



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

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, AUGUST 11, 2025 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"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

1. Present questions to staff relating to the August 11, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Quinta Mazatlan Center for Urban Ecology Construction Update.
3. Engineering Monthly Status Update.
4. Subdivision Report.
5. **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)**

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 above notice of meeting and agenda for the City of McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the City of McAllen Board of Commissioners on August 5, 2025 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

/s/

Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

8/11/2025

1. Agenda Item: Present questions to staff relating to the August 11, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

08/01/2025

MEETING DATE

8/11/2025

1. Agenda Item: Quinta Mazatlan Center for Urban Ecology Construction Update.
2. Party Making Request: Eduardo Mendoza
3. Nature of Request: At the request of the City Commission, staff requests the opportunity to provide an update on the Quinta Mazatlan CUE project.

This brief presentation will cover the status of the different elements and anticipated schedule.

4. Routing:

Juan Martinez	Created/Initiated - 08/01/2025
Eduardo Mendoza	Approved - 08/01/2025
Michelle Rivera	Approved - 08/01/2025
Austin Stevenson	New -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, PE, P.T.O.E., City Engineer
Date: August 11, 2025
Subject: Quinta Mazatlan CUE - Project Construction Update

Explanation

At the request of the City Commission, staff requests the opportunity to provide an update on the Quinta Mazatlan CUE project.

This brief presentation will cover the status of the different elements and anticipated schedule.

Quinta Mazatlan CUE Construction Progress Report



**City Commission Workshop
Monday, August 11, 2025**



Park and Ride – 49% Complete



Aug 1, 2025
Quinta Mazatlan Cue
South Bus Park & Ride

Park and Ride Bus Shelters



Park and Ride – 49% Complete



Magic Tunnel Footing



Park and Ride – 49% Complete



Bus Loop



Adventure Garden – 80% Complete



Adventure Garden Restrooms



Adventure Garden – 80% Complete



Prickly Pear Palapa



Adventure Garden – 80% Complete



Rio Gorge Bridge



Adventure Garden – 80% Complete



Embankment Concrete Slides



Adventure Garden – 80% Complete



West Wing & Amphitheater



CUE Facility– 64% Complete



Facility Exterior



CUE Facility– 64% Complete



Facility Exterior



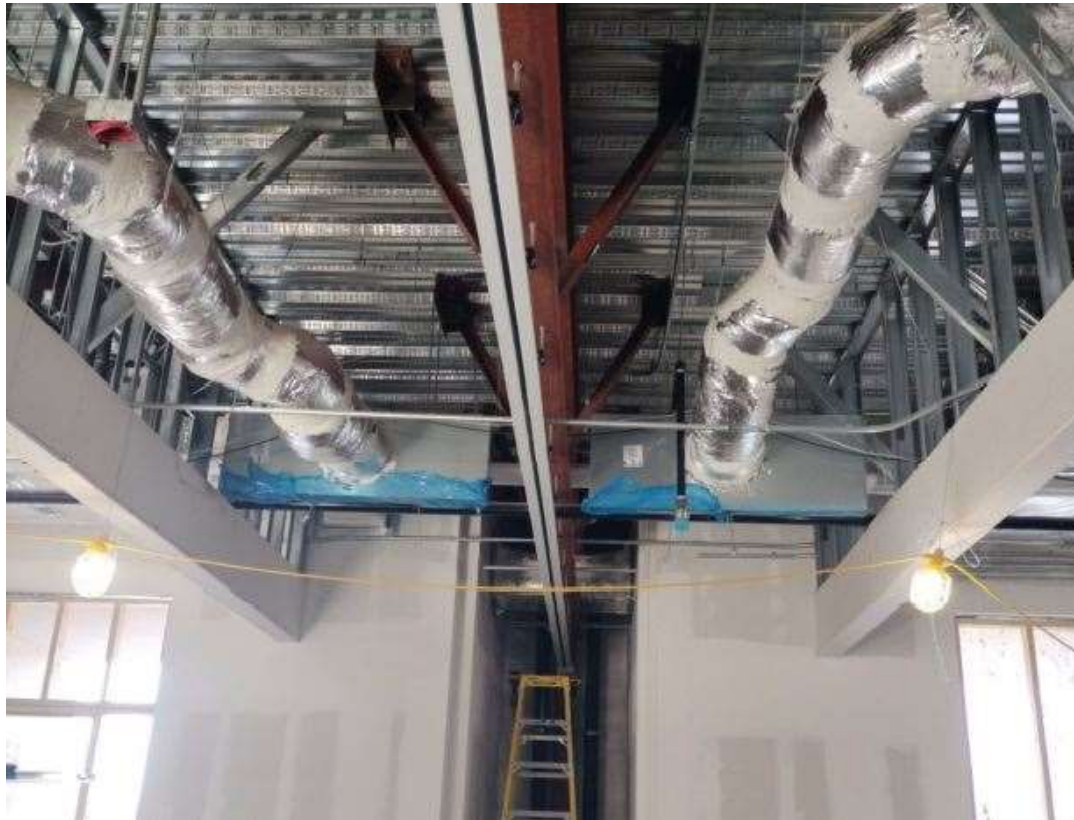
CUE Facility– 64% Complete



Facility Interior



CUE Facility– 64% Complete



Facility Interior





Quinta Mazatlan CUE Video Update

Estimated Completion – January 2026



Questions & Open Discussion



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

3.
08/01/2025
8/11/2025

1. Agenda Item: Engineering Monthly Status Update.
2. Party Making Request:
3. Nature of Request: Provide an update on current construction project .
4. Routing:

Eduardo Mendoza	Created/Initiated - 08/01/2025
Eduardo Mendoza	Approved - 08/01/2025
Michelle Rivera	Approved - 08/01/2025
Austin Stevenson	New -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, PE, P.T.O.E., City Engineer
Date: March 18, 2025
Subject: Monthly Status Report Engineering

Explanation

Provide an update on current construction project .



PROJECT STATUS REPORT

Through June 30, 2025.

By Eduardo Mendoza, P.E., P.T.O.E., City Engineer

Anzalduas Bridge Infrastructure Project Commercial Inbound/Outbound



Aerial Project View

The Anzalduas Bridge Infrastructure project information.

Construction Company:	D. Wilson Construction Company, McAllen, Texas
Original Contract:	\$81,861,364.52
Contract Signed Date/Day:	09/12/2022, Friday.
Begin Charged Date/Day:	03/09/2023, Thursday.
Change Orders Total:	\$2,114,368.52
Revised Contract:	\$83,975,733.04

Original Contract (Day's):	320 Working Days
Change Contract Time:	80 Working Days
Revised Contract (Day's):	400 Working Days

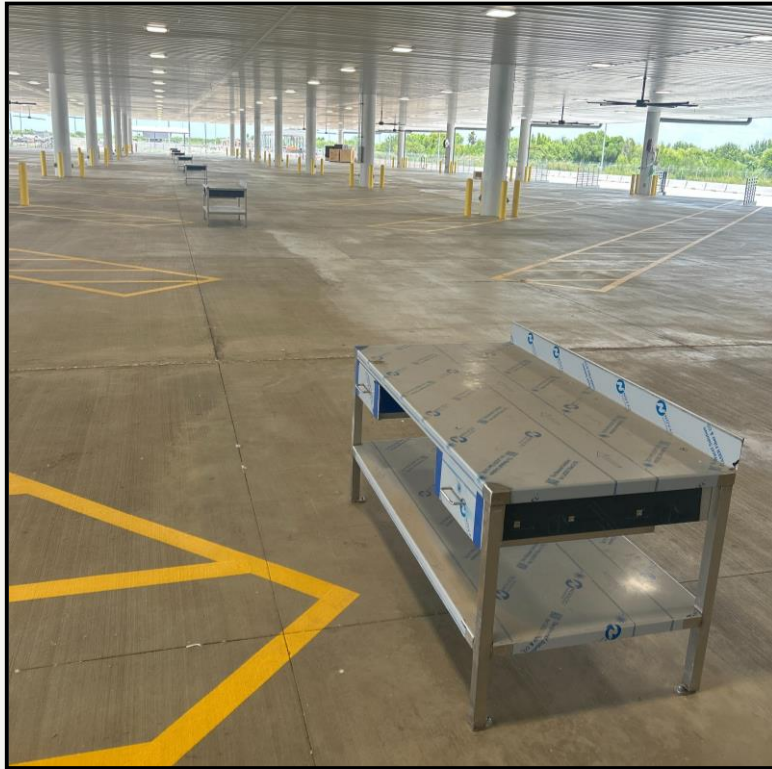
Working Days Charged	514 Working Days
----------------------	------------------

Inbound Proposed Improvements- \$64,933,051.35 and 84,738 SF

Consists of a 6 lane Primary Inspection Booths and Canopy, 30 Bay Secondary Commercial Inspection Dock, 2 lane Exit Control Booth and Canopy, Employee, Gov't Vehicle, and Visitor expanded Parking Lots, Cargo Processing Offices and Operational Command Center. The main Elements include the construction of infrastructure and technology to implement Unified Cargo Processing (UCP) and Non-Intrusive Inspection (NII) area with staging and associated security technology.

Construction Status: Inbound \$62,950,274.37 (97.0%)

Anzalduas Bridge Infrastructure Project (cont'd)



Inbound Dock – Inspection Equipment



Inbound Administration Building - Signage

Anzalduas Bridge Infrastructure Project (cont'd)

Outbound Proposed Improvements - \$18,982,681.69 and 21,347 SF

Consists of a 2 lane Primary Inspection Booth and Canopy, 8 Bay Secondary Commercial Inspection Dock, 2 lane Exit Control Booth and Canopy and associated inspection and security technology, Visitor Parking Lot, and Export/Cargo Processing Offices.

