



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 JOINT MEETING WITH THE
MCALLEN PUBLIC UTILITY BOARD
MONDAY, JUNE 23, 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 Jose R. "Pepe" Cabeza de Vaca

PROCLAMATIONS - Elder Abuse Awareness Month - Norma Rodriguez

Robert "Bobby" Calvillo Day - Carmen and Marina Calvillo

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)** Joint Resolution authorizing a depository agreement with PlainsCapital Bank for the term August 1, 2025 until July 31, 2028.

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-3A (Multifamily Residential Apartment - OC) District to R-1 (Low Density Residential - UDC) District: 24.95 acre tract of land out of Lots 27 and 28, La Lomita Irrigation And Construction Company's Subdivision (Block II of Proposed Northwood Trails Block II & III Subdivision), Hidalgo County, Texas; 3300 Freddy Gonzales Road.
2. Rezone from C-3 (General Business - OC) District to M-2 (Regional Mixed Use - UDC) District: 1.824 acres out of the south 10 acres of Lot 12, Texas-Mexican Railway Company's S/D, Hidalgo County, Texas; 11301 North 10th Street.
3. Rezone from R-2 (Duplex-Fourplex Residential - OC) District to R-2 (Medium Density Residential - UDC) District: 7.243 acres out of the south 10 acres of Lot 12, Texas-Mexican Railway Company's S/D, Hidalgo County, Texas; 11301 North 10th Street.
4. Rezone from R-3A (Multifamily Residential Apartment - OC) District to R-1 (Low Density Residential - UDC) District: 26.88 acre tract of land out of Lots 7, 8, 13 and 14, Section 234, Texas-Mexican Railway Company's Survey Subdivision (Proposed El Dorado At Thousand Oaks Phase II Subdivision), Hidalgo County, Texas; 13100 North 38th Street.
5. Rezone from R-3A (Multifamily Residential Apartments - OC) District to R-1 (Single-Family Residential - UDC) District: 36.753 acres out of section 230, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 13501 North Shary Road.
6. Rezone from R-1 (Single-Family Residential - OC) District to R-2 (Medium Density Residential - UDC) District: 9.071 acre tract of land being out of the remaining land out of a tract of land described as tract 1, out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13801 North 23rd Street.
7. Rezoning from R-1 (Single-Family Residential) District under the Old Code (OC) to R-1 (Low Density Residential) District under the new Unified Development Code (UDC) for the following properties: Cielo Vista Subdivision, Phase II, Hidalgo County, Texas. (REZ2025-0044):
Lots 166-170 & 224-227, 2900-2917 Wanda Avenue
Lots 171-190, 5601-6005 South 29th Street
Lots 191-199, 2900-2916 Tanya Avenue
Lots 200-207, 2900-2913 Teresa Avenue
Lots 208-215, 2900-2913 Ursula Avenue
Lots 216-223, 2900-2913 Vanessa Avenue
8. Rezoning from R-1 (Single-Family Residential) District under the Old Code (OC) to R-1 (Low Density Residential) District under the new Unified Development Code (UDC) for the following properties: Cielo Vista Subdivision, Phase I, Hidalgo County, Texas. (REZ2025-0038):
Lots 1-28, 3000-3125 Tanya Avenue
Lots 29-56, 3000-3125 Teresa Avenue
Lots 57-84, 3000-3125 Ursula Avenue
Lots 85-112, 3000-3125 Vanessa Avenue

Lots 113-126 & 150-165, 3000-3129 Wanda Avenue

Lots 127-149, 5600-5920 South 32nd Street

9. Rezoning from R-1 (Single-Family Residential) District under the Old Code (OC) to R-1 (Low Density Residential) District under the New Unified Development Code (UDC) for the following properties:

Los Encinos Subdivision Phase III, Hidalgo County, Texas. (REZ2025-0043):

Lots 1-22, 5602-5918 South 28th Lane

Lots 23-33 & 112-118, 2713-2817 Wanda Avenue

Lots 34-55, 5603-5915 South 27th Lane

Lots 56-69, 2700-2825 Tanya Avenue

Lots 73-83, 2700-2825 Teresa Avenue

Lots 84-97, 2700-2825 Ursula Avenue

Lots 98-111, 2724-2813 Vanessa Avenue

10. Rezone from R-1 (Single-Family Residential) District under the Old Code (OC) To R-1 (Low Density Residential) District under the New Unified Development Code (UDC) for the following properties:

Los Encinos Subdivision, Unit 2, Hidalgo County, Texas. (REZ2025-0045):

Lots 1-21, 2912-3204 Olga Avenue

11. Request of Catholic Diocese of Brownsville, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Church) at Lot 1, O.L.S Parish Hall Subdivision, Hidalgo County, Texas; 915 North 12th Street.

B) REZONINGS:

1. Rezone from R-1 (Single-Family Residential - OC) to R-2 (Medium Density - UDC) District: The west 125 feet of the north 162 feet out of Lot 3 of the southeast quarter (1/4) of Section 8 of the Hidalgo Canal Company's Subdivision of Porciones 64, 65, and 66, Hidalgo County, Texas; 221 South 8th Street.

2. Rezone from R-1 (Single-Family Residential - OC) District to C-2 (Regional Commercial - UDC) District: 8.290 acre tract out of Lot 4, A.J. McColl's addition to McAllen first suburban citrus groves, and out of Lot 138A, John H. Shary Subdivision, Hidalgo County, Texas; 3000 South Bentsen Road.

