

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

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **June 9, 2025, at 5:00 PM**, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

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

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy 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 Javier Villalobos called the meeting to order.

PROCLAMATIONS

SOUTH TEXAS BORDER CHAPTER TEXAS MASTER NATURALIST 10TH ANNIVERSARY

Commissioner Jose R. "Pepe" Cabeza de Vaca read a proclamation for South Texas Border Chapter Texas Master Naturalist 10th Anniversary.

ORGANIZATION OF WOMEN EXECUTIVES (OWE) 45TH ANNIVERSARY

Mayor Javier Villalobos read a proclamation for Organization of Women Executives (OWE) 45th Anniversary.

MCALLEN ALL STARS (MAFIA 956) YOUTH BASEBALL TEAM DAY

Commissioner Rolando "Rolly" Rios read a proclamation for McAllen ALL STARS (Mafia 956) Youth Baseball Team Day.

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 Javier Villalobos 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 ATDESIREDTING 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 Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda.

Commissioner Jose R. "Pepe" Cabeza de Vaca then moved to approve all items under the Routine Items section, excluding items 1A2 and 1A6 due to noted opposition. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those in attendance.

- 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.**

Approved the C-2 (UDC) Zoning at 100 Expressway 83, as per Planning and Zoning Commission.

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.

Staff recommended approval of the C-1 (UDC) zoning at 318 North 17th Street, as per Planning and Zoning Commission.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the C-1 (UDC) zoning as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

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.

Approved the C-1 (UDC) Zoning at 3201 Trenton Road, as per Planning and Zoning Commission.

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.

Approved the R-1 (UDC) Zoning at 3301-3621 Rosalva Avenue, as per Planning and Zoning Commission.

Approved the R-1 (UDC) Zoning at 3308-3621 Raquel Avenue, as per Planning and Zoning Commission.

Approved the R-1 (UDC) Zoning at 3308-3621 Queta Avenue, as per Planning and Zoning Commission.

Approved the R-1 (UDC) Zoning at 3308-3621 Paula Avenue, as per Planning and Zoning Commission.

Approved the R-1 (UDC) Zoning at 3300-3621 Olga Avenue, as per Planning and Zoning Commission.

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.

Approved a Conditional Use Permit and adopted an ordinance, for three (3) years, for Home Occupation at 206 West Harvey Street, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and specific requirements are as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence.
- 2) One nameplate attached to a building not larger than two square feet is permitted in all districts except R-1 single-family residential district.
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration.
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage,
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting the subject property.
- 7) No retail sales (items can be delivered).
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business.
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location where the permit was issued.

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.

Mayor Javier Villalobos asked if there was any opposition to the item; hearing none, the meeting proceeded.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for life of use, for Institutional Use at 3200 West 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 Pecan Boulevard and Quince Avenue;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; parking will be provided from the existing parking lot which is located on site;
- 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.

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

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.

Staff recommended disapproval of the R-2 (UDC) zoning at 1712 North 8th Street, as per Planning and Zoning Commission.

Mayor Javier Villalobos asked if there was anyone in opposition to the item and opened the floor for comments. Ms. Cristina Escamilla spoke in opposition; no one spoke in favor.

Following discussion, Commissioner Jose R. "Pepe" Cabeza de Vaca moved to disapprove the R-2 (UDC) zoning request and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously by those present.

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.

Staff recommended disapproval of the R-3 (UDC) zoning at 2604 North Ware Road, as per Planning and Zoning Commission.

Mayor Javier Villalobos asked if there was anyone in opposition to the item. Mr. Miguel Santos spoke in opposition, and Mr. Rene Barrera, representing the developer, spoke in favor of the request.

Discussion ensued, during which Council members expressed various comments and concerns. Mayor Pro Tem Victor "Seby" Haddad moved to approve the R-2 (UDC) zoning and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The vote resulted in two in favor, with Commissioners Rios, Zamora, and Agirre voting in opposition. As a supermajority was required, the motion failed.

C) 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

The Public Hearing concluded as Mayor Javier Villalobos formally declared it 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 except for Item 2B to be addressed separately and Mayor Pro Tem Victor "Seby" Haddad seconded. The motion carried unanimously by those present.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD MAY 27, 2025.

The minutes of the Workshop and Regular Meeting held on May 27, 2025, were reviewed and approved as submitted.

B) AWARD OF CONTRACT FOR RETAIL ANALYTICS SOFTWARE (PROJECT NO. 04-25-S47-514).

Staff recommended awarding a three-year contract extension to Placer Labs, Inc.

Mayor Pro Tem Victor "Seby" Haddad moved to award the contract as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

C) AWARD OF CONTRACT FOR THE EXTENSION OF TRAFFIC SIGNAL LOOP DETECTOR REPLACEMENT SERVICES (PROJECT NO. 01-24-S22-95).

Awarded a contract to D & G Energy Corporation with the amount of \$120,000.00 for the extension of Traffic Signal Loop Detector Replacement Services.

D) CONSIDERATION AND APPROVAL OF FEDERAL TRANSIT ADMINISTRATION AND TXDOT CERTIFICATIONS AND ASSURANCES.

Approved the 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.

Approved a resolution authorizing the submittal 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.

Approved the 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.

Approved tax refunds of over \$500.

1. BLANCA E. BENAVIDES

Approved tax refunds in the amount of \$283.33, \$199.09, \$139.32, \$49.56.

