

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

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **June 23, 2025, at 5:00 PM**, in the McAllen City Hall Third Floor (3rd) Commission Chambers. The following were present:

Mayor Javier Villalobos, 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.

MPUB: Chairman Charles Amos, Vice Chairman Ernest R. Williams, and Ex-Officio Member Javier Villalobos

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 officially called the meeting to order.

Chairman Charles Amos subsequently called the McAllen Public Utility Board meeting to order.

PROCLAMATIONS

NATIONAL ELDER ABUSE AWARENESS DAY

Mayor Pro Tem Victor "Seby" Haddad presented a proclamation recognizing National Elder Abuse Awareness Day.

ROBERT "BOBBY" CALVILLO DAY

Commissioner Antonio "Tony" Aguirre, Jr. presented a proclamation in honor of Robert "Bobby" Calvillo Day.

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact the City Secretary before 5:00pm)

1. JOINT MEETING WITH THE MCALLEN PUBLIC UTILITY BOARD

Mayor Javier Villalobos called the joint meeting to order.

Chairman Charles Amos subsequently called the McAllen Public Utility Board meeting to order.

A) JOINT RESOLUTION AUTHORIZING A DEPOSITORY AGREEMENT WITH PLAINSCAPITAL BANK FOR THE TERM AUGUST 1, 2025, UNTIL JULY 31, 2028.

Commissioner Jose R. "Pepe" Cabeza de Vaca made a motion to approve the joint resolution as presented and was seconded by Commissioner Joaquin Zamora. The motion carried with five votes in favor, and Commissioner Victor "Seby" Haddad in abstention.

Mayor Pro Tem Victor "Seby" Haddad declared a conflict of interest regarding Item 1A and abstained from both discussion and voting. He subsequently filed a conflict disclosure with the City Secretary.

Vice Chairman Ernest R. Williams also moved for approval on behalf of the McAllen Public Utility Board, with a second by Ex-Officio Member Javier Villalobos. The motion carried unanimously by those present.

Chairman Charles Amos moved to adjourn the McAllen Public Utility Board Meeting at 5:08 pm. and Trustee Ernie Williams seconded the motion. The motion carried unanimously by those present.

END OF JOINT MEETING

2. 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 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 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 moved to approve the items listed on the Routine Items section of the agenda except for item 2A6 in accordance with the recommendation of the Planning and Zoning Commission and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

- 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.**

Approved the R-1 Zoning (UDC) at 3300 Freddy Gonzales Road, in accordance with the recommendations of the Planning and Zoning Commission.

- 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.**

Approved the M-2 Zoning (UDC) at 11301 North 10th Street, in accordance with the recommendations of the Planning and Zoning Commission.

- 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.**

Approved the R-2 Zoning (UDC) at 11301 North 10th Street, in accordance with the recommendations of the Planning and Zoning Commission.

- 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.**

Approved the R-1 Zoning (UDC) at 13100 North 38th Street, in accordance with the recommendations of the Planning and Zoning Commission.

- 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.**

Approved the R-1 Zoning (UDC) at 13501 North Shary Road, in accordance with the recommendations of the Planning and Zoning Commission.

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.

Mayor Javier Villalobos inquired whether anyone wished to speak in opposition to the item. Ms. Anetia Smith, Mr. Michael Douglas Smith, and Ms. Jane Cross addressed the council.

Staff recommended approval of the R-2 zoning (UDC) at 13801 North 23rd Street, in accordance with the recommendations of the Planning and Zoning Commission.

Commissioner Joaquin Zamora moved to disapprove the R-2 zoning and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

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

Approved the R-1 Zoning (UDC) at 2900-2917 Wanda Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 5601-6005 South 29th Street, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2900-2916 Tanya Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2900-2913 Teresa Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2900-2913 Ursula Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2900-2913 Vanessa Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

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

Approved the R-1 Zoning (UDC) at 3000-3125 Tanya Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 3000-3125 Teresa Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 3000-3125 Ursula Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 3000-3125 Vanessa Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 3000-3129 Wanda Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 5600-5920 South 32nd Street, in accordance with the recommendations of the Planning and Zoning Commission.

