



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, MARCH 22, 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 Victor "Seby" Haddad
PRESENTATION - *United Way Recognition*

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 MCALLEN PUBLIC UTILITY BOARD:

- A)** Consideration and Approval of the Comprehensive Annual Financial Report for FY 2019-2020.

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 to C-3L (light commercial) District: 0.87 acre tract of land out of lot 10, Eureka Park Subdivision, Hidalgo County, Texas; 211 North Ware Road.
2. Rezone from R-1 (single-family residential) District to A-O (agricultural and open space) District: Mumford Trail Estates Subdivision and 1.52 acres out of Lot 214, Pride O' Texas Subdivision, Hidalgo County, Texas; 7404 and 7424 North Bentsen Road.
3. Request of David Salinas on behalf of Upbring Lutheran Social Services of South Inc., for a Conditional Use Permit, for life of the use, for an institutional use (immigrant youth facility) at 2.72 acres coming out of Lot 6, Block 11, Steel and Pershing Subdivision, Hidalgo County, Texas; 1000 North McColl Road.
4. Request of Erika V. Medina, for a Conditional Use Permit, for an Automotive Service and Repair (tire shop), for one year at Lot 2, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2605 U.S. Business Highway 83.
5. Request of Austin Price Tull, for a Conditional Use Permit, for Life of the Use, for an Institutional Use at Lot 1, S.T.V.T. #1 Subdivision, Hidalgo County, Texas; 2400 Daffodil Avenue.

B) REZONINGS:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: the north 8 feet of Lot 1 and all of Lot 2, Amended Map of a Resubdivision of Blocks 2 & 3 of A.D. Leavell's Addition to McAllen, Hidalgo County, Texas; 214 South 5th 1/2 Street.

C) 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 8, 2021.
- B)** Award of Contract for the purchase of playground equipment for La Vista Park.
- C)** Consider approval of an Interlocal Agreement with Sharyland ISD for a Joint Election on May 1, 2021.
- D)** Consideration of Change Order No. 5 for the McAllen Hidalgo International Bridge - FMCSA Southern Border Program Project.
- E)** Approval of Tax Refunds over \$500.00.
 1. Lereta, LLC
 2. Marvan Trust/Abilo & Azucena Vela (overpayment)

- 3. SRC Management Inc. (overpayment)
- 4. Wells Fargo Mortgage (overpayment)
- 5. MZW Holdings LLC/Melissa West (overpayment)

- F) Consider approval of a resolution authorizing the submission of a grant application to Texas Department of Transportation under the FY 2022 Click It or Ticket Campaign.
- G) Consider approval of a resolution authorizing the submission of a grant application to the Texas Department of Housing and Community Affairs for FY 2021 Texas Emergency Mortgage Assistance Program.

4. BIDS/CONTRACTS:

- A) Award of Contract for Network WiFi equipment at Traffic Intersections through National Cooperative Purchasing Alliance (NCPA).
- B) Consideration of Award of Performance Contract to Schneider Electric.

5. ORDINANCES:

- A) Ordinance providing for an amendment to revise the posted speed limit on 29th Street between Sprague Road and South Highway 107 (SH 107).
- B) Ordinance providing for an amendment of the landscaping requirements in parking lots.

6. VARIANCES:

- A) Consideration of a variance request to not require the subdivision process at the 0.532-acre tract of land out of Lot 368, John H. Shary Subdivision, Hidalgo County, Texas; 4417 Lark Avenue.

7. MANAGER'S REPORT:

- A) Report on CARES Act Funding.
- B) Project Status Report through February 28, 2021.
- C) Parks & Recreation Project Status Report.
- D) Subdivision Monthly Report.
- E) Future Agenda Items.

8. TABLED ITEM(S):

- A) Consideration of a variance request to infrastructure requirements for the North Via Cantera Subdivision.

9. MAYOR'S REPORT:

- A) Report on COVID Matters.
- B) Legislative Report.
- C) Asylum Seeker Report.

D) Health Development Report.

10. 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 collaboration with outside agencies. (Section 551.071, T.G.C.)
- B) 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 March 19, 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