2. MARIA I. BENAVIDES

Approved a tax refund in the amount of \$631.36.

3. COLE KO MCALLEN TX, LLC

Approved a tax refund in the amount of \$2,711.43.

4. GALVOTEC ALLOYS, INC.

Approved a tax refund in the amount of \$8,127.96.

5. GALVOTEC MAG & METAL WORKS, INC.

Approved a tax refund in the amount of \$5,066.70.

6. MELISSA & JOEL LEAL, JR.

Approved tax refunds in the amount of \$1,295.97, \$117.67.

7. ALFREDO & LINDA MARTINEZ

Approved tax refunds in the amount of \$358.26, \$358.26.

8. STAG TX HOLDINGS LP

Approved a tax refund in the amount of \$14,843.47.

9. CORELOGIC

Approved tax refund in the amount of \$667.97, \$1,753.85, \$964.52, \$452.90, \$616.79, \$78.19, \$952.91, \$1,584.17, \$3,746.45.

3. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR SUAREZ PARK SIDEWALK AND PARKING LOT IMPROVEMENTS (CDBG) (PROJECT NO. 05-25-C22-547).

Staff recommended award of contract to Celso Gonzalez Construction in the amount of \$61,107.00, for the Suarez Park Sidewalk and Parking Lot Improvements.

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

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).

Staff recommended award of contract to Negrete & Kolar Architects, LLP in the amount of \$848,000.00, for the Architectural Design Services for a New Indoor Shooting Range for the McAllen PD Indoor Firearms Training Facility.

Commissioner Joaquin Zamora moved to award the contract 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. 1 AND FINAL FOR 2025 SINGLE MACHINE REPAVING (PROJECT NO. 01-25-C06-457).

Staff recommended approval of Change Order No. 1 in the net deduct amount of \$21,051.48 with no additional calendar days for a final contract amount of \$1,446,983.52 and unchanged contract time of 100-calendar days for the 2025 Single Machine Repaving Project.

Commissioner Joaquin Zamora moved to approve Change Order No. 1 as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

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).

Staff recommended approval of Change Order No. 1 in the amount of \$150,246.69 with no additional calendar days for a final contract amount of \$1,430,955.69 and an unchanged final contract time of 100-calendar days for the purchase and delivery of the Type "D" Hot Mix Asphaltic Concrete 2025 Project.

Commissioner Joaquin Zamora moved to approve Change Order No. 1 as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

4. ORDINANCE

A) PROVIDING FOR MID-YEAR BUDGET AMENDMENT FOR FISCAL YEAR 2024-2025.

Staff presented a recommendation to adopt a mid-year budget amendment to recognize adjustment of increases and decreases to revenue and expenditure on various funds.

Commissioner Joaquin Zamora moved to approve the recommended budget amendment which was seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously approved by those present.

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.

Staff recommended approval of the resolution authorizing the grant submission to the U.S. Department of Transportation for funding under the Fiscal Year 2025 Safe Streets and Roads for All (SS4A) Grant Program.

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. MANAGER'S REPORT

A) REVIEW OF QUARTERLY INVESTMENT REPORT FOR QUARTER ENDING DECEMBER 31, 2024.

Staff presented the Quarterly Investment Report for quarter ending December 31, 2024 and recommended acceptance of said report as per the Audit Investment Committee.

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

B) ADVISORY BOARD APPOINTMENTS.

Staff presented an overview of current vacancies on advisory boards.

TRAFFIC COMMISSION BOARD

Commissioner Rolando "Rolly" Rios nominated Jose Ochoa for an appointment with the Traffic Advisory Board. The nomination received unanimous approval from all members present.

McALLEN CHAMBER OF COMMERCE

Staff reviewed vacancies on the boards and committees served by elected officials. By consensus, the Council nominated Commissioner Jose R. "Pepe" Cabeza de Vaca to serve on the McAllen Chamber of Commerce Board. The nomination was unanimously approved by all members present.

C) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: No items were brought forward for discussion.

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.

No action.

B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL ESTATE PROPERTY, TRACTS 1. TEX. GOV'T. CODE §551.072.

No action.

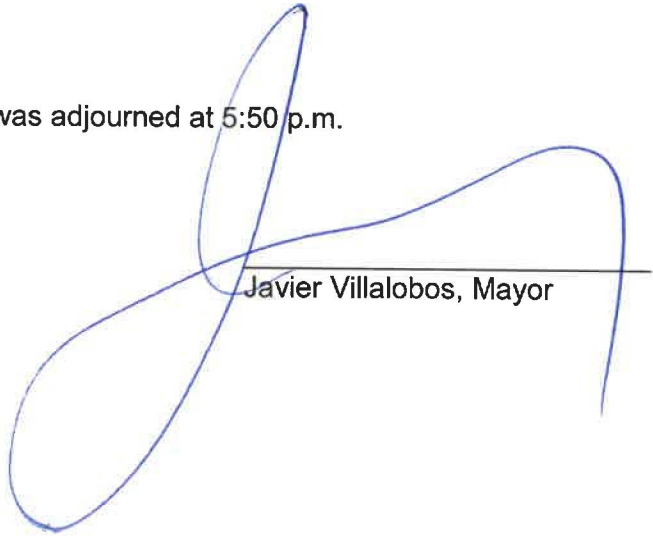
ADJOURNMENT

With no objections raised, the meeting was adjourned at 5:50 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor