



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
MONDAY, JUNE 9, 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 - Mayor Pro Tem Victor "Seby" Haddad

PROCLAMATIONS - South Texas Border Chapter Texas Master Naturalist 10th Anniversary - Bob Schmidt

Organization of Women Executives (OWE) 45th Anniversary - Maria Antonio Chapa

McAllen ALL STARS (Mafia 956) Youth Baseball Team Day - Eddie Mendoza

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-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 2.249 acres consisting of 2.116 acres out of Lot 4, Block 14, and 0.133 of an acre out of 150-foot reservation, out of Steele and Pershing Subdivision, Hidalgo County, Texas; 100 Expressway 83.

2. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to C-1 (Local Commercial-UDC) District: Lot 7 North McAllen Subdivision, Hidalgo County, Texas; 318 North 17th Street.
3. Rezone from C-1 (Office Building Office-OC) District to C-1 (Local Commercial-UDC) District: Lot 582.49 AC GR 1.65 AC NET, La Lomita (HOIT) AN IRR TR W585.28'-S330'-N660' of Trenton Road Subdivision, Hidalgo County, Texas; 3201 Trenton Road.
4. Rezone from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lots 1-46, Los Encinos Subdivision, Hidalgo County, Texas; 3301-3621 Rosalva Avenue.

Rezone from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lots 47-90, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Raquel Avenue.

Rezone from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lots 91-134, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Queta Avenue.

Rezone from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lots 135-178, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Paula Avenue.

Rezone from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lots 179-225, Los Encinos Subdivision, Hidalgo County, Texas; 3300-3621 Olga Avenue.

5. Request of Silvia Gutierrez-Leal, for a Conditional Use Permit, for three (3) years, and adoption of an ordinance, for a Home Occupation (Counseling Office), at Lot 11, Block 2, Holiday Park Subdivision, Hidalgo County, Texas; 206 West Harvey Street.
6. Request of Ricardo de la Garza, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Institutional Use, at Lot 1, STC Pecan Campus North Expansion Subdivision, Hidalgo County, Texas; 3200 West Pecan Boulevard.

B) REZONINGS:

1. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 9, Block 1, Redwood Park Addition Subdivision, Hidalgo County, Texas; 1712 North 8th Street.
2. Rezone from R-1 (Single Family Residential-OC) District to R-3 (High Density Residential-UDC) District: 2.696 gross acre tract of land, more or less, out of the west three acres of the South line of the south five acres of Lot 129, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas: 2604 North Ware Road.

C) 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 Workshop and Regular Meeting held May 27, 2025.
 - B) Award of Contract for Retail Analytics Software (Project No. 04-25-S47-514).
 - C) Award of Contract for the extension of Traffic Signal Loop Detector Replacement Services (Project No. 01-24-S22-95).
 - D) Consideration and Approval of Federal Transit Administration and TXDOT Certifications and Assurances.
 - E) **CONSENT RESOLUTIONS**
 - 1. Resolution authorizing the submission of a grant application to the Texas Commission on the Arts under the Arts Respond – Cultural District Project.
 - 2. Resolution designating the McAllen Performing Arts Center and Convention Facilities as the official local arts agency representing the City of McAllen.
 - F) Approval of Tax Refunds over \$500.00.
 - 1. Benavides, Blanca E
 - 2. Benavides, Maria I
 - 3. Cole Ko McAllen TX LLC
 - 4. Galvotec Alloys Inc.
 - 5. Galvotec Mag & Metal Works Inc,
 - 6. Leal, Joel Jr. & Melissa
 - 7. Ramirez, Alfredo & Linda
 - 8. Stag TX Holdings LP
 - 9. CoreLogic
3. **BIDS/CONTRACTS:**
- A) Award of Contract for Suarez Park Sidewalk and Parking Lot Improvements (CDBG) (Project No. 05-25-C22-547).
 - B) Award of Contract for Architectural Design Services for a New Indoor Shooting Range for the McAllen PD Indoor Firearms Training Facility (Project No. 01-25-S18-669).
 - C) Consideration and Approval of Change Order No. 1 and Final for 2025 Single Machine Repaving (Project No. 01-25-C06-457).
 - D) Consideration and Approval of Change Order No. 1 and Final for the Purchase and Delivery of Type “D” Hot Mix Asphaltic Concrete 2025 (Project No. 01-25-P22-120).
4. **ORDINANCE:**
- A) Providing for Mid-Year Budget Amendment for Fiscal Year 2024-2025.
5. **RESOLUTION:**

- A) Resolution authorizing the submission of a grant application to the U.S. Department of Transportation for funding under the Fiscal Year 2025 Safe Streets and Roads for All (SS4A) Grant Program.

6. MANAGER'S REPORT:

- A) Review of Quarterly Investment Report for Quarter Ending December 31, 2024.
- B) Advisory Board Appointments.
- C) Future Agenda Items.

7. 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 the 89th Regular Session of the Texas Legislature. Tex. Gov't. Code §551.071.
- B) Discussion and possible lease, sale or purchase of Real Estate Property, Tracts 1. Tex. Gov't. Code §551.072.

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 June 6, 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