Construction Status Outbound \$18,543,896.11 (97.7%)



Outbound Administration Building Monitoring Equipment



Outbound Administration Building Reception Area

Taylor Road Widening (I2 to Daffodil Avenue)

The project consists of widening the existing road to a 4-lane urban curb and gutter paved roadway from I2 (US 83) to 2 Mile Line (Daffodil Avenue). The total widening of Taylor Road is 3.0 miles and includes a stormwater management system and dedicated left-turn lanes at all major intersections. The project is managed through an interlocal agreement with the City of Mission in which the City of Mission is the fiduciary agent for the project development. The project is separated into 2 phases.

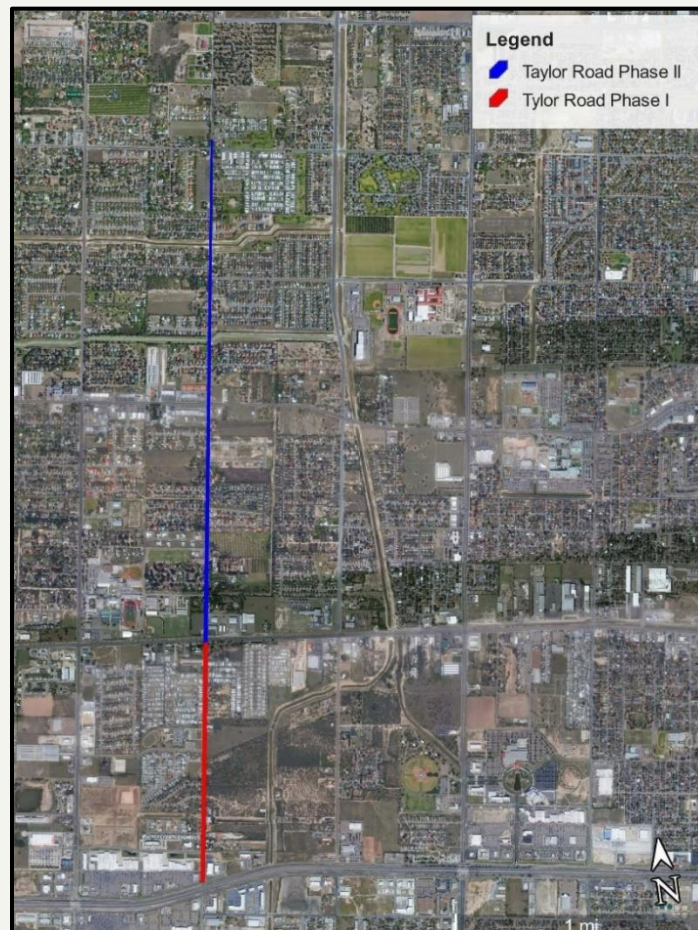
Phase 1. Widening from I2 to U.S. Business 83.

Roadway widening is complete, and open to traffic, pending minor deficiencies from the project inspection.

Phase 2. Widening from U.S. Business 83 to 2 Mile Line (Daffodil Avenue).

1. Right of way acquisition is approximately almost complete pending 2 parcels.
2. Utilities to relocate immediately after acquisition of all roadway right of way.

Construction plans and specifications are complete. Project has bid.



Quinta Mazatlán Center for Urban Ecology

This project includes construction of a new 2 story 15,431 square foot building which includes the Palm room which is designed for multi-use room, amphitheater with 4 tiers for sitting and outdoor sound system for outdoor lectures and special events, adventure garden that includes a sensory garden, 2 Palapas for outdoor culinary learning, and a park and ride.

Contractor:	Spaw Glass, Harlingen, Texas
Original Contract Amount/Time:	\$51,928,095.00/ 852-calendar days
Original Completion Date:	January 10, 2026
Change Order(s) Amount/Time	\$0.00 / 0-calendar days
Current Contract Amount/Time:	\$51,928,095.00/ 852-calendar days
Current Completion Date:	January 10, 2026

Work this Period:

The two buildings have been dried in and installation of gypsum board continues on interior, on exterior first coats of stucco have installed on the North side of the building and continues on the south side. Activity in the Adventure Garden progresses with concentration on concrete work for the "walk-on-the rio" and Eco-garden, elements at the sensory garden have commenced. Structural frame for the ticket booth has been completed, sheathing and installation of frames for solar panels has commenced. Main power has been completed to the building, interior electrical work continues. Concrete flatwork for the Metro Park & Ride remains in progress.



Quinta Mazatlán Center for Urban Ecology (cont'd)



N. Main St. & Jay Ave. Drainage Improvements

This project includes construction of new storm sewer system consisting of approximately 4,400 linear feet of 24-IN to 60-IN reinforced concrete pipe, various curb inlets, junction boxes, and related pavement reconstruction. These improvements are focused on addressing localized flooding issues in and around the vicinity of N. Main St. and Jay Ave. The project is funded under the 2018 drainage bond.

Contractor:	C & A Builders, San Benito, Texas
Original Contract Amount/Time:	\$1,109,301.00 / 300-calendar days
Original Completion Date:	March 23, 2025
Change Order(s) Amount/Time:	\$83,378.00 / 87-calendar days
Current Contract Amount/Time:	\$1,192,679.00 / 387-calendar days
Current Completion Date:	June 28, 2025

Work this Period:

Drainage infrastructure installation along Lark Ave. from Main Street to 11th Street ongoing.
Main Street Closure from Jay Avenue to Martin Avenue scheduled for June 23rd – July 23rd.



El Rancho Regional Stormwater Detention Facility

This project includes approximately 102,700 cubic yards of excavation and grading, 412 cubic yards of swales with backslope interceptors, a stormwater pump station, drainage outfall infrastructure improvements, and associated permanent vegetation stabilization. These improvements are focused on addressing regional flooding issues in and around the vicinity of El Rancho Road between McColl and Jackson.

Contractor:	Blue Dot Site & Utilities, LLC, San Juan, Texas
Original Contract Amount/Time:	\$1,344,796.46 / 180-calendar days
Original Completion Date :	July 5, 2025
Change Order(s) Amount/Time	\$0 / 0-calendar days
Current Contract Amount/Time:	\$1,344,796.46 / 180-calendar days
Current Completion Date (substantial):	July 4, 2025

Work this Period:

Crews continuing with pond excavation.



Balboa Ditch Sluice Gate Improvements

The scope for this project includes replacing five (5) mechanical sluices gates at the control structure into the Mission Inlet receiving channel. The gates will be replaced with five (5) duck-bill type check valves to prevent backflow of stormwater from the downstream system. The project also includes stabilization of the adjacent channel slopes.

Contractor:	Diverse Construction, Brownsville, Texas
Original Contract Amount/Time:	\$555,749.80 / 250-calendar days
Original Completion Date :	November 26, 2025
Change Order(s) Amount/Time	\$0 / 0-calendar days
Current Contract Amount/Time:	\$555,749.80 / 250-calendar days
Current Completion Date (substantial):	November 26, 2025

Work this Period:

Preparations ongoing for concrete pour (spillway)



Balboa Acres Stormwater Pump Station Improvements

The scope of this project focuses on upgrading the existing stormwater pump station serving the Balboa Acres subdivision and neighboring areas. Work consists of demolishing the existing single-unit pump station and building a new dual-unit pump station.

Contractor:	Mor-Wil, LLC.
Original Contract Amount/Time:	\$1,945,979.00 / 365-calendar days
Original Completion Date :	April 5, 2025
Change Order(s) Amount/Time	\$0 / 214-calendar days
Current Contract Amount/Time:	\$1,945,979.00 / 579-calendar days
Current Completion Date:	November 4, 2025

Work this Period:

Crews formed and poured the second section of vertical wall for wet well structure.



Alley Rehabilitation Section A

The scope of work involves paving various unimproved alleys throughout the City. There are 16 locations totaling just over 10,400-linear feet. Please refer to the attached map.

Contractor:	Renoworks, LLC., Edinburg, Texas
Original Contract Amount/Time:	\$988,780.42 / 100-calendar days
Original Completion Date:	June 20, 2025 <i>(pending adjustment for weather days)</i>
Change Order(s) Amount/Time	\$0 / 7-calendar days
Current Contract Amount/Time:	\$988,780.42 / 107-calendar days
Current Completion Date:	June 27, 2025 <i>(pending adjustment for weather days)</i>

