use. Tex. Gov't. Code §551.071.
- C)** Consultation with City Attorney regarding legal aspects of infrastructure development. Tex. Gov't. Code §551.071.
- D)** 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 April 11, 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