

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Regular Meeting on Tuesday, **May 27, 2025**, at **5:00 PM**, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Pro Tem Victor "Seby" Haddad, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca. **Absent:** Mayor Javier Villalobos

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Omar Sotelo, Finance Director Sonia Resendez

CALL TO ORDER

Mayor Pro Tem Victor "Seby" Haddad called the meeting to order.

PROCLAMATION

NATIONAL GUN VIOLENCE AWARENESS DAY

Commissioner Rodolfo "Rudy" Castillo presented a proclamation for National Gun Violence Awareness Day.

EMERGENCY MEDICAL SERVICES (EMS) WEEK

Commissioner Joaquin Zamora presented a proclamation for Emergency Medical Services (EMS) Week.

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

Mayor Pro Tem Victor "Seby" Haddad called the Public Hearing to order.

- 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.)**

Mayor Pro Tem Victor "Seby" Haddad inquired if anyone wished to speak in opposition to the items under this section of the agenda. No one came forward.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

- 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.**

Approved the C-2 (UDC) Zoning at 2209 & 2201 Dove Avenue, as per Planning and Zoning Commission.

- 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 26TH 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 27TH STREET.

Approved the R-1 (UDC) Zoning at 2601-2709 Wanda Avenue and 2620 Wanda Avenue, as per Planning and Zoning Commission.

Approved the R-1 (UDC) Zoning at 2600-2632 Vanessa Avenue, as per Planning and Zoning Commission.

Approved the R-1 (UDC) Zoning at 5902-5915 South 26th Lane, as per Planning and Zoning Commission.

Approved the R-1 (UDC) Zoning at 5900-5912 South 27th Street, as per Planning and Zoning Commission.

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.

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for an Institutional Use at 3901 Pecan Boulevard, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements are as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; the property has access from West Pecan Boulevard;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking; 125 parking spaces are proposed for the school, and 5 parking spaces will be accessible.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits. The school must comply with the circulation pattern approved by the Traffic Operations Department.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions should be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The number of people within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
- 7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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.

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for a Guest House at 5036 Jay Avenue, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements are as follows:

- 1) Only one guest house shall be permitted on the property.
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks comply.
- 3) The proposed use shall be connected to the same utilities as the primary residence.
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size where the guest house will be built is 9,672 square feet.
- 5) Separate driveways or garages for the proposed use shall not be permitted. The applicant is not proposing an independent driveway for the proposed guesthouse.
- 6) The proposed use shall not be rented.
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

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 29TH STREET AND 13 SOUTH 29TH STREET.

Staff recommended disapproval of the R-3 (UDC) zoning at 9 South 29th Street and 13 South 29th Street, as per Planning and Zoning Commission.

Mayor Pro Tem Victor "Seby" Haddad inquired if anyone wished to speak in opposition to the item. Mr. Oscar Hernandez spoke in favor of the request.

A discussion followed, during which Council members expressed their comments and concerns. Concerns were raised regarding traffic flow, population density, land area, street and access design, the implications of high-density development, and uniquely shaped property. Staff responded to the questions raised.

After due consideration, Commissioner Joaquin Zamora moved to approve the R-3 (UDC) zoning and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

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.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for a one year, for an Event Center at 5001 Pecan Boulevard, UT 140, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements are as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of the residential zone/use to the south.
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic

to exit into and disrupt residential areas. The establishment has direct access to Pecan Boulevard.

- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 28 parking spaces are required and only 44 are provided as per site plan for the entire plaza. Parking compliance will be based on the entire plaza closing at 5 pm during hours of operation of the event center.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

Mayor Pro Tem Victor "Seby" Haddad inquired if anyone wished to speak in opposition to the items. No one came forward.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the Conditional Use Permit as recommended and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously by those present.

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 10TH STREET.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for a Smoke Shop at 5212 North 10th Street, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(4) of the Zoning Ordinance (Old Code) and specific requirements are as follows:

1. The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of a residential area.
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access through North 10th street and Zinnia Avenue which is adjacent to the Single-Family Homes Residential area.
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Seven parking spaces are required and ninety are provided at the plaza.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

Commissioner Joaquin Zamora moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

D) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to amend the Zoning Ordinance and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

END OF PUBLIC HEARING

Mayor Pro Tem Victor "Seby" Haddad declared the Public Hearing closed.