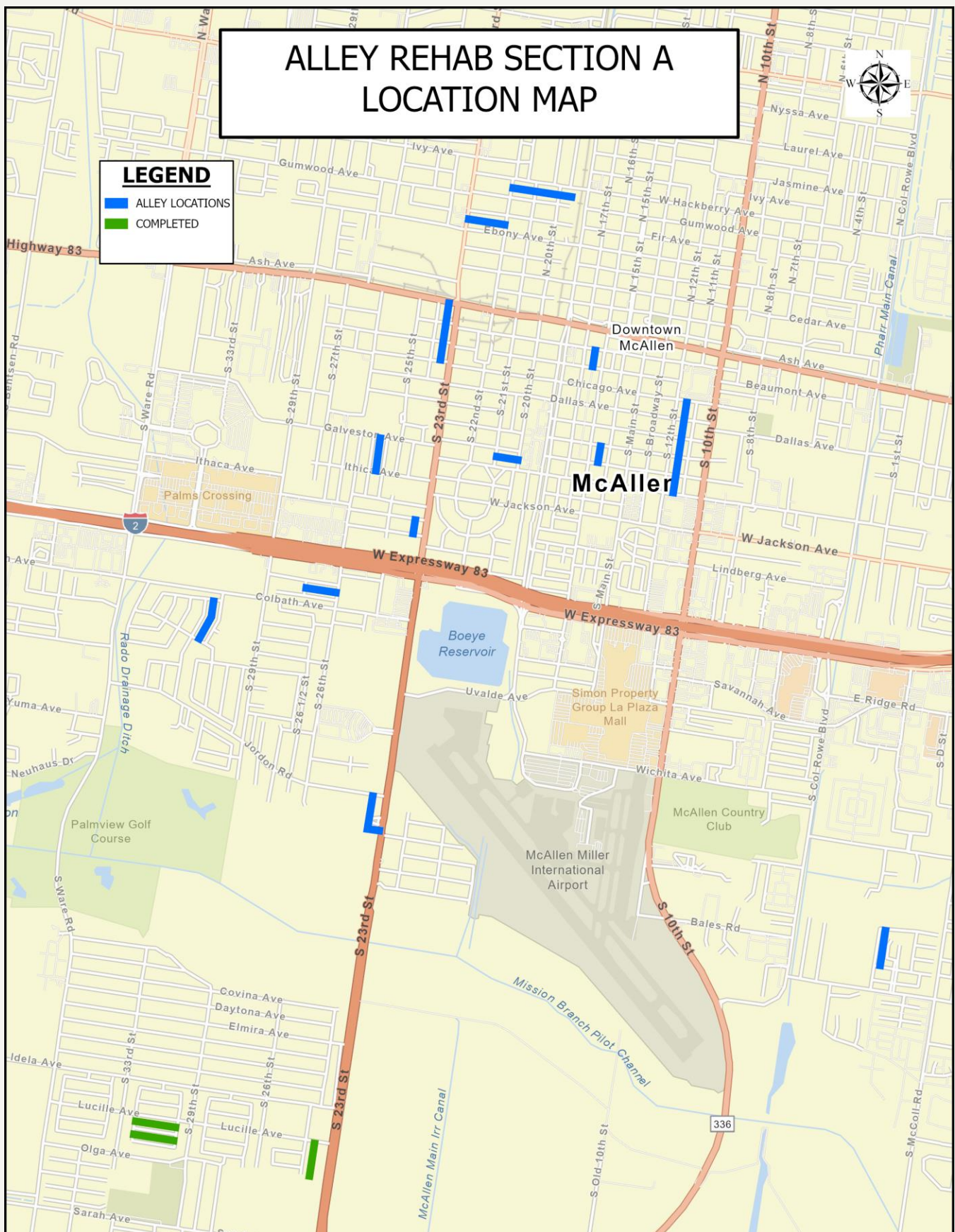
Work this Period:

Crews worked at multiple locations concentrating on identifying utility crossings, grading and pavement reconstruction. Overall project progress is presented below.

Phase	Length (ft)	%
Utility Coordination	6,284	60%
Grading/Pavement Reconstruction	2,120	20%
Completed (paved)	2,060	20%
Total	10,464	



 ALLEY LOCATIONS
 COMPLETED



Alley Rehabilitation Section C

The scope of work involves paving various unimproved alleys throughout the City. There are 10 locations totaling nearly 8,600-linear feet. Please refer to the attached map.

Contractor:	2GS, LLC., Peñitas, Texas
Original Contract Amount/Time:	\$775,864.00 / 180-calendar days
Original Completion Date :	July 25, 2025
Change Order(s) Amount/Time	\$0 / 0-calendar days
Current Contract Amount/Time:	\$775,864.00 / 180-calendar days
Current Completion Date:	July 25, 2025

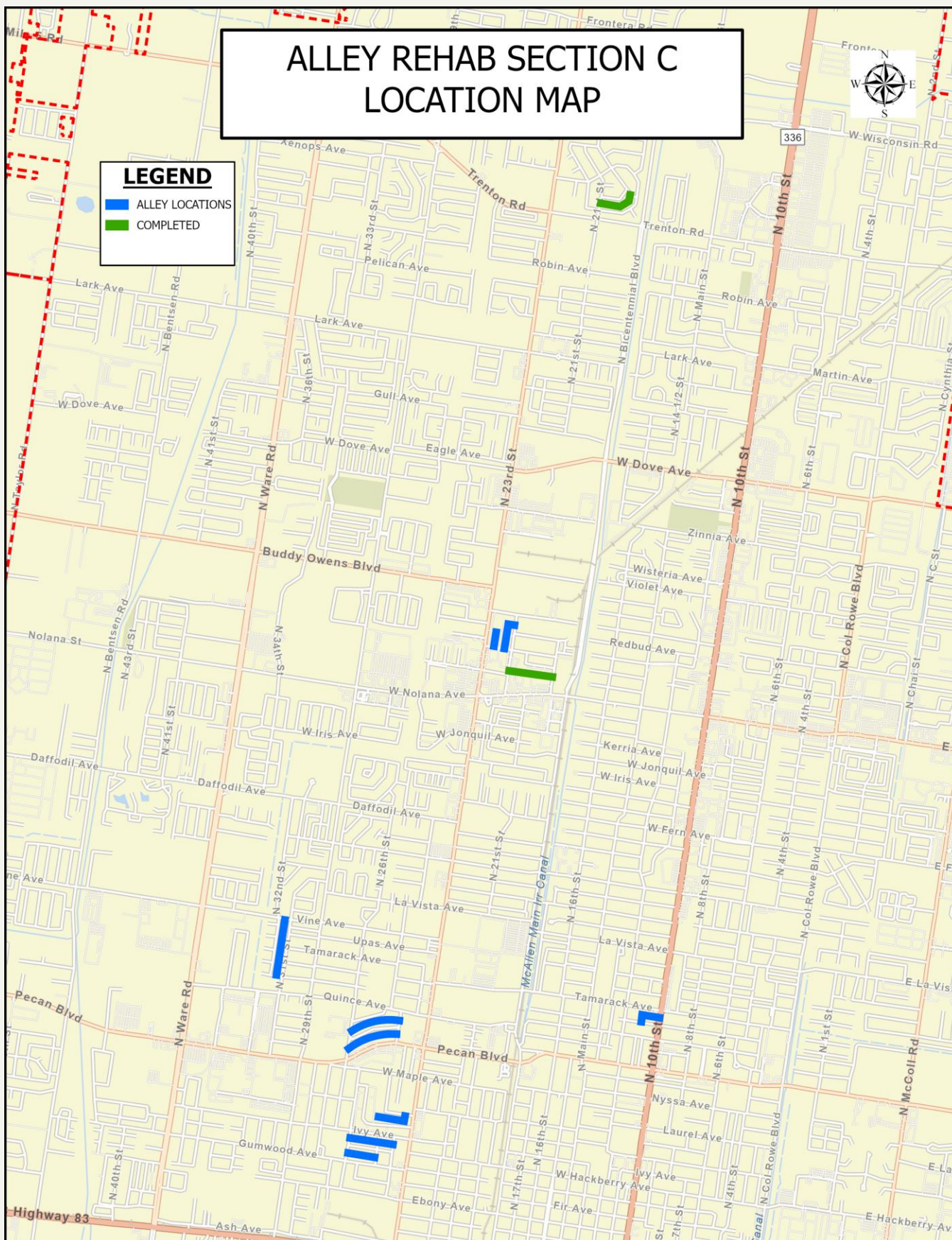
Work this Period:

Crews worked at multiple locations concentrating on identifying utility crossings, grading and pavement reconstruction. Overall project progress is presented below.

Phase	Length (ft)	%
Utility Coordination	3,437	33%
Grading/Pavement Reconstruction	3,421	33%
Completed (paved)	1,714	16%
Total	8,572	



 ALLEY LOCATIONS
 COMPLETED



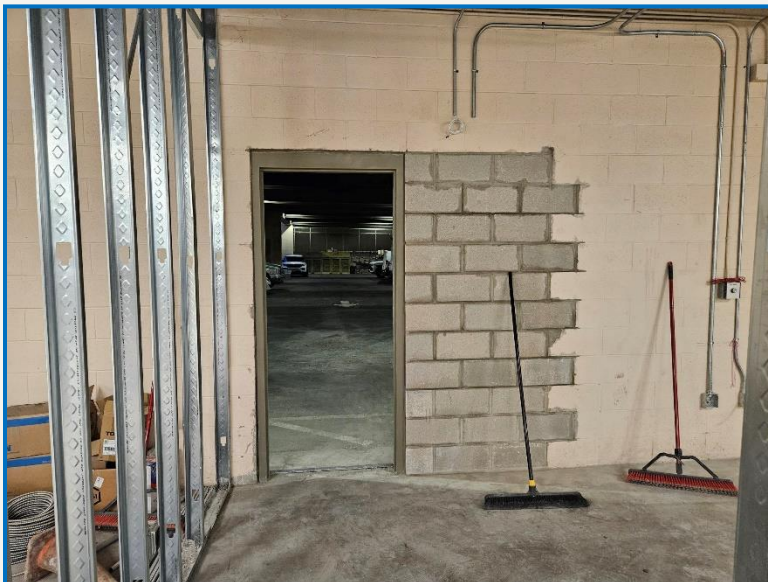
McAllen PD Evidence Storage Conversion

The scope of work for this project includes modifying existing warehouse space in the facility's parking garage into a climate controlled evidence storage room. The roughly 4,300-square foot area will include a workroom and mechanical room with the balance of nearly 4,000-square feet dedicated for storage.

Contractor:	Rio United Builders, LLC.
Original Contract Amount/Time:	\$380,822.50 / 120-calendar days
Original Completion Date :	August 11, 2025
Change Order(s) Amount/Time	\$0 / 0-calendar days
Current Contract Amount/Time:	\$380,822.50 / 120-calendar days
Current Completion Date:	August 11, 2025

Work this Period:

Crews continued with interior wall construction and installed door frames.





