



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 28, 2025 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER - Mayor Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Commissioner Antonio "Tony" Aguirre, Jr.

PRESENTATION - South Texas Health System Honorary Recognition

PROCLAMATIONS - University of Texas Rio Grande Valley 10th Anniversary - Lizette Galaviz
Children's Bill of Rights in Sports - 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-OC) District to R-1 (Low Density Residential-UDC) District for Lot 2, Block 1, Ebony Street Addition Subdivision, Hidalgo County, Texas; 506 North 6th Street.

2. Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code

(UDC) for the following properties.

Balboa Acres Subdivision, Block 1 and Block 2, Hidalgo County, Texas. (REZ2025-0056): Lots 1-18, Block 1 and Lots 1-31, 33A, and 35-38, Block 2, 4000-4518 South 23rd Street.

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 the following properties:

Balboa Acres Subdivision, Blocks 3-31, Hidalgo County, Texas. (REZ2025-0057):
4100 South 29th Street (Lot 13, Blk 19)

3912-4312 South 33rd Street (Lot 26, Blk 25 and Lot 26 Blk 29)

3213-3619 Agusta Avenue (Lots 1-2 Blk 22, Lots 1-12 Blk 23 and Lots 1-13 Blk 24)

3009-3619 Balboa Avenue (Lots 1-9 Blk 21, Lots 3-7 Blk 22, Lots 14-26 Blk 24 and Lots 1-13 Blk 25)

2401-3619 Covina Avenue (Lots 1-10 Blk 8, Lots 1-2 Blk 8A, Lots 1-10 Blk 9, Lots 1-13 Blk 20, Lots 10-20 Blk 21, Lots 14-25 Blk 25 and Lots 1-13 Blk 26)

2400-3619 Daytona Avenue (Lots 1-10 Blk 7, Lots 11-20 Blk 8, Lots 3-4 Blk 8A, Lots 11-20 Blk 9, Lots 1-14 Blk 10, Lots 1-12 Blk 19, Lots 14-26 Blk 20, Lots 14-26 Blk 26 and Lots 1-13 Blk 27)

2400-3619 Elmira Avenue (Lots 1-10 Blk 6, Lots 11-20 Blk 7, Lots 15-28 Blk 10, Lots 1-14 Blk 11, Lots 1-13 Blk 18, Lots 14-26 Blk 19, Lots 14-26, 26A Blk 27 and Lots 1-13 Blk 28)

2400-3618 Francisca Avenue (Lots 1-10 Blk 5, Lots 11-20 Blk 6, Lots 15-28 Blk 11, Lots 1-14 Blk 12, Lots 1-13 Blk 17, Lots 14-26 Blk 18, Lots 14-26 Blk 28 and Lots 1-13 Blk 29)

2400-3619 Gloria Avenue (Lots 1-10 Blk 4, Lots 11-20 Blk 5, Lots 15-28 Blk 12, Lots 1-14 Blk 13, Lots 1-13 Blk 16, Lots 14-26 Blk 17, Lots 14-25 Blk 29 and Lots 1-13 Blk 30)

2400-3618 Helena Avenue (Lots 1-10 Blk 3, Lots 11-20 Blk 4, Lots 15-28 Blk 13, Lots 1-14 Blk 14, Lots 1-13 Blk 15, Lots 14-26 Blk 16, Lots 14-26 Blk 30, and Lots 6-11 Blk 31)

2400-3408 Idela Avenue (Lots 11-20 Blk 3, Lots 15-28 Blk 14, Lots 14-26 Blk 15, and Lots 17-22 Blk 31).

4. Request of HFA-AE, LTD., on behalf of Parke at Nolana, LLC., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Automotive Service and Repair (Oil Change Facility) at 0.834-acre tract out of Lot 111, La Lomita Irrigation and Construction Company Subdivision (Proposed Lot 6, Parke at Nolana Subdivision), Hidalgo County, Texas; 3000 Nolana Avenue.

B) CONDITIONAL USE PERMITS:

1. Request of Jesus F. Davila, on behalf of Auriel Investment, LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg 300, Suite 300.

2. Request of Christian C. Avila, on behalf of Vimaent, LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar and Grill (The Duchess)

at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2210 & 2212.

- 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 July 14, 2025.
 - B) Project Status Monthly Report through June 30, 2025.
 - C) Subdivision Monthly Report.
 - D) Parks & Recreation Monthly Status Report.
 - E) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Eighty-One (81) New and Unused 2026 Model Golf Carts (Project No. 06-25-P66-125).
 - 2. Award of Contract for the Purchase of One (1) Front Wheel Loader (Project No. 07-25-P73-01).
 - 3. Award of Contract for the Purchase of One (1) New Current Model STEPP Patch Truck (Project No. 07-25-P69-01).
 - F) Consideration and Approval of an Interlocal Cooperation Contract for the Continued Operation of the Texas Transnational Intelligence Center.
 - G) Award of Contract for the Transit Department Fuel Station and Bus Wash improvements (Project No. 05-25-C23-240).
 - H) **CONSENT RESOLUTIONS**
 - 1. Consideration and Approval of a resolution regarding the Texas Gas Service Rate Case.
 - 2. Resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department for funding under the Fiscal Year 2026 Local Parks Grant Program.
 - I) Ordinance providing a substantial amendment for Fiscal Year 2019-2020 Annual Action Plan for CDBG-CV Program.
 - J) Ordinance providing a substantial amendment for Fiscal Year 2020-2021 Annual Action Plan for CDBG Program.
 - K) Ordinance providing a substantial amendment for Fiscal Year 2023-2024 Annual Action Plan for CDBG Program.
 - L) Ordinance providing a substantial amendment for Fiscal Year 2024-2025 Annual Action Plan for CDBG Program.
 - M) Approval of Tax Refunds over \$500.00.
 - 1. ATDBGB Partnership LLC
 - 2. Aliseda, Ernest & Deborah
 - 3. Gittins Anna
 - 4. McAllen Auto Sales, LLC

3. BIDS/CONTRACTS:

- A) Consideration and Approval of the Memorandum of Understanding between South Texas College and the City of McAllen for the Adult Education and Literacy Program.
- B) Award of Professional Civil Engineering Services for El Rancho Road Widening (2nd Street to Jackson Road) (Project No. 07-25-S88-01 General Civil Engineering Services Pool).
- C) Consideration and Possible Action on the Depository Services Contract (Project 04-25-S44-65).

4. ORDINANCE:

- A) Providing for a Budget Amendment in the Sanitation Depreciation Fund for the Purchase of One (1) Wheel Loader for the Recycling Center.

5. VARIANCES:

- A) Consideration of a variance request to the alley Right-of-Way dedication and paving requirements, for proposed D' Costa Subdivision, Hidalgo County, Texas; 801 North 23rd Street.
- B) Consideration of a variance request to not require the subdivision process at the 4.09 gross acre tract of land out of Lot 7, Section 233, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 5727 Chapin Road.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Boards and Committees served by Elected Officials.
- C) Future Agenda Items.

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) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- B) Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
- C) Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
- D) Consultation with City Attorney regarding pending litigation; Cause No. 19-23649-SHL currently pending in the United States Bankruptcy Court – Southern District of New York. Tex. Gov't. Code §551.071.
- E) Consultation with City Attorney regarding pending litigation; Cause No. CCD-0895-E currently pending in Hidalgo County, Texas. Tex. Gov't. Code §551.071.

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 25, 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