



Mayor James "Jim" Darling
Mayor Pro Tem/Commissioner Veronica Whitacre
Commissioner Javier Villalobos
Commissioner Joaquin J. Zamora



Commissioner J. Omar Quintanilla
Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, JANUARY 11, 2021 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN, TEXAS 78501

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

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 Jim Darling

PLEDGE OF ALLEGIANCE - Mayor Jim Darling

INVOCATION - Mayor Pro Tem Veronica Whitacre

SWEARING IN OF CITY ATTORNEY

SWEARING IN OF MUNICIPAL COURT JUDGE

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 C-1 (office building) District to R-1 (single family residential) District: 1.68 acres out of Lot 5, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 501 East Yuma Avenue.

2. Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: 3.61 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road (MID).

3. Rezone from R-3A (multifamily residential apartment) District to R-1 (single-family residential) District: 3.87 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road.

4. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 24.95 acres out of Lots 27 and 28, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3421 La Lomita Road.

5. Rezone from A-O (agricultural & open space) District to R-1 (single-family residential) District: 0.68 acres out of Lot 377, John H. Shary Subdivision, Hidalgo County, Texas; 5001 Selinda Drive.

6. Request of Esaul Padilla, for a Conditional Use Permit, for one year, for an automotive service and repair (truck accessories), at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas, 2241 Dallas Avenue, STE A.

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

C) Public Hearing for a variance from Section 6-2(b) of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code, request of Rolando Bocanegra, at Lot 18, Lazy-A- Ranch Subdivision, Hidalgo County, Texas; 1301 North 23rd Street, Suite 6.

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 of Special Meeting held December 10th, Workshop and Regular Meeting held December 14th and Special Meeting held December 15, 2020.

B) Consideration and Approval of Change Order No. 6 for Bicentennial Boulevard Extension Project from State Highway 107 to Trenton Road.

C) Consideration and Approval of Change Order for Eight (8) Gillig 35-Foot Low Floor Buses.

D) Award of Contract for the Purchase of Fifteen (15) New 2021 Vehicles.

- E) Award of Contract for the Purchase of Eleven (11) New 2021 Refuse Trucks.
- F) Ordinance providing for a Budget Amendment for Emergency Repair Services for Recycling Center Baling System.
- G) Resolution authorizing the creation of the Rio Grande Valley Regional 9-1-1 Emergency Communications District.
- H) Tax Refunds Over \$500.00.

3. **BIDS/CONTRACTS:**

- A) Consideration and Approval of an Interlocal Agreement between County of Hidalgo and the City of McAllen, Texas for Traffic Signals at Dicker & McColl and Dicker & 10th Street.

4. **ORDINANCES:**

- A) Consideration and Possible Action Calling a General Election in the City of McAllen on May 1, 2021. *Consideracion para aprobacion de una Ordenanza convocando una eleccion General en la Ciudad de McAllen el 1 de Mayo, 2021.*
- B) Consideration and Possible Action declaring a vacancy and ordinance calling a Special Election for May 1, 2021 to fill an Unexpired Term for City Commissioner District 6. *Consideración y posible acción para declarar una vacante y una ordenanza convocando una eleccion especial para el 1 de mayo de 2021 para distrito uní-miembro 6, término inconcluso, para comisionado de la mesa directiva de la ciudad.*
- C) Consideration and Possible Approval of an ordinance to call an election to amend the city charter.

5. **VARIANCES:**

- A) Variance request to not require the subdivision process at the 8.93-acre tract of land out of Lot 53-1, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 12818 North Inspiration Road.
- B) Variance request to not require the subdivision process at a 0.87 acre tract of land being the west 150 feet of the east 1329 feet of the north 10.00 acres of combines Lot 11, Block 4 and Block 2, M & M Subdivision, Hidalgo County, Texas; 3117 Valcosta Sr.

6. **MANAGER'S REPORT:**

- A) Report on CARES Act Funding.
- B) Review of Quarterly Investment Report for Quarter Ending September 30, 2020.
- C) Future Agenda Items.

7. **MAYOR'S REPORT:**

- A) Report on COVID Matters/Vaccinations.
- B) Report on Legislative Session.

8. **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. (Section 551.072, T.G.C.)
 - B) Discussion and possible lease, sale or purchase of real estate property: Tract 2. (Section 551.072, T.G.C.)
 - C) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)

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.

CERTIFICATION

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 January 8, 2021 at 2:00 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