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

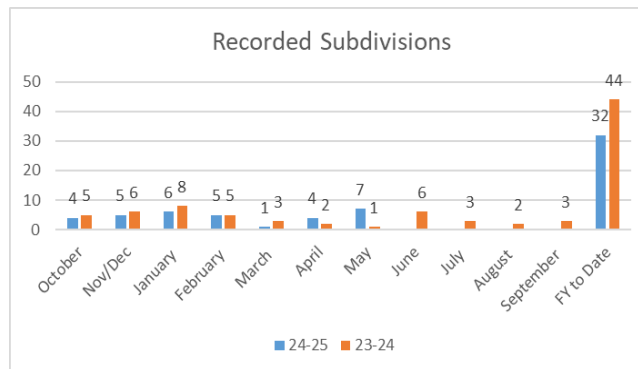
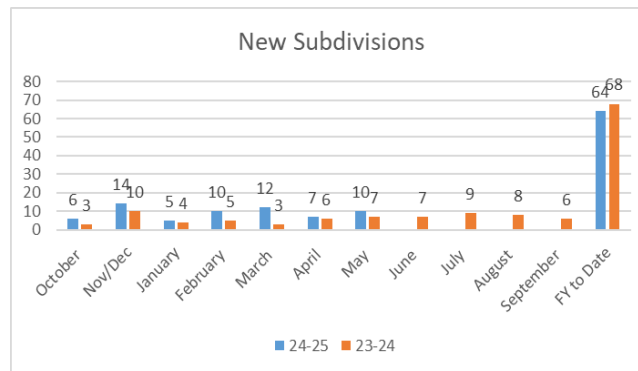
4.
08/01/2025
8/11/2025

1. Agenda Item: Subdivision Report.
2. Party Making Request: Omar Sotelo
3. Nature of Request:
4. Routing:

Jessica Cavazos	Created/Initiated - 08/01/2025
Omar Sotelo	Approved - 08/01/2025
Michelle Rivera	Approved - 08/01/2025
Austin Stevenson	New -
5. Staff Recommendation: Staff Recommends Approval
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



	Zoning	Type of Development	Number of Lot:	Acres
New Subdivisions				
1. Ballesteros Subdivision	A-O	Residential	4	2.41
2. Barrera Subdivision	C-3	Commercial	1	1.24
3. Bicentennial One Subdivision	R-3T	Townhouse Residential	1	9.64
4. Born Again Plaza	C-3L	Commercial	2	4.77
5. Buddy Owens Station Subdivision	C-4	Electrical Substation	1	4.99
6. Conway Estates Subdivision	ETJ	Residential	58	38.88
7. Hernandez Acres Subdivision	ETJ	Residential	2	5.16
8. Shoppes at Ware Road Subdivision	C-3	Commercial	1	6.86
9. Replat of Hidalgo Canal CO-M Subdivision	R-1	Residential	3	0.47
10. The Serenity Subdivision	R-1	Townhomes	49	16.08
11. Victoria Acres Subdivision	R-1	Residential	3	5.91
Recorded Subdivisions				
1. TAJ Plaza Storage Subdivision	C-3	Commercial	1	5.29
2. Taylor Villas Subdivision	R-2	Duplex-Fourplex	42	12.51



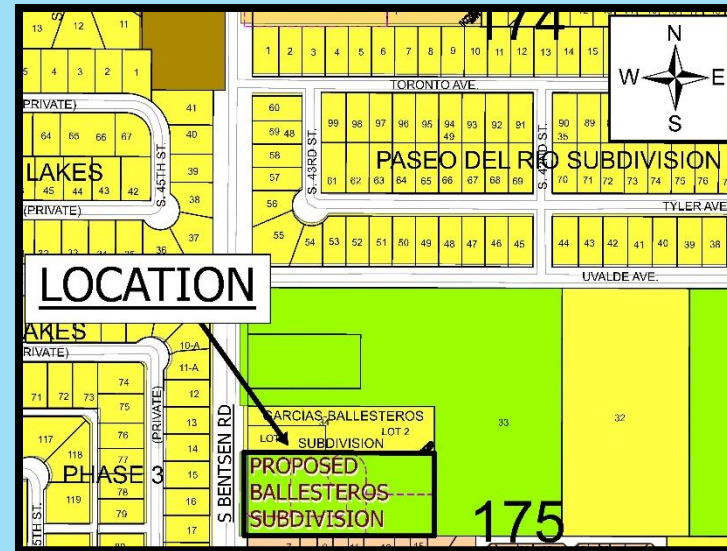
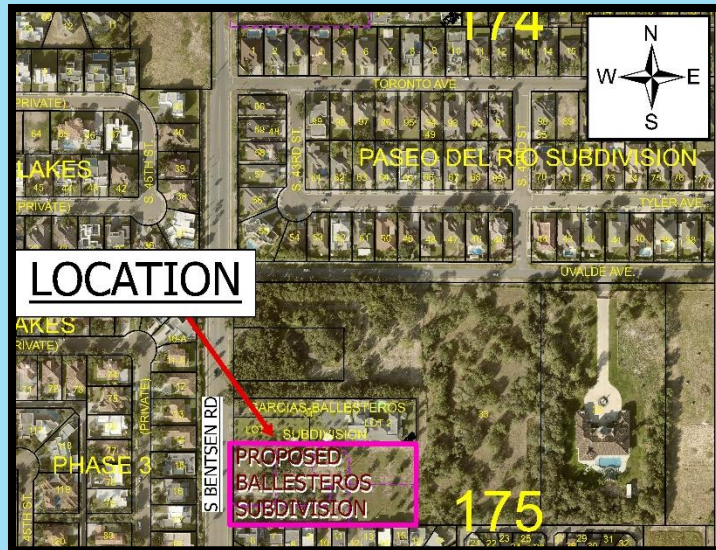
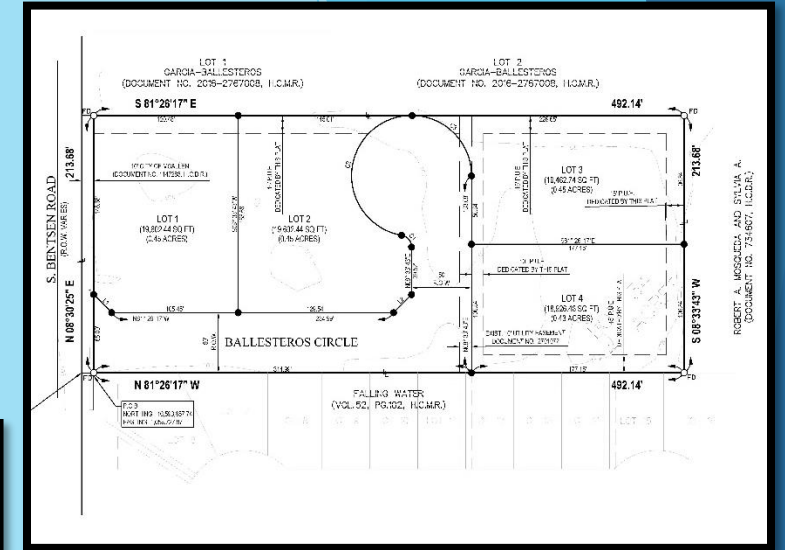
Ballesteros Subdivision

Zoning: A-O

Type of Development: Residential

Lots: 4

Acres: 2.41



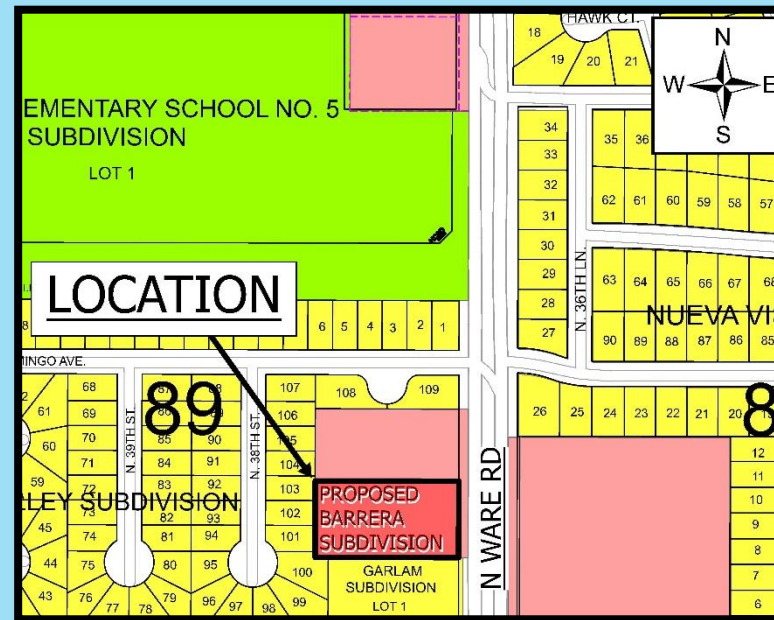
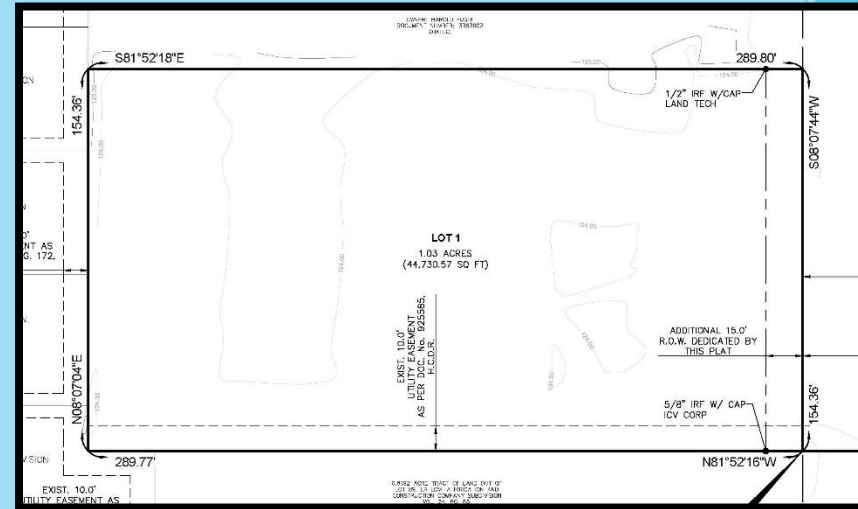
Barrera Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 1.24



