



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 25, 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 - Commissioner Javier Villalobos

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 R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: 1.00 acres out of Lot 2, Rancho de La Fruta Subdivision No. 2, Hidalgo County, Texas; 1009 East Cedar Avenue.
2. Rezone from R-4 (mobile home and modular home) District to C-3 (general business) District: 3.811 acres out of Lot 161, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 1312 South Ware Road (REAR).

B) CONDITIONAL USE PERMITS:

1. Request of Hilda G. Sewell, for a Conditional Use Permit, for one year, for a bar (nightclub) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2232 & 2234.

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

D) Public Hearing for a variance from Section 6-2 (a) of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code, request of Gilberto Rocha, for a variance at Lot 2, Bicentennial Crossing Subdivision, Hidalgo County, Texas; 3701 North Bicentennial Boulevard, Suite 130.

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 Workshop and Regular Meeting held January 11, 2021.
- B)** Resolution authorizing the submission of a grant to the Texas Department of Transportation through the Selective Traffic Enforcement Program (STEP) Fiscal Year 2022 Commercial Motor Vehicle Grant.
- C)** Resolution authorizing the submission of a grant application to the Federal Emergency Management Agency under the FY 2020 Assistance to Firefighters Grant.
- D)** Resolution authorizing the submission of a grant application to the Texas Department of Transportation through the Selective Traffic Enforcement Program (STEP) Fiscal Year 2022 Comprehensive Grant.
- E)** Award of Contract for the Purchase of Replacement PCs to Dell, Inc. through Texas Department of Information Resources (DIR).
- F)** Consideration and Approval of Federal Transit Administration and TxDOT Certifications and Assurances.
- G)** Consideration and Approval of a Temporary-Long Term Food Permit.

3. BIDS/CONTRACTS:

- A)** Consideration and Approval of Agreement Renewal of Bliz Investments, LLC, dba Subway.

4. ORDINANCES:

- A) Providing for substantial amendment to the FY 2019-2020 CDBG/HOME Action Plan for the use of CDBG-CV Round III Funds.
- B) Providing for a budget amendment for Capital Rollover Projects.

5. VARIANCES:

- A) Request for a variance to the subdivision improvements required for Bella Vista Ranch Subdivision related to the 56th Street Paving, Drainage and Sidewalk.

6. MANAGER'S REPORT:

- A) Discussion of Abandoned Homes.
- B) Discussion of Code Enforcement Pandemic Operations: Downtown Area 2020-2021.
- C) McAllen Holiday Parade Recap.
- D) Report on CARES Act Funding.
- E) Overview of Scope of Work for a Comprehensive Plan.
- F) Subdivision Monthly Report.
- G) Project Status Report through December 31, 2020.
- H) Status Report on Parks & Recreation Projects.
- I) Future Agenda Items.

7. TABLED ITEM(S):

- A) Consideration and Possible Approval of an ordinance to call an election to amend the city charter.

8. MAYOR'S REPORT:

- A) Report on COVID Matters.

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) Consultation with City Attorney regarding legal aspects of possible charter amendments. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding legal aspects of election administration. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legal aspects of naming city parks. (Section 551.071, T.G.C.)

- D) Consultation with City Attorney regarding 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.

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 January 22, 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