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.)**

Commissioner Joaquin Zamora moved to approve the items listed on the Consent Agenda and Commissioner Jose R. "Pepe" Cabeza de Vaca seconded. The motion carried unanimously by those present.

A) APPROVAL OF MINUTES FOR JOINT MEETING HELD MAY 12, 2025.

Approved the minutes of Joint Meeting held May 12, 2025, as submitted.

B) SUBDIVISION MONTHLY REPORT.

Approved Subdivision Monthly report.

C) PARKS & RECREATION MONTHLY PROJECT STATUS REPORT.

Approved Parks & Recreation Monthly Project Status report.

D) PROJECT STATUS MONTHLY REPORT THROUGH APRIL 30, 2025.

Approved 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).

Awarded a contract to Laminator Technology Group, LLC in the amount of \$38,964.00 for the four new Cutaway Buses.

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 15th ST, SUITE C-1, MCALLEN, TX 78501 (PROJECT NO. 05-25-S62-01).

Approved Lease Agreement between Cotton Candy Sweet Creations RGV, LLC and Vicky's Coffee Co., LLC for the City of McAllen rental contract at 221 South 15th Street Suite C-1.

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 15th ST, SUITE B-1, MCALLEN, TX 78501. (PROJECT NO. 05-25-S61-01)

Approved a Lease Agreement between the Guerra d/b/a Rodriguez Snacks and Snack Station, LLC for the leased space at 221 South 15th Street. Suite B-1.

H) CONSIDERATION AND APPROVAL OF CHANGE OF ORDER NO. 3 FOR RAIN DAYS AT CAMP MCALLEN (PROJECT NO. 07-24-C23-965).

Approved Change Order No. 3 in the amount of 7 additional calendar days for a revised contract time of 252 calendar days with no change to contract amount of \$1,877,935.13 for the Rain Days at Camp McAllen Project.

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).

Approved Change Order No. 1 in the net amount of \$4,245.00 with no additional calendar days for a final contract amount of \$124,710.84 for the purchase and replacement of Lark Community Center Gym Floors Project.

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).

Approved Change Order No. 1 in the net amount of \$4,245.00 with no additional calendar days for a final contract of \$124,710.84 and a final contract time of 30 calendar days for the purchase and replacement of Palmview Community Center Gym Floor Project.

K) CONSIDERATION AND APPROVAL OF A LICENSE AGREEMENT FOR A 10-FOOT IRRIGATION EASEMENT ON EL DORADO A THOUSAND OAKS TO THE VINEYARD SUBDIVISION.

Approved 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.

Approved a resolution authorizing the submittal 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.

Approved tax refunds of over \$500.

1. JOSE & ROSA CASTILLO

Approved a tax refund in the amount of \$592.32.

2. DILLARDS / DILLARD TEXAS SOUTH, LLC

Approved a tax refund in the amount of \$13,660.44.

3. EH MCALLEN, LLC

Approved a tax refund in the amount of \$30,036.76.

4. SANTA SOLEDAD FERNANDEZ

Approved tax refunds in the amount of \$270.53, \$293.14, \$258.26.

5. LERETA, LLC

Approved a tax refund in the amount of \$1,787.70.

6. MCALLEN COLD STORAGE LTD

Approved a tax refund in the amount of \$726.43.

7. DIAMANTINA CANALES MOLINA

Approved a tax refund in the amount of \$622.52.

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).

Staff recommended authorization to negotiate the scope of services and fee schedule with the top-ranked firm, Sam Garcia Architect, LLC. If negotiations are unsuccessful, staff will cease negotiations, and with the City Manager's approval, initiate negotiations with the next highest ranked firm. It was mentioned by staff that the Bridge Board had previously approved the item.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the negotiation as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

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).

Staff recommended approval of Contract Amendment No.2 to Perez Consulting Engineers. For additional professional services associated with Utility Infrastructure Improvements and as outlined in the attached scope for a fee of \$320,385.00 and a revised contract amount of \$1,744,215.50. Staff invited questions from the council; none were raised.

Commissioner Joaquin Zamora moved to approve the contract amendment as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

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).