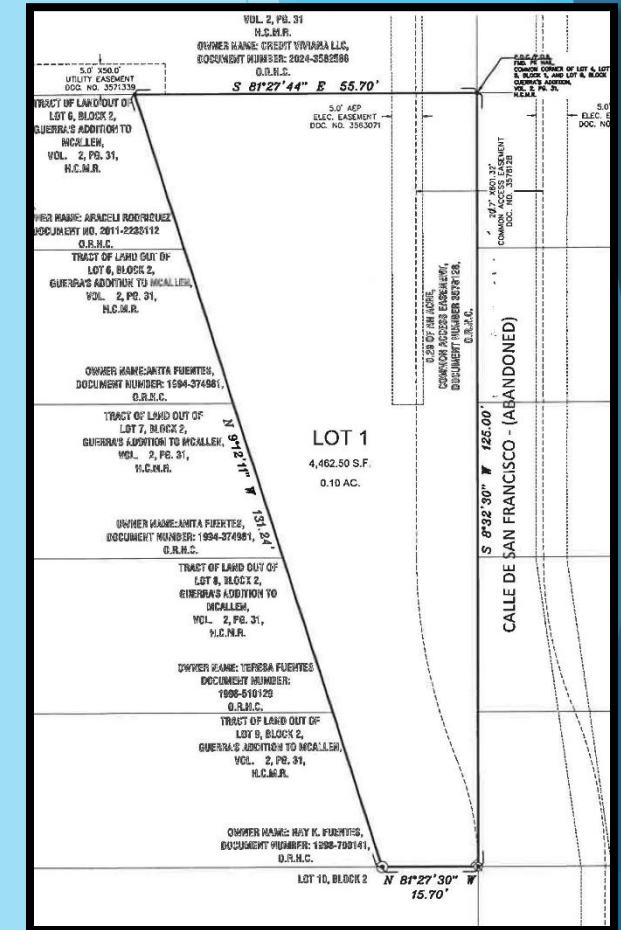
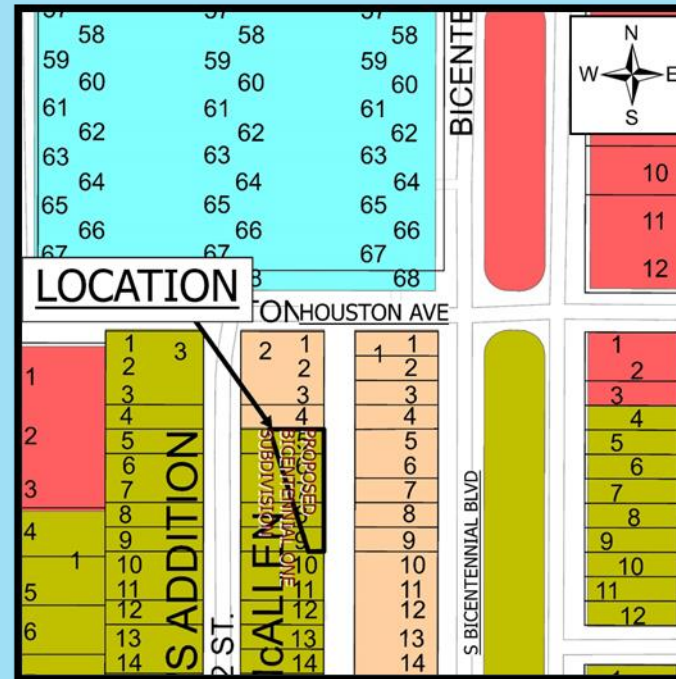
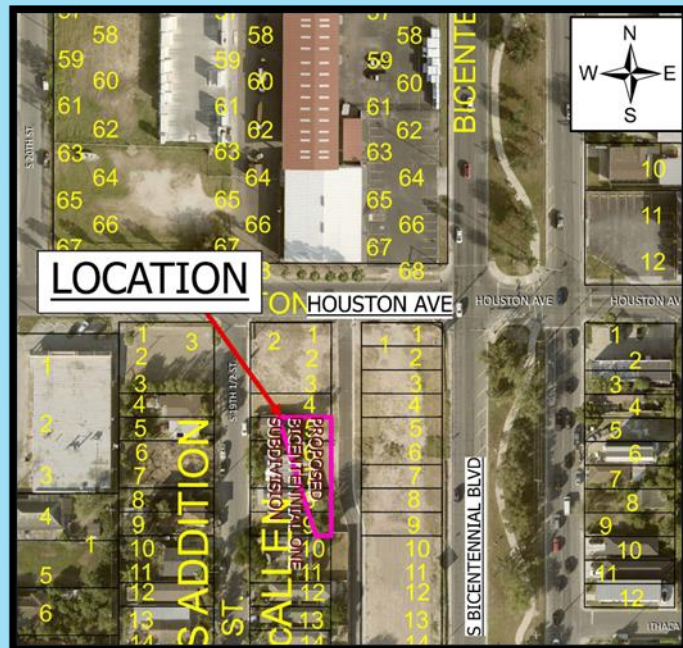
Bicentennial One Subdivision

Zoning: R-3T

Type of Development: Townhouse Residential

Lots: 1

Acres: 9.64



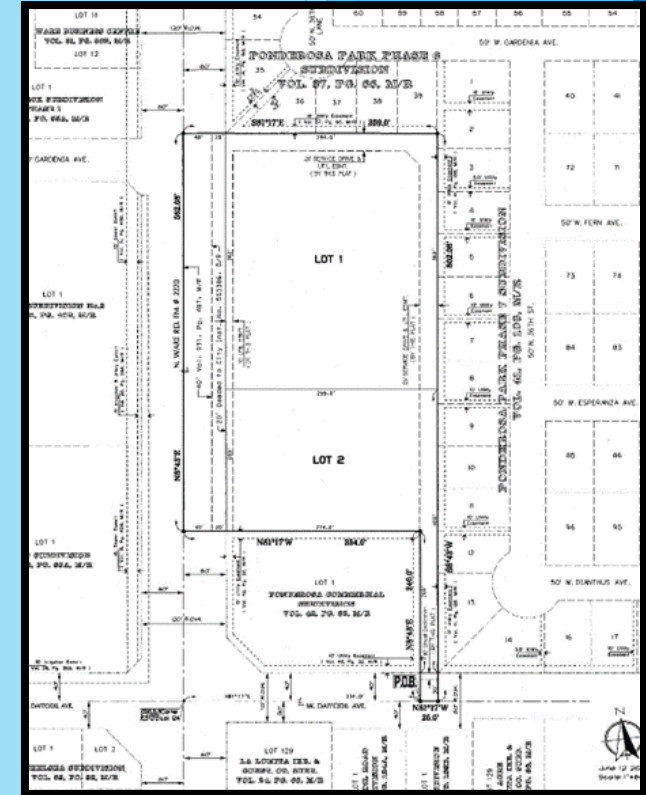
Born Again Plaza Subdivision

Zoning: C-3L

Type of Development: Commercial

Lots: 2

Acres: 4.77



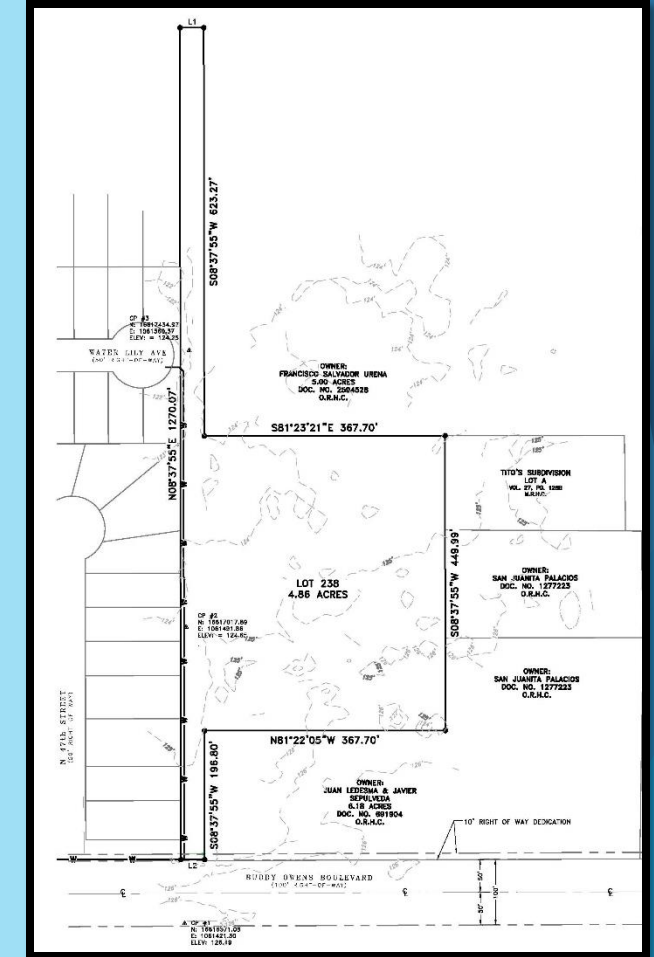
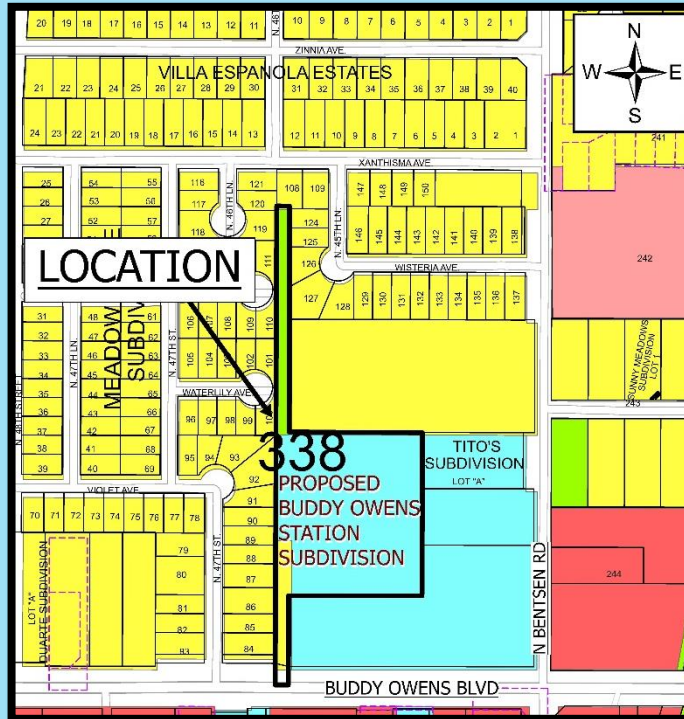
Buddy Owens Station Subdivision

