



Mayor Javier Villalobos  
Mayor Pro Tem/Commissioner Victor "Seby" Haddad  
Commissioner Tony Aguirre, Jr.  
Commissioner Joaquin Zamora

Commissioner Rolando "Rolly" Rios  
Commissioner Rodolfo "Rudy" Castillo  
Commissioner Pepe Cabeza de Vaca  
City Manager Isaac J. Tawil

**AGENDA**  
**CITY COMMISSION REGULAR MEETING**  
**TUESDAY, MAY 27, 2025 – 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 Javier Villalobos  
**PLEDGE OF ALLEGIANCE** - Mayor Javier Villalobos  
**INVOCATION** - Commissioner Rodolfo "Rudy" Castillo  
**PROCLAMATION** - EMS Week - Fire Chief Juan Gloria  
National Gun Violence Awareness Day - Lih-Lan Hu

**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 C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 2A and 3A of Lots 2A and 3A Dove Commercial Park Subdivision, Hidalgo County, Texas; 2209 & 2201 Dove Avenue.
2. Rezone from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lots 18-29, and Common Area, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 2601-2709 Wanda Avenue and 2620 Wanda Avenue.

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 5-13, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 2600-2632 Vanessa Avenue.

Rezone from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lots 14-17 & 33-35, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 5902-5915 South 26<sup>th</sup> Lane.

Rezone from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lots 1-4 & 30-32, Los Encinos Phase IV Subdivision, Hidalgo County, Texas; 5900-5912 South 27<sup>th</sup> Street.

3. Request of South Texas College/Ricardo de la Garza for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Institutional Use, at a tract of land containing 31.71 acres, more or less, being part of Lot 8, Block 2, C.E. Hammonds Subdivision and being part Lots 1, 2, 3, and 4, Mrs. G.M. Terrell Subdivision (STC west 30 acres proposed Subdivision), Hidalgo County, Texas; 3901 Pecan Boulevard.

4. Request of Juan and Imelda Rivera, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Guest House, at Lot 53, Taylor Crossing Subdivision, Hidalgo County, Texas; 5036 Jay Avenue.

**B) REZONING:**

1. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-3 (High Density Residential-UDC) District: Lot six (6), the west 157.0 feet of Lot seven (7), the north 3.0 feet of the west 157.0 feet of Lot eight (8), the west 50.5 feet of the east 133.0 feet of the south 62.0 feet of Lot eight (8), the west 50.0 feet of the east 133.0 feet of Lot nine (9), Gentry Subdivision, save and except a 10' additional right of way and utility easement as recorded in document no. 1995-466724, d.r.h.c.t., City of McAllen, Hidalgo County, Texas; 9 South 29<sup>th</sup> Street and 13 South 29<sup>th</sup> Street.

**C) CONDITIONAL USE PERMITS:**

1. Request of Adriana I. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Center, at Lot 1, Saltillo Plaza Subdivision, Phase III, Hidalgo County, Texas; 5001 Pecan Boulevard, UT 140.

2. Request of Abdelhadi Mohd Al-Hatabeh on behalf of Javier Masso, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop, at Lot 1, A&A Subdivision, Hidalgo County, Texas; 5212 North 10<sup>th</sup> Street.