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**

Approved the R-1 Zoning (UDC) at 5602-5918 South 28th Lane, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2713-2817 Wanda Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 5603-5915 South 27th Lane, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2700-2825 Tanya Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2700-2825 Teresa Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2700-2825 Ursula Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2724-2813 Vanessa Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

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

Approved the R-1 Zoning (UDC) at 2912-3204 Olga Avenue, in accordance with the recommendations of the Planning and Zoning Commission.

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.

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for an Institutional Use at 915 North 12th Street, in accordance with the recommendations of the 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 will have access from North 12th Street.
- 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; 50 parking is proposed.
- 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.
- 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 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.

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.

Staff recommended approval of the proposed rezoning to R-2 zoning (UDC) at 221 South Street, in accordance with the recommendations of the Planning and Zoning Commission.

Commissioner Joaquin Zamora moved to deny the R-2 rezoning request. The motion failed due to the lack of a second.

Comments and concerns were shared by Council. After due consideration, Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the R-2 zoning and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion passes with four votes and one opposed (Commissioner Joaquin Zamora).

Mayor Pro Tem Victor "Seby" Haddad announced that he had a conflict with Item 2B1, abstained from discussion and voting, and filed the appropriate disclosure with the City Secretary.

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.

Staff recommended disapproval of the C-2 zone (UDC) at 3000 South Bentsen Road, in accordance with the recommendations of the Planning and Zoning Commission.

Mayor Pro Tem Victor "Seby" Haddad moved to disapprove of the C-2 zoning as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

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.

Staff recommended disapproval of the R-3 zoning (UDC) at 4321 North 12th Street, in accordance with the recommendations of the Planning and Zoning Commission.

Mayor Pro Tem Victor "Seby" Haddad moved to disapprove of the R-3 zoning as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

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.

Staff recommended disapproval of a Conditional Use Permit and adoption of an ordinance, for one year, for a Bar at 114 South 20th Street, as per Planning and Zoning Commission.

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

- 1) The property line of the lot of any of the abovementioned business must be at least 400 ft. 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 proposed establishment is within 400 ft. of a residential zone and use.
- 2) The abovementioned business must be as close as possible to a major arterial and should not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along South 20th Street and Beaumont Avenue.
- 3) The above-mentioned 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. The most recent Conditional Use Permit for a bar was approved by the City Commission on May 28, 2024, previous and current bar uses have been operating at this location with the parking condition under grandfather status.
- 4) The abovementioned business must do everything possible to prevent unauthorized parking by the patrons of such business on adjacent businesses 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 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 property.
- 7) The abovementioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the Conditional Use Permit and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

2. REQUEST OF EZQUIEL ORTIZ ON BEHALF OF UPTOWN ENTERTAINMENT, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND THE ADOPTION OF AN ORDINANCE, FOR A BAR, AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE SUITE H-1.

Staff recommended disapproval of the Conditional Use Permit and adoption of an ordinance, for one year, for a Bar at 400 Nolana Avenue, Suite H-1, in accordance with the recommendations of the 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:

- a) The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property (Nolana water tower and Northcross Patio Homes Subdivision).
- b) The above-mentioned business must be as close as possible to a major arterial and shall not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th

Street, and North 6th Street. The existing parking signs need to remain and gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza.

- c) The above-mentioned 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. Currently there is a multi-tenant commercial building on the property. The proposed bar requires 49 parking spaces; 729 parking spaces are provided in the common parking area in the front and rear of the building.
- d) The abovementioned business must do everything possible to prevent unauthorized parking by the patrons of such businesses on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- e) 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 as much as possible of the site from a public street.
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- g) The abovementioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

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

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.

Staff recommended disapproval of a Conditional Use Permit and adoption of an ordinance, for three (3) years, for an Event Center at 2228 Trenton Road, Suite 300, in accordance with the recommendations of the 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 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 and residentially zoned property.
- 2. The abovementioned business must be as close as possible to a major arterial and should 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 access from Trenton Road and North 23rd Street.
- 3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Twenty-three (23) parking spaces are required, and 54 parking spaces are provided at the plaza. The entire building will have enough parking if only retail is offered.
- 4. The above-mentioned business must do everything possible to prevent 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 above-mentioned 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 above-mentioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
The abovementioned business shall restrict the number of people within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having

considered 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 Victor "Seby" Haddad moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

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.