Zoning: C-4

Type of Development: Electrical Substation

Lots: 1

Acres: 4.99



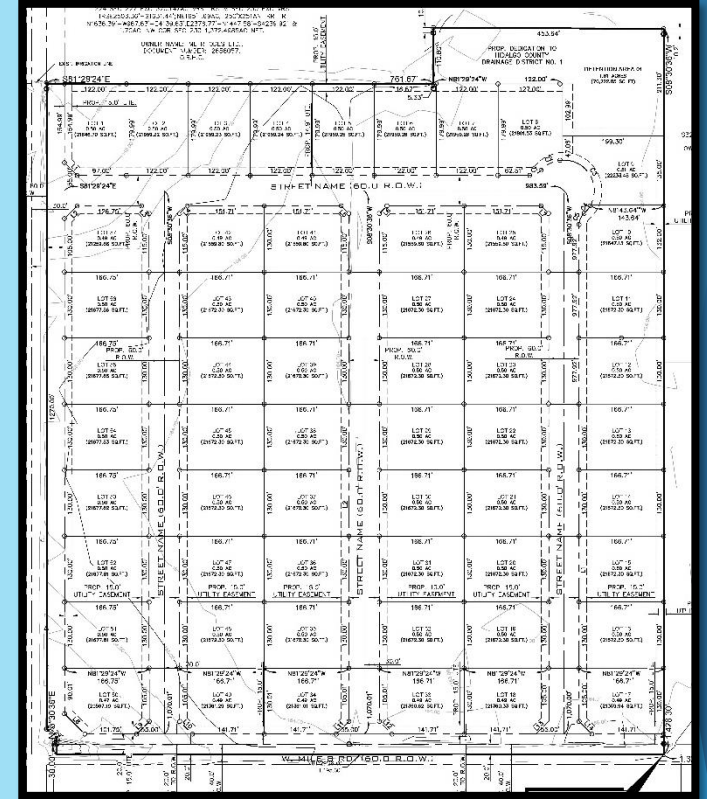
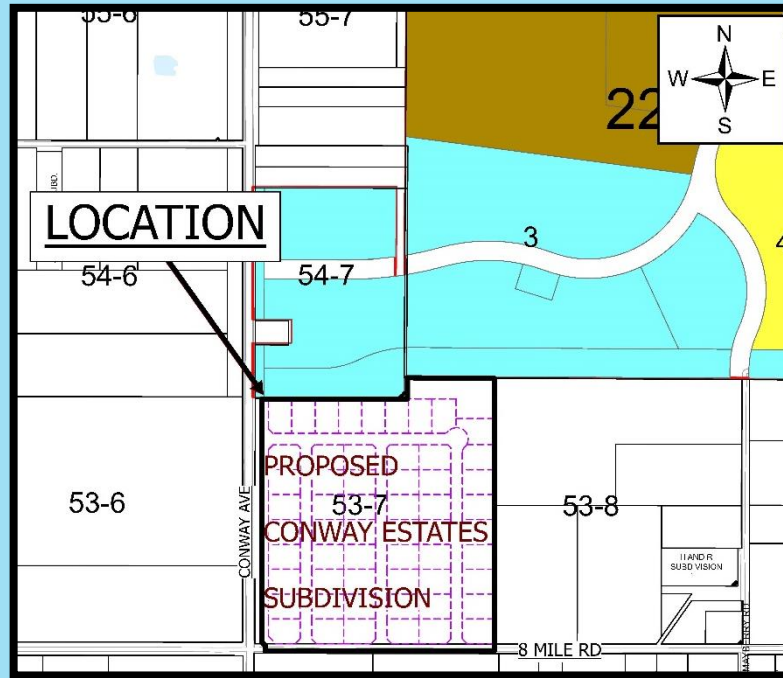
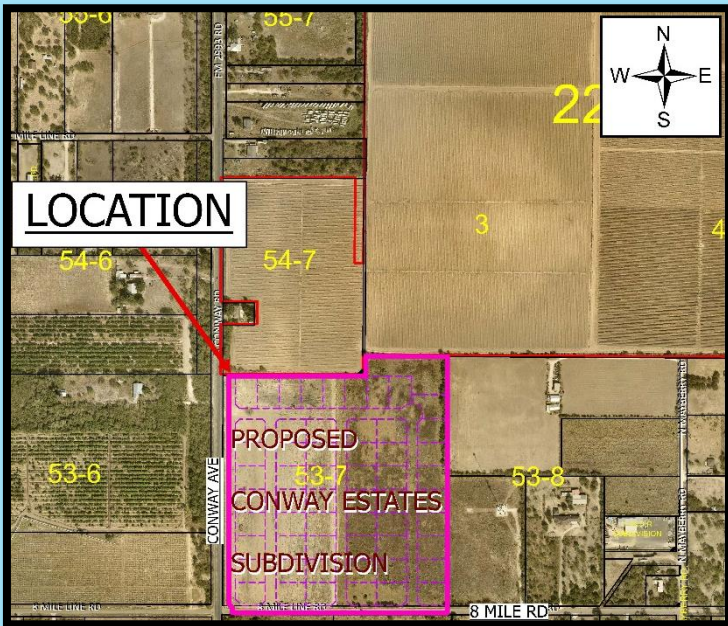
Conway Estates Subdivision

Zoning: ETJ

Type of Development: Residential

Lots: 58

Acres: 38.88



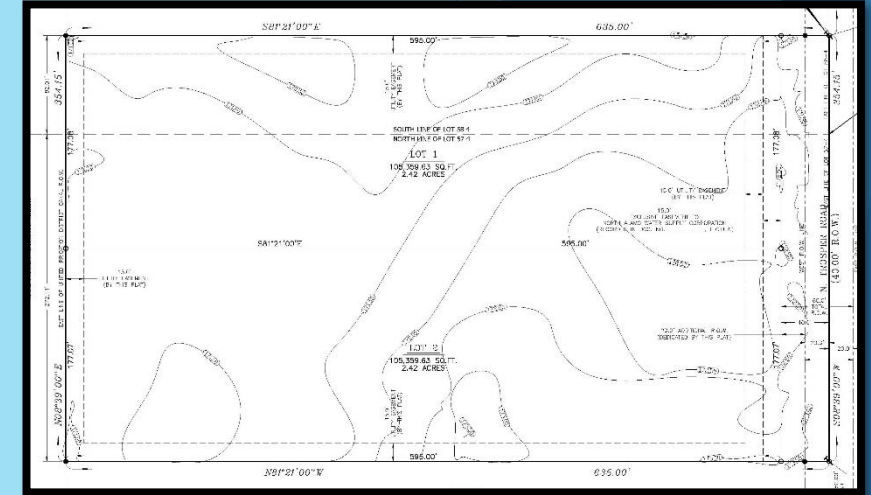
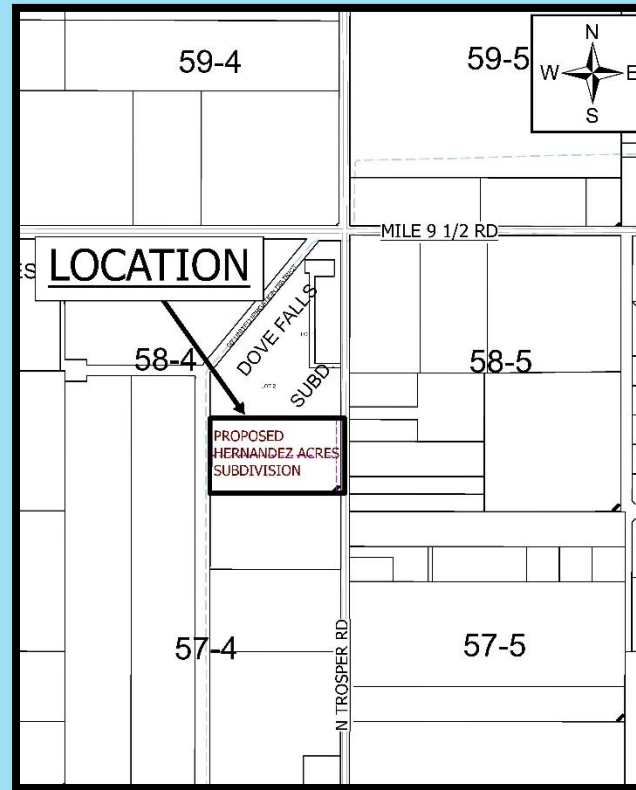
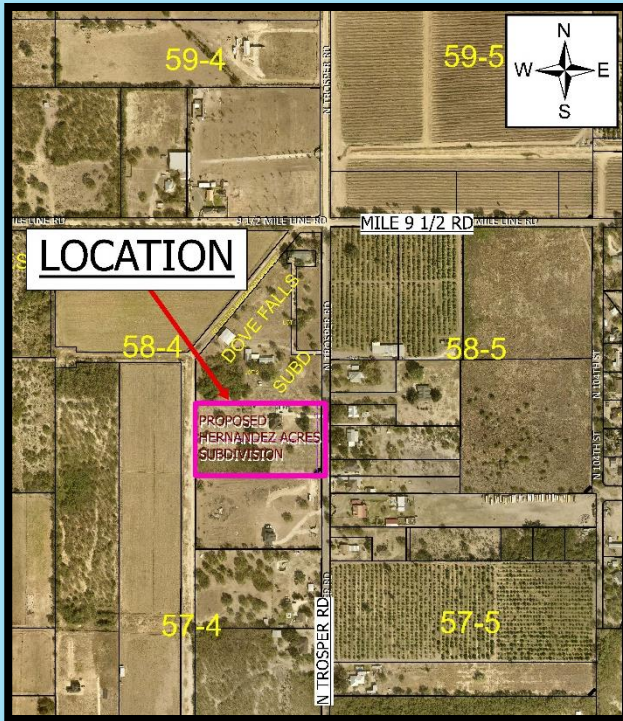
Hernandez Acres Subdivision