Staff recommended approval of Change Order No. 2 in the net amount of \$53,366.35 with no additional calendar days for a final contract amount of \$1,520,397.15 and final contract time of 360-calendar days for the Northwest Blueline Regional Stormwater Detention Facility Project. Staff invited questions from the council; none were raised.

Commissioner Joaquin Zamora moved to approve Change Order No. 2 as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

D) CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT FOR THE ON-SITE SEWAGE FACILITY SYSTEM.

Staff recommended approval of an Interlocal Agreement for the On-Site Sewage Facility System.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the interlocal agreement as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

E) CONSIDERATION AND APPROVAL OF INTERLOCAL AGREEMENT BETWEEN HIDALGO COUNTY AND CITY OF MCALLEN FOR AN ALL-INCLUSIVE PARK AT EL RANCHO PARK.

Staff recommended approval of the Interlocal Agreement with Hidalgo County outlining terms and conditions for the construction, operation, and maintaining of an all-inclusive park at El Rancho Park.

A discussion followed, during which Council members expressed their comments and concerns. Staff responded to the questions raised.

Commissioner Joaquin Zamora moved to approve the interlocal agreement as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

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).

Staff recommended approval to reclass \$220,000.00 from the Morris Park: Phase 2/3 fund for emergency purchase of AC units by Daikin Applied Americas for the International Museum of Art & Science (IMAS).

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the budget reclass as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

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.

Staff recommended adoption of an ordinance providing for the abandonment of a 0.26 acre of land at 1212 East Yuma Avenue.

Commissioner Antonio "Tony" Aguirre, Jr. moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

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.

Staff recommended adoption of an ordinance providing for the abandonment of a 2.5' x 42.0' utility easement of land at 4500 Larkspur Avenue.

Commissioner Antonio "Tony" Aguirre, Jr. moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

C) PROVIDING FOR A BUDGET AMENDMENT FOR THE COMMISSION CHAMBER UPGRADE PROJECT.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$57,124.48 for Commission Chamber Upgrade Project.

Commissioner Rodolfo "Rudy" Castillo moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

5. RESOLUTIONS

A) CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION REAPPOINTING MEMBERS OF TIRZ #1A BOARD FOR TWO YEAR TERMS.

Staff recommended approval of a resolution reappointing members of the TIRZ 1A Board for two-year terms. Jon Rhodes (Position 2) , Misty Martin (Position 4), Nick Rhodes (Position 5) and Javier Villalobos (Position 6) are to be reappointed for the term beginning June 1, 2025, and ending June 1, 2027.

Commissioner Rodolfo "Rudy" Castillo moved to approve the resolution as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

B) CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION REAPPOINTING MEMBERS TO THE TRES LAGO PUBLIC IMPROVEMENT DISTRICT FOR A TWO YEAR TERM.

Staff recommended approval of a resolution reappointing members to the Tres Lagos Public Improvement District for a two-year term. Misty Martin (Position 2) and Nick Rhodes (Position 4) are to be reappointed for the term beginning June 1, 2025, and ending June 1, 2027.

Commissioner Joaquin Zamora moved to approve the resolution as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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 23RD STREET.

Staff recommended approval of variance requests to 1.) 8 ¾ Mile Road Right-of-Way and paving with requirements, 2.) Minimum Street jog offset requirement for 13701 North 23rd Street.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the variance option 2 as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

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.

Staff recommended disapproval of a variance request to not pave or escrow monies for South Peking Street for 604 South Peking Street.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the variance as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

7. MANAGER'S REPORT

A) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows:

- Holiday Parade Update
- Legislative Session Update
- Hike & Bike Trail Irrigation District #3 (Executive Session)

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.

Commissioner Joaquin Zamora moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

B) CONSULTATION WITH CITY ATTORNEY REGARDING POTENTIAL LITIGATION. TEX. GOV'T. CODE §551.071.

Commissioner Joaquin Zamora moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CITY PROCLAMATION. TEX. GOV'T. CODE §551.071.

Commissioner Joaquin Zamora moved to authorize rescinding AUsoinely AUthentic Day proclamation based on numerous fraud allegations and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

**D) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T.
CODE §551.087.**

Commissioner Joaquin Zamora moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

ADJOURNMENT

Without objection the meeting was adjourned at 5:57 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Victor "Seby" Haddad
Mayor Pro Tem