



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.

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**AGENDA**  
**CITY COMMISSION REGULAR MEETING**  
**MONDAY, MARCH 23, 2020 – 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 Jim Darling  
**PLEDGE OF ALLEGIANCE** - Mayor Jim Darling  
**INVOCATION** - Commissioner Victor Haddad

**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:**

- A)** Consideration and Approval of the Comprehensive Annual Financial Report for FY 2018-2019.

**END OF JOINT MEETING**

**2. 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-3 (general business) District to R-2 (duplex-fourplex residential) District: Lot 6, Block 3, Cathay Courts Subdivision, Hidalgo County, Texas; 205 South Cynthia Street.
2. Request of Guillermo Vasquez, for a Conditional Use Permit, for one year, for a Bar/Night Club, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite A-3.
3. Request of Richard S. Nares, for a Conditional Use Permit, for one year, for a Bar at the 1.10-acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6925 State Highway 107.
4. Request of Upbring Lutheran Social Services of the South Inc., for a Conditional Use Permit, for one life of the use, for an institutional use (immigrant youth facility) at the 2.72 acres coming out of Lot 6, Block 11, Steele and Pershing Subdivision, Hidalgo County, Texas: 1000 North McColl Road.

**B) REZONING:**

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 0.862 acre tract of land out of Lot 151, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 609 South Bentsen Road.

**C) CONDITIONAL USE PERMIT:**

1. Request of Alim U. Ansari for a Conditional Use Permit, for Life of the Use, for an Institutional Use (school) at Lots 5 through 12, Block 36, North Mcallen Townsite Subdivision, Hidalgo County, Texas; 320 North Main Street.

**D) 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 of Retreat Workshop held February 27<sup>th</sup> & 28<sup>th</sup>, Workshop and Regular Meeting held March 9<sup>th</sup> and Special Meeting held March 17, 2020.
- B)** Consideration and Approval of an Interlocal Agreement and Resolution between the City of McAllen and North Central Texas Council of Governments Cooperative.
- C)** Consideration and Approval of Change Order No. 8 for 29th Street Extension from Oxford to State Highway 107.
- D)** Consideration and Approval of Change Order No. 1 for the 2018 Bond Group E Drainage Improvement Project: North Main St. at Harvey Avenue.

- E)** Award of Contract for the Purchase and Delivery of Type “D” Hot Mix Asphaltic Concrete for Single Machine Project.
- F)** Award of Contract for the purchase of twenty-one (21) signal mast arms.
- G)** Award of Contract for the Rental of Portable Toilets & Hand-Washing Stations.
- H)** Amending Resolution No. 2020-15 to reflect actual grant submission to the Texas Office of the Governor for funding under the Fiscal Year 2020 State Homeland Security Program for Regular Projects.
- I)** Approval of Tax Refunds over \$500.00.
  - 1. Capital Title of Texas, LLC.
  - 2. Claro Enterprises Solutions
  - 3. Rhodes Enterprises Inc.
  - 4. Via 23 Business Center
  - 5. Wal-Mart Real Estate Business
  - 6. Gatehouse Media Texas Holding II
  - 7. Los Fuentes Village LLC
  - 8. Oates, Richard A & Judith A
  - 9. Subhash & Sarojini Bose LP
  - 10. VW Credit Leasing LTD
  - 11. Wright, Ronald D & Vikki R
- J)** Consideration and Approval of an Agreement for the Allocation HCAD Quarterly Payments.

**4. BIDS/CONTRACTS:**

- A)** Award of Contract for 2020 Single Machine Repaving Project.
- B)** Award of Contract for the purchase of Pavement Condition Data Collection Services.
- C)** Award of Contract for the purchase of One (1) New Two-Ram Baler.
- D)** Award of Design Services for 2019-2020 Various Roadway Projects: Daffodil Avenue from Ware Road to Taylor Road.
- E)** Consideration and Approval of Contract Amendment with Black Iron Cafe.
- F)** Award of Contract for Morris Park Phase Two.

**5. VARIANCE:**

- A)** Consideration of three sign variances to allow for off-premise sign; Valencia Marketplace Subdivision Lot 6A, 6B, & 6C; 1300 Trenton Road.

**6. MANAGER’S REPORT:**

- A)** Review of Quarterly Investment Report for Quarter Ending December 31, 2019.
- B)** Subdivision Monthly Report.
- C)** Status Report on Parks & Recreation Projects.

- D) Project Status Report through February 29, 2020.
- E) Future Agenda Items.

**7. MAYOR'S REPORT:**

- A) Report and Discussion of current measures to combat COVID-19 virus.

**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) Consultation with City Attorney regarding Legal Action of emergency situation. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding Economic Development Agreement with City of McAllen. (Section 551.071, T.G.C.)
- C) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- D) Discussion and possible Lease, Sale or Purchase of Real Estate Property: Tract 1. (Section 551.072, 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 20, 2020 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