



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, JULY 14, 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
PROCLAMATION - Parks & Recreation Month - Denny Meline

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. 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 Idela Park Subdivision Unit 1.
2. 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 Idela Park Subdivision Unit 2.

3. 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 Idela Park Subdivision Unit 3.
4. 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 Idela Park Subdivision Unit IV.
5. Rezone from C-3L (Light Commercial-OC) District to C-1 (Local Commercial-UDC) District: Being a triangularly shaped 1.62 acre tract of land, more or less, out of and forming a part of the south 10.0 acres of the north 30.0 acres of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2900 Trenton Road.
6. Request of Sam R. Mohamed, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop, at Lot 1, The District Phase 1 Subdivision, Hidalgo County, Texas; 7913 North 10th Street, Suite 170.

B) CONDITIONAL USE PERMIT:

1. Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop, at Lots 13 & 14, Lazy-A-Ranch Subdivision, Hidalgo County, Texas; 1406 North 24th Street, Suite 190.

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 June 23, 2025.
- B)** Award of Contract for the Anzalduas International Bridge Southbound Trailer Tollbooth Project (Project No. 06-25-C24-900).
- C)** Award of Contract for the McAllen-Hidalgo Bridge Building B Canopy Fans Project (Project No. 05-25-C21-896).
- D)** Consideration and Authorization to remove 4th Quarter of Fiscal Year 2023-2024 Uncollectible Sanitation and Drainage Fee Accounts from the General Ledger and begin Write-off procedures.
- E)** Consideration and Approval of an agreement for Azhar's Oriental Rugs utilization of parking lot for the City of McAllen Annual Independence Day Parade.
- F)** Consideration and Approval of a Memorandum of understanding authorizing the Automatic Aid between City of McAllen and City of Alton.
- G) CONSENT COOP PURCHASES**
 1. Award of Contract for the Purchase of Microsoft Office 2024 Suite through Texas Department of Information Resources (DIR) (Project No. 07-25-P70-01).

2. Award of Contract for the Floor Polishing and Coating Service at the McAllen Convention Center Exhibit Hall A and B through BuyBoard (PN: 07-25-S79-01).

H) Approval of Tax Refunds over \$500.00.

1. Palm Crossing II LLC
2. Palm Crossing Town Center LLC
3. Joseph Preston Dufee

3. BIDS/CONTRACTS:

- A)** Consideration and Approval of Change Order No. 4 and Final for Camp McAllen (Project No. 07-24-C23-965).
- B)** Consideration and Approval of Memorandum of Understanding between the City of McAllen and the City of Corregidora, Queretaro, MX for intergovernmental collaboration on economic growth, tourism, education, cultural exchanges, and best practices.

4. ORDINANCES:

- A)** Providing for an amendment of a speed limit reduction request for 23rd Street from State Highway 107 (SH 107) to Dove Avenue.
- B)** Providing for approval of Program Year 2025-2026 Annual Action Plan for the use of CDBG and HOME funds.
- C)** Providing for the adoption of Sharyland Water Supply Corporation Utility Rates for Buyout Areas No. 7 and 8.

5. RESOLUTION:

- A)** Consideration and approval of a minute order authorizing the City Manager to establish camping and recreation equipment rentals and concession sales at Camp McAllen.

6. VARIANCES:

- A)** Request of Craig Garansuay, to consider a sign variance request to allow off-premise signage at Lots 3 & 4, Parke at Nolana Subdivision; 4000 & 3200 Nolana Avenue.
- B)** Consideration of variance requests to waive escrow/reimbursement requirement for N. 29th Street improvements, for proposed Georgia Subdivision, Hidalgo County, Texas; 7701 North 29th Street.

7. MANAGER'S REPORT:

- A)** Advisory Board Appointments.
- B)** Year-To-Date Tax Collection Reports
 - (1) Current year Tax Collection Report
 - (2) Delinquent Tax Collection Report
- C)** 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) Consultation with City Attorney regarding legal aspects of employment matters. Tex. Gov't. Code §551.071.
 - B) Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
 - C) 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 July 11, 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