Zoning: ETJ

Type of Development: Residential

Lots: 2

Acres: 5.16



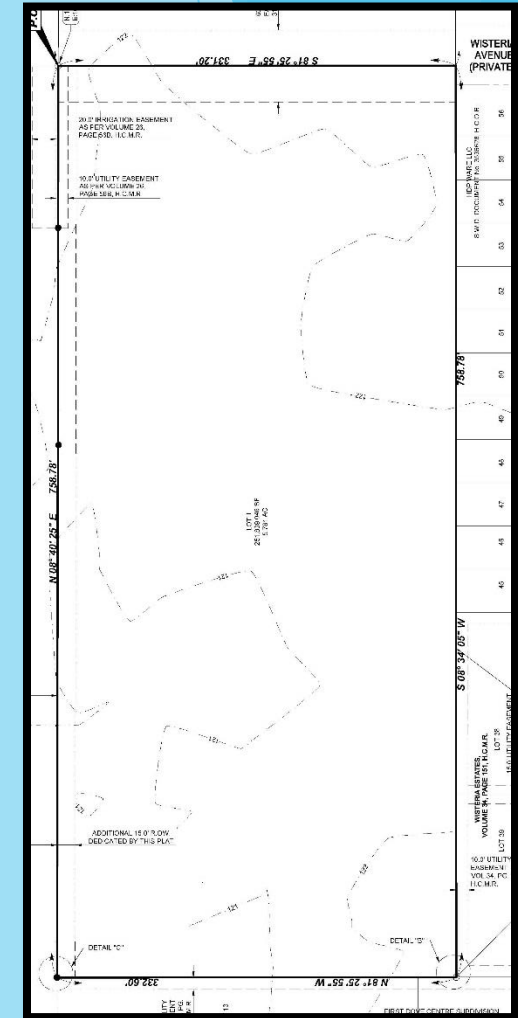
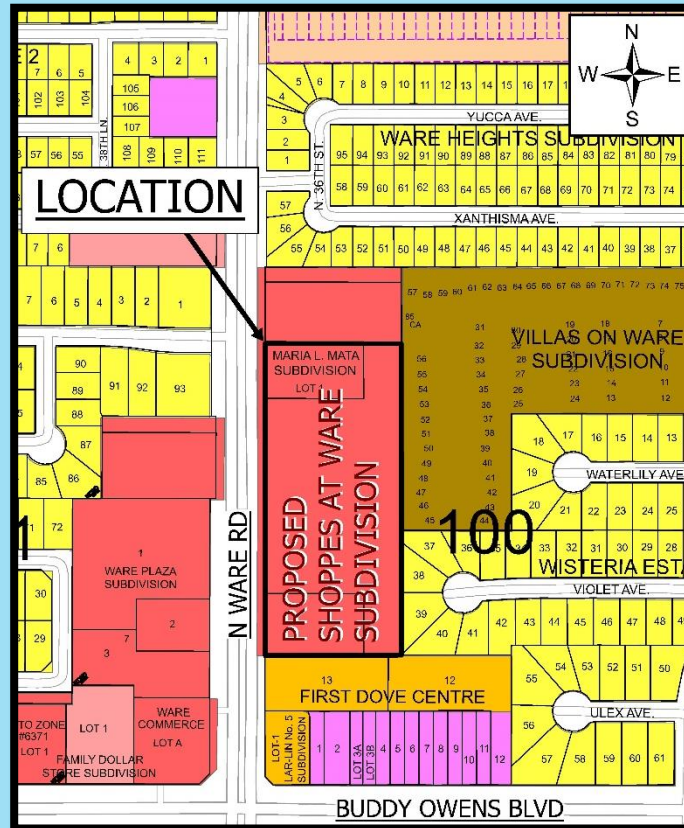
Shoppes at Ware Road Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 6.86



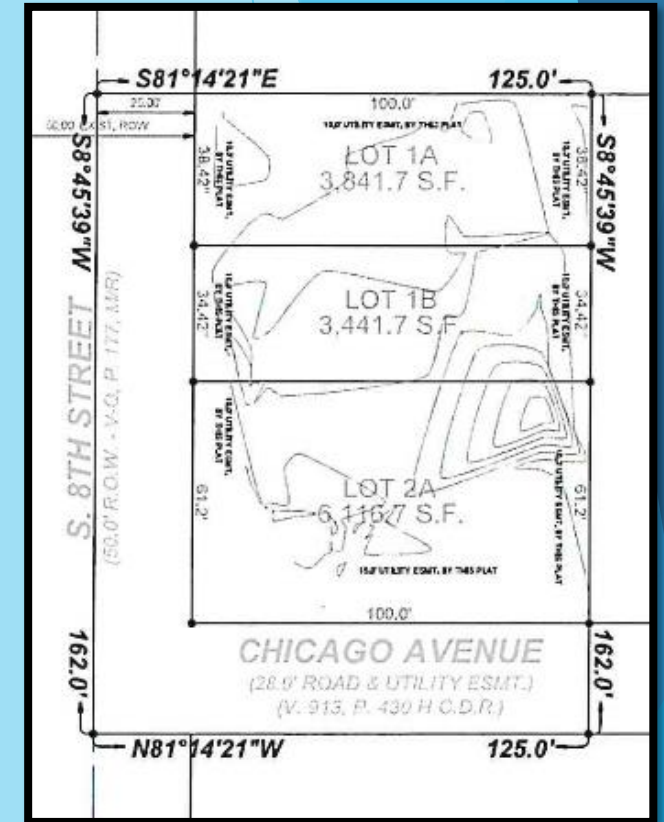
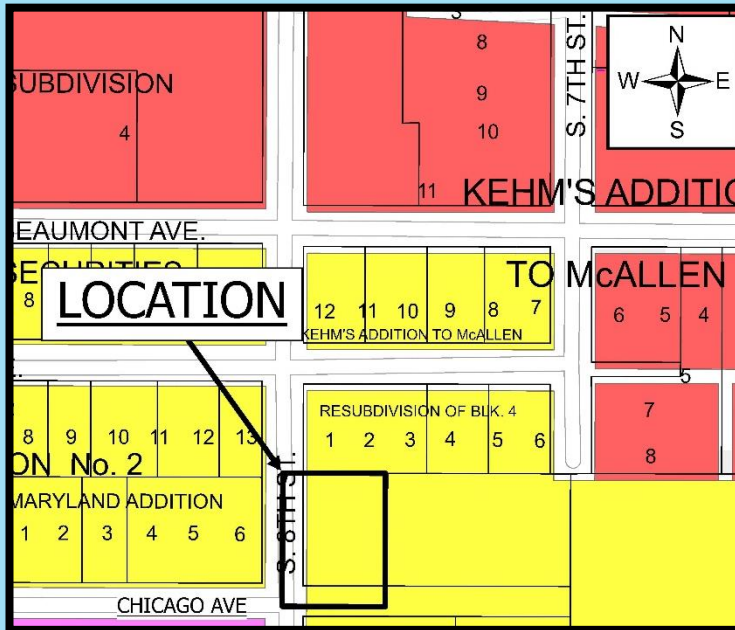
Replat of Hidalgo Canal CO-M Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 3