**D) Amending the Zoning Ordinance of the City of McAllen.**

**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 for Joint Meeting held May 12, 2025.
- B) Subdivision Monthly Report.
- C) Parks & Recreation Monthly Project Status Report.
- D) Project Status Monthly Report through April 30, 2025.
- E) Award of Contract for the Purchase of Four (4) Surveillance Systems for the Four New Cutaway Buses (Project No. 05-25-P64-01).
- F) Consideration and Approval of a Lease Agreement between Cotton Candy Sweet Creations RGV, LLC and Vicky's Coffee Co., LLC for the City of McAllen rental contract at 221 S 15<sup>th</sup> St, Suite C-1, McAllen, TX 78501 (Project No. 05-25-S62-01).
- G) Consideration and Approval of a Lease Agreement between the Guerra D/B/A Rodriguez Snacks and Snack Station, LLC for the City of McAllen leased space at 221 S 15<sup>th</sup> St, Suite B-1, McAllen, TX 78501. (Project No. 05-25-S61-01)
- H) Consideration and Approval of Change of Order No. 3 for Rain Days at Camp McAllen (Project No. 07-24-C23-965).
- I) Consideration and Approval of Change of Order No. 1 and Final for the Purchase and Replacement of Lark Community Center Gym Floors (Project No. 02-25-P35-01).
- J) Consideration and Approval of Change Order No. 1 for the Purchase and Replacement of Palmview Community Center Gym Floor (Project No. 02-25-P34-01).
- K) Consideration and Approval of a License agreement for a 10-foot Irrigation Easement on El Dorado A Thousand Oaks to The Vineyard Subdivision.
- L) CONSENT RESOLUTION
  - 1. Resolution authorizing the submission of a grant application to the H-E-B Trees for Texans Program to request funding in the amount of \$5,000.00.
- M) Approval of Tax Refunds over \$500.00.
  - 1. Castillo, Jose & Rosa
  - 2. Dillards / Dillard Texas South LLC
  - 3. EH McAllen LLC
  - 4. Fernandez, Santa Soledad
  - 5. Lereta LLC
  - 6. McAllen Cold Storage LTD
  - 7. Molina, Diamantina Canales

### **3. BIDS/CONTRACTS:**

- A) Consideration of Architectural Firms and Authorization to Negotiate Scope and Fee Schedule with Top-Ranked Firm for Renovations at the Hidalgo Port of Entry (Project No. 03-25-S41-829).
- B) Consideration and Approval of Contract Amendment No. 2 with Perez Consulting Engineers for additional professional services related to Bentsen Road Widening (Project No. 03-22-S34-519).
- C) Consideration and Approval of Change Order No. 2 and Final for the Northwest Blueline Regional Stormwater Detention Facility Project (Project No. 12-23-C04-456).

- D) Consideration and Approval of an Interlocal Agreement for the On-Site Sewage Facility System.
- E) Consideration and Approval of Interlocal Agreement between Hidalgo County and City of McAllen for an all-inclusive park at El Rancho Park.
- F) Consideration and Approval for Emergency Replacement of A/C units at the International Museum of Art and Science (Project No. EO2308 / Project No. 05-25-P65-01).

**4. ORDINANCES:**

- A) Providing for the abandonment of a 0.26 acre tract of land out of a 20 ft. existing City of McAllen waterline easement located on the west side of property, Lot 3, Block 8, A.J. McColl Subdivision, (proposed Garden Rose), Hidalgo County, Texas; 1212 East Yuma Avenue.
- B) Providing for the abandonment of a 2.5' x 42.0' utility easement (105 square feet) for Lot Nine, Brier Village Subdivision, Hidalgo County, Texas; 4500 Larkspur Avenue.
- C) Providing for a Budget Amendment for the Commission Chamber Upgrade Project.

**5. RESOLUTIONS:**

- A) Consideration and possible action to adopt a resolution reappointing members of TIRZ #1A Board for two year terms.
- B) Consideration and possible action to adopt a resolution reappointing members to the Tres Lago Public Improvement District for a two year term.

**6. VARIANCES:**

- A) Consideration of variance requests to: 1) 8 ¾ Mile Road ROW and paving width requirements, 2) Minimum Street jog offset requirement, for proposed Russell Creek Phase I Subdivision, Hidalgo County, Texas; 13701 North 23<sup>rd</sup> Street.
- B) Consideration of a variance request to not pave or escrow monies for South Peking Street for proposed Southfork Subdivision, Hidalgo County, Texas; 604 South Peking Street.

**7. MANAGER'S REPORT:**

- A) Future Agenda Items.

**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, Tracts 1. Tex. Gov't. Code §551.072.

- B) Consultation with City Attorney regarding potential litigation. Tex. Gov't. Code §551.071.
- C) Consultation with City Attorney regarding legal aspects of City proclamation. 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 23, 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