



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, MAY 12, 2025 – 4:00 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

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:

CANVASSING

- A)** Official Canvass of Election Returns for the City's General Election held May 3, 2025. *Convocación oficial de los resultados de la Elección General de la Ciudad de McAllen que se llevó a cabo el 3 de Mayo del 2025.*
- B)** Adoption of an Ordinance/Order certifying the official election returns. *Adopción de una ordenanza certificando los resultados oficiales de la elección.*

SWEARING IN CEREMONY OF NEWLY ELECTED OFFICIALS

END OF JOINT MEETING

2. ELECTION OF MAYOR PRO TEM:

3. 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-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lot 14, Block 2, Pecan Heights Subdivision, Hidalgo County, Texas; 1622 Pecan Boulevard.

2. Rezone from C-3L (Light Commercial-OC) District to R-1 (Low Density Residential-UDC) District: 0.29 acre tract of land, more or less, out of lot 287, John H. Shary Subdivision, Hidalgo County, Texas; 2900 North Taylor Road.

3. Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 1-13, Rancho Subdivision, Hidalgo County, Texas; 5201 - 5611 South 29th Street.

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 14-26, Rancho Subdivision, Hidalgo County, Texas; 5610 - 5200 South 28th Street.

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 27-39, Rancho Subdivision, Hidalgo County, Texas; 5201 - 5611 South 28th Street.

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 40-52, Rancho Subdivision, Hidalgo County, Texas; 2700 Sarah Avenue / 5200 - 5600 South 27th Street.

B) CONDITIONAL USE PERMIT:

1. Request of Rosa E. Estrada, appealing the Planning and Zoning Commission's decision on March 04, 2025, disapproving a Conditional Use Permit, for one year, for a Home Occupation-(Office) at Lot 6, J.W. Martin Subdivision, Hidalgo County, Texas; 817 Kerria Avenue.

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

END OF PUBLIC HEARING

4. 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 April 28, 2025.
- B)** Award Contract for the Terminal Checkpoint Expansion at McAllen International Airport (Project No. 04-25-C20-612).
- C)** Award a Contract for the Terminal Expansion Design at McAllen International Airport (Project No. 11-24-S05-370).
- D)** Consideration and Authorization to enter into an Interlocal Agreement for the donation of surplus vehicles to the City of Tampico, Tamaulipas, Mexico.
- E)** Consideration and Authorization to enter into an Interlocal agreement for the donation of surplus vehicles to the City of Paraiso, Nuevo Leon, Mexico.
- F)** Consideration and Authorization to enter into an Interlocal Agreement for the donation of surplus vehicles to the City of Diaz Ordaz, Tamaulipas, Mexico.
- G)** Consideration and Authorization to enter into an Interlocal Agreement for the donation of surplus vehicles to the City of Reynosa, Tamaulipas, Mexico.
- H)** Consideration and Authorization to enter into an Interlocal Agreement for the donation of surplus vehicles to the City of Victoria, Tamaulipas, Mexico.
- I)** Consideration and Authorization to enter into an Interlocal agreement for the donation of surplus vehicles to the City of China, Nuevo Leon, Mexico.
- J)** Consideration and Approval of a Lease Agreement for 'SmoovBlendz Barbershop' at the Downtown Parking Garage at Parking Garage Food Court (Project No. 05-25-S60-01).
- K)** Consideration and Approval of an Agreement for Fiscal Year 2024-2025 TXDOT Allocation Funding.
- L)** Award of Contract for the Purchase of One (1) Threat Detector (Project No. 05-25-P63-01).
- M)** Award of Contract to replaster, replace pool strainers and replace gutter covers at Los Encinos Pool (Project No. 04-25-S35-375).
- N)** Award of Contracts for the Purchase of Ten (10) New Police Packaged Vehicles (Project No. 02-25-P36-128).
- O)** Consideration and Authorization to declare Equipment as Surplus.
- P)** CONSENT COOP PURCHASE
 - 1. Award of Contract for the Purchase of Six (6) New Police Packaged Vehicles through TIPS Cooperative Contract Pricing (Project No. 05-25-P61-01).
- Q)** CONSENT RESOLUTION
 - 1. Consideration and Approval of a resolution relating to 2025 Texas Gas Service Rio Grande Valley suspending the date of the rate increase.
- R)** Approval of Tax Refunds over \$500.00.
 - 1. Almondine Properties LLC
 - 2. Berkadia Commercial Mtg LLC
 - 3. Cajero, Andre & Taylor Lee Allen
 - 4. Cardoza, Osvaldo G
 - 5. Castilleja, Sotero & Mercedes Castilleja
 - 6. EBC Esperanza LLC
 - 7. JBAPS LLC
 - 8. JSJ Rodriguez Inc
 - 9. Keystone Automotive Ind LKQ Corp.

- 10. Rio Grande Regional Hospital
- 11. Wade, John & Julia Ann Thornton

5. BIDS/CONTRACTS:

- A) Consideration and Approval of a developers participation agreement for roundabout on Freddy Gonzalez and 33rd Street for Northwood Trails Block II and III.
- B) Consideration and Approval of Change Order No. 1 for the Boeye Reservoir and Regional Detention Pond Project (Project No. 08-24-C28-986).
- C) Consideration and Approval of Change Order No. 1 for the Alley Rehabilitation Project - Section A (Project No. 10-24-C03-464).
- D) Consideration and Approval of Change Order No.1 and Final for Daffodil and 41st Drainage Improvement Project (Project No. 06-24-C20-548).
- E) Consideration and Approval of Contract Amendment No. 3 with Cruz Hogan Consultants, Inc. for Additional Engineering Services (Project No. 03-19-S46-502).
- F) Consideration and Approval of Change Order of Change Order No. 6 & Final for the McAllen South Industrial Park project (Project No. 03-23-C23-749).

6. ORDINANCES:

- A) Adoption of an ordinance for a roundabout on Freddy Gonzalez and 33rd Street for Northwood Trails Block II and III.
- B) Providing for a Budget Amendment for Fiscal Year 2024-2025 for Airport Improvement Projects.

7. VARIANCE:

- A) Consideration of a variance request to not require the subdivision process at a 9.642 acre tract of land out of the west 10.255 acres of the east 20.513 acre of Lot 10, section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2113 West State Highway 107.

8. MANAGER'S REPORT:

- A) Future Agenda Items.

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) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. Tex. Gov't. Code §551.072.
- B) Consultation with City Attorney regarding legal aspects of infrastructure project. Tex. Gov't. Code §551.071.

- C) Consultation with City Attorney regarding potential litigation. 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 May 9, 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