3. Rezone from R-1 (Single-Family Residential - OC) District to R-3 (High Density Residential - UDC) District: all of Block 5, North Main Place Townhouses Subdivision, Hidalgo County, Texas; 4321 North 12th Street.

C) CONDITIONAL USE PERMITS:

1. Request of Bruno Reyes, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 16, Block 33, Hammond Addition Subdivision, Hidalgo County, Texas; 114 South 20th Street.

2. Request of Eziquiel Ortiz on behalf of Uptown Entertainment, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue Suite H-1.

3. Request of Andrea N. Guerra on behalf of Freedom Bank of Texas Financial Institution, for a Conditional Use Permit, for three (3) years, and adoption of an

ordinance, for an Event Center, at Lot 4, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2228 Trenton Road, Suite 300.

4. Request of George A. Garza and Laura L. Garza on behalf of Palazzio Event Center, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Center, at Lots 13 through 19, Block 1, Las Canadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road.

5. Request of Jason T. Worley, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Tavern, at Lot A-Phase I & Lot B-Phase II, Town & Country Subdivision, Hidalgo County, Texas; 5113 North 10th Street, Suite B.

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 for Workshop and Regular Meeting held June 9, 2025.

B) Subdivision Monthly Report.

C) Project Status Monthly Report through May 31, 2025.

D) Parks & Recreation Monthly Status Report.

E) Consideration and Approval of Contract Amendment No. 1 for use of the Bus Tracking Application. (Project No. 06-25-S74-01).

F) Consideration and Approval of an Interlocal Agreement between the City of McAllen and Hidalgo County Irrigation District No. 1.

G) Consideration and Approval for Change Order No. 1 Los Encinos Pool Replaster. (Project No. 04-25-S35-375)

H) Consideration and Approval of the Extension of Trimming and Peeling of Tall Palm Trees Contract (Project No. 05-23-S43-168).

I) Consideration and Approval of Contract Amendment No. 1 for Ground Maintenance at McAllen International Airport (Project No. 02-24-S28-224).

J) Award Contract for the Terminal Carpet Replacement at McAllen International Airport (Project No. 05-25-S57-311).

K) **CONSENT RESOLUTIONS**

1. Resolution authorizing the submittal of a grant application to the Federal Transit Administration under the Fiscal Year 2025 Notice of Funding Opportunity for Low or No Emissions Program.

2. Resolution authorizing the submittal of a grant application to the Firehouse Subs Public Safety Foundation, under the Fiscal Year 2024 Firehouse Subs Public Safety Foundation Grant Program.

3. Resolution authorizing the submittal of an application to Enbridge Inc., under the Safe Community First Responder Program.

4. Resolution authorizing the submittal of a grant application to the Gary Sinise Foundation, under the Fiscal Year 2025 First Responder Outreach Program.

5. Resolution authorizing the submittal of a grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency, under the Fiscal Year 2024 Fire Prevention & Safety Grant Program.

L) Approval of Tax Refunds over \$500.00.

1. Cang Kim Pham & My Le Nguyen
2. Corelogic
3. Garcia, Matthew
4. Inception Fertility
5. Lereta
6. Lereta, LLC

4. BIDS/CONTRACTS:

- A)** Award of Contract for the Purchase of One (1) Emergency Management Command Trailer (Project No. 05-25-P60-213).
- B)** Consideration and Approval of Emergency Purchase Order for Central Fire Station No. 1 AC Unit Replacements (Project No. 06-25-P67-01).

5. ORDINANCES:

- A)** Providing adoption of an ordinance amending Ordinance No. 2009-59 providing for adjustment in Authorized Positions.
- B)** Providing for the abandonment of a 5 foot utility easement adjacent to the south property line of Lot 45, Taylor Crossing Subdivision, Hidalgo County, Texas; 6013 North 51st Street.
- C)** Providing for the abandonment of a 0.1180 of one acre of land situated in Hidalgo County Texas and being out of North La Lomita Road Right-Of-Way, and out of Lots 26 and 27 of La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3401 La Lomita Road (Mile 6 ½ Road).

6. RESOLUTION:

- A)** Authorizing the submission of the application to the 2025 Rio Grande Valley Metropolitan Planning Organization call for projects under Category 10 (CRP) & Category 7 (STBG).

7. VARIANCES:

- A)** Consideration of variance requests to: 1) Right-of-Way requirement for the interior streets, 2) 1,200 ft. block length requirement, 3) not provide required sidewalk on the south side of Gardenia Avenue, 4) Taylor Road right-of-way dedication requirement, 5) minimum street jog offset requirement for proposed Los Encinos on Taylor Subdivision, Hidalgo County, Texas; 3324 North Taylor Road.
- B)** Consideration of variance requests to: 1) Interior streets Right-of-Way requirement, 2) Right-of-Way dedication requirement for a quarter mile collector, and 3) Maximum block length requirement, for proposed Enclave on 107 Subdivision, Hidalgo County, Texas; 2700 State Highway 107.

8. MANAGER'S REPORT:

A) Future Agenda Items.

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) Deliberation regarding critical infrastructure facility. Tex. Gov't. Code §551.0761.
- B) Consultation with City Attorney regarding legal aspects of special events. Tex. Gov't. Code §551.071.
- C) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 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 20, 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