Staff recommended disapproval of a Conditional Use Permit and adoption of an ordinance, for one year, for an Event Center at 3012 South Jackson Road, in accordance with the recommendations of the Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(a)(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 ft. from the nearest residence or residentially zoned property, church, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residential zone property.
2. The abovementioned business must be as close as possible to a major arterial and should 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 East Olympia Avenue which connects South Jackson Road.
3. The abovementioned business must provide parking in accordance with the city off street parking ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage and uses, 27 parking spaces are required for the spa and office areas. The event center would require 158 parking spaces. For the uses of the overall development to operate at the same time, 185 parking spaces are required; 191 parking spaces are provided on site. The parking lot has to be free of potholes and clearly striped.
4. The above-mentioned business must do everything possible to prevent 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 above-mentioned 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 above-mentioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The above-mentioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Planning Director.

Commissioner Joaquin Zamora moved to approve the Conditional Use Permit and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously.

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.

Staff recommended disapproval of a Conditional Use Permit and adoption of an ordinance, for one year, for a Tavern at 5113 North 10th Street, Suite B, in accordance with the recommendations of the 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:

- a) The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property,

- and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property (Bill Schupp Park);
- b) The above-mentioned business must be as close as possible to a major arterial and shall not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. The property has direct access to Zinnia Avenue, North 10th Street, and Wisteria Avenue.
 - c) 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. Currently there is a multi-tenant commercial building on the property. The proposed 1,650 square foot bar requires 17 parking spaces. For every business to run simultaneously in the commercial plaza, 306 parking spaces would be required; 402 parking spaces are provided in the common area parking in the front of the building. Luby's Restaurant is not a part of the subject property subdivision; however, the restaurant was initially part of the entire common area parking. If Luby's restaurant needed additional parking to meet their parking requirement of 110 spaces, the larger common area parking would be able to supply the remaining spaces required and still have available additional spaces.
 - d) The abovementioned business must do everything possible to prevent unauthorized parking by the patrons of such businesses on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
 - e) 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 as much as possible of the site from a public street.
 - f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 - g) The abovementioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

Mayor Pro Tem Victor "Seby" Haddad moved to approve the Conditional Use Permit and was seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

D) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

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

END OF PUBLIC HEARING

The Public Hearing concluded as Mayor Javier Villalobos formally declared it closed.

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.)**

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.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD JUNE 9, 2025.

The minutes of the Workshop and Regular Meeting held June 9, 2025, were approved as presented.

B) SUBDIVISION MONTHLY REPORT.

Approved Subdivision Monthly report.

C) PROJECT STATUS MONTHLY REPORT THROUGH MAY 31, 2025.

Approved Project Status Monthly report through May 31, 2025.

D) PARKS & RECREATION MONTHLY STATUS REPORT.

Approved 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).

Approved Contract Amendment No. 1 for use of the Bus Tracking Application.

F) CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MCALLEN AND HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

Approved 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).

Approved Change Order No. 1 in the amount of \$3,500.00 with 4 additional calendar days for a revised contract amount of \$143,500.00 and a revised contract time of 54 calendar days for the Los Encinos Pool Replaster Project.

H) CONSIDERATION AND APPROVAL OF THE EXTENSION OF TRIMMING AND PEELING OF TALL PALM TREES CONTRACT (PROJECT NO. 05-23-S43-168).

Approved the extension of the Trimming and Peeling of Tall Palm Trees Contract with Rod'z Lawncare, LLC for one (1) additional year.

I) CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 1 FOR GROUND MAINTENANCE AT MCALLEN INTERNATIONAL AIRPORT (PROJECT NO. 02-24-S28-224).

Approved Contract Amendment No. 1 for Ground Maintenance at McAllen International Airport.

J) AWARD CONTRACT FOR THE TERMINAL CARPET REPLACEMENT AT MCALLEN INTERNATIONAL AIRPORT (PROJECT NO. 05-25-S57-311).

Awarded a contract to Diaz Floors & Interiors in the amount of \$158,851.73 for the Terminal Carpet Replacement at McAllen International Airport.

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.

Approved a 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.