Acres: 0.47



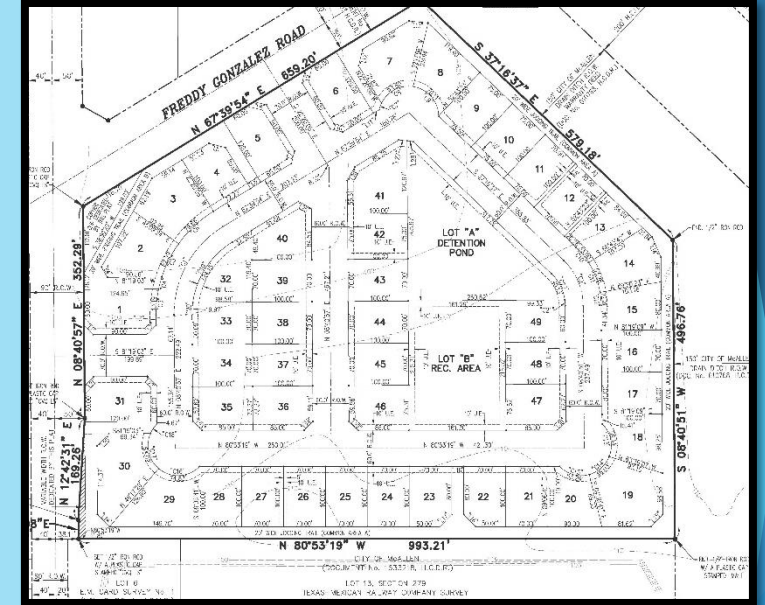
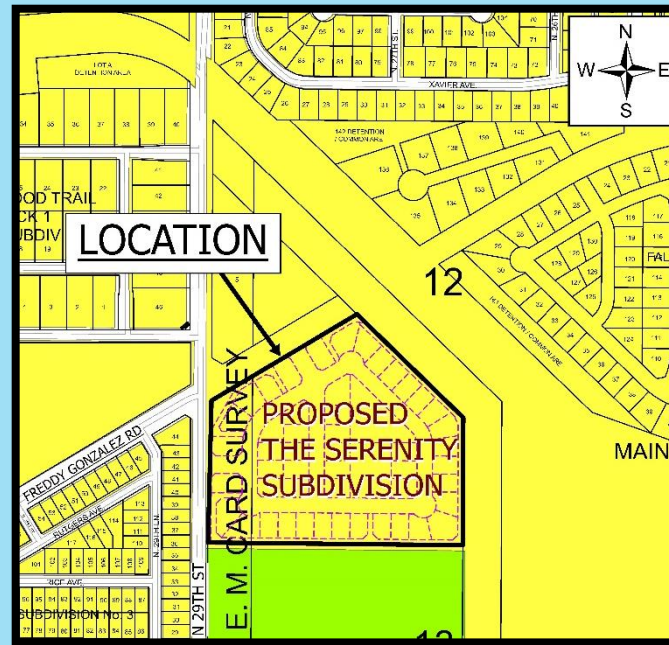
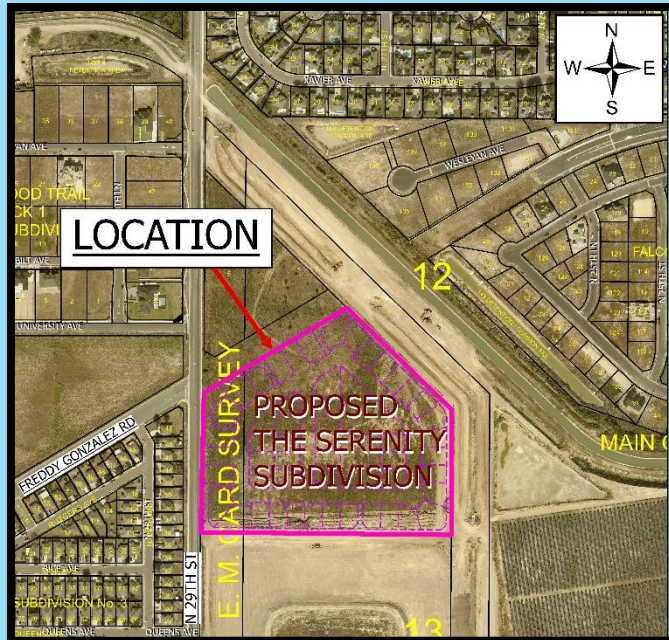
The Serenity Subdivision

Zoning: R-1

Type of Development: Townhomes

Lots: 49

Acres: 16.08



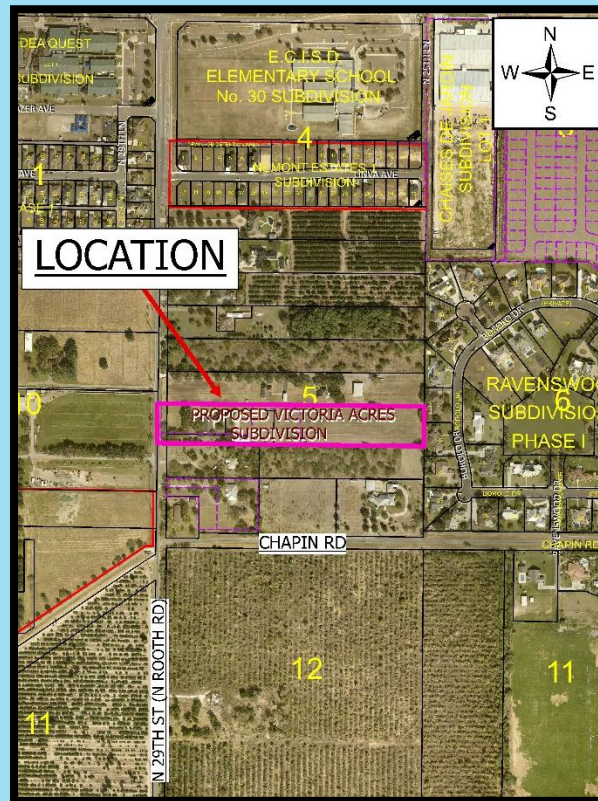
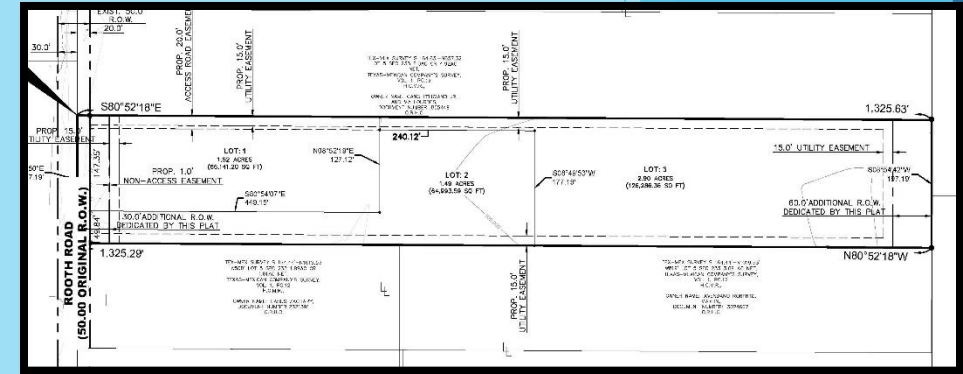
Victoria Acres Subdivision

Zoning: R-1

Type of Development: Residential

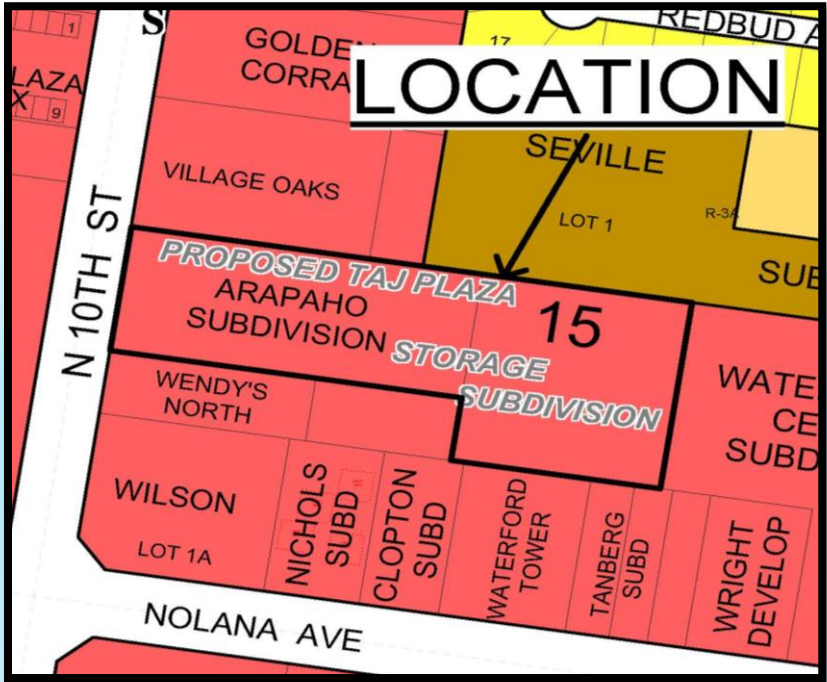
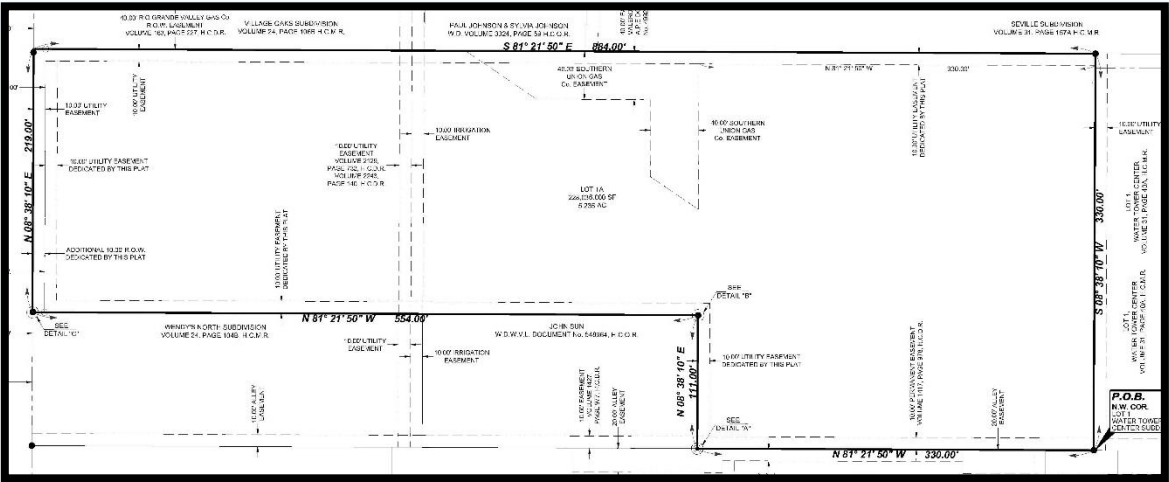
Lots: 3

Acres: 5.91



TAJ Plaza Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 5.29



Taylor Villas Subdivision

Zoning: R-2

Type of Development: Duplex-Fourplex

Lots: 42

Acres: 12.51