Approved a 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.

Approved a resolution authorizing the submittal of a grant application to the 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.

Approved a 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.

Approved a 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.

The Council approved the issuance of the following tax refunds in the amounts exceeding \$500:

1. CANG KIM PHAM & MY LE NGUYEN

Approved refund: \$1,016.75.

2. CORELOGIC

Approved refunds: \$1,405.23, \$57.22, \$930.40, \$1,108.01, \$245.59.

3. MATTHEW GARCIA

Approved refunds: \$689.69, \$251.14.

4. INCEPTION FERTILITY

Approved refunds: \$2,071.80.

5. LERETA

Approved refund: \$2,771.93.

6. LERETA, LLC

Approved refunds: \$190.47, \$322.72, \$65.18, \$34.84, \$418.35.

4. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR THE PURCHASE OF ONE (1) EMERGENCY MANAGEMENT COMMAND TRAILER (PROJECT NO. 05-25-P60-213).

Staff recommended the award of contract to Phoenix Contracting in the amount of \$149,870.00, for the Emergency Management Command Trailer.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

B) CONSIDERATION AND APPROVAL OF EMERGENCY PURCHASE ORDER FOR CENTRAL FIRE STATION NO. 1 AC UNIT REPLACEMENTS (PROJECT NO. 06-25-P67-01).

Staff recommended the Emergency Purchase Order to Delta Air Conditioning in the amount of \$102,850.00, for Central Fire Station No. 1 AC Unit Replacements.

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

5. ORDINANCES

A) PROVIDING ADOPTION OF AN ORDINANCE AMENDING ORDINANCE NO. 2009-59 PROVIDING FOR ADJUSTMENT IN AUTHORIZED POSITIONS.

Staff recommended the adoption of an ordinance amending Ordinance No. 2009-59 to revise the number of authorized positions.

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

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.

Staff recommended adoption of an ordinance providing for the abandonment of a 5-foot utility easement at 6013 North 51st Street.

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

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).

Staff recommended adoption of an ordinance providing for the abandonment of 0.1180 acres of land at 3401 La Lomita Road (Mile 6 1/2 Road).

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

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).

Staff recommended approval of a resolution authorizing the submittal of a grant application to the 2025 Rio Grande Valley Metropolitan Planning Organization call for projects under Category 10 (CRP) & Category 7 (STBG).

Commissioner Joaquin Zamora moved to approve the resolution as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

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.

Staff recommended approval of variance requests too: 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 3324 North Taylor Road

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

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.

Staff recommended approval of variance requests too: 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 2700 State Highway 107.

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

8. MANAGER'S REPORT

A) FUTURE AGENDA ITEMS.

No items were proposed or discussed at this time.

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.

Commissioner Joaquin Zamora authorized to instruct the City Manager to proceed as described in the executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF SPECIAL EVENTS. TEX. GOV'T. CODE §551.071.

No action.

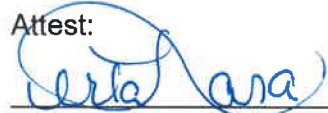
C) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL ESTATE PROPERTY, TRACT 1.TEX. GOV'T. CODE §551.072.

No action.

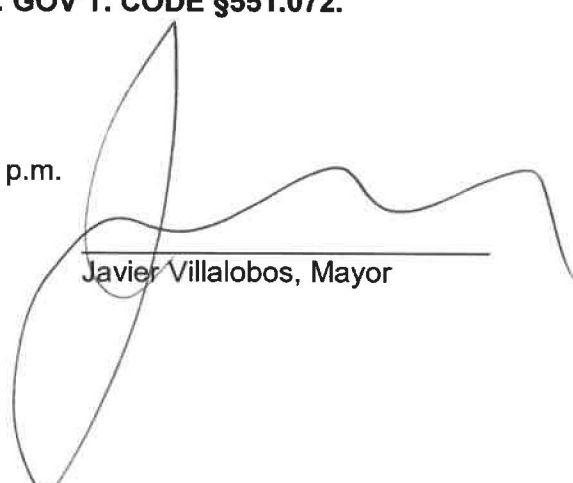
ADJOURNMENT

Without objection the meeting was adjourned at 6:30 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor