



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, AUGUST 11, 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 Joaquin Zamora

PRESENTATION - Recognition of the Game of Texas Youth Athletes - 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 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.)*

1. Rezone from R-1 (Single-Family Residential-OC) and C-3 (General Business-OC) District to R-3 (High-Density Residential-UDC) District: A 2.143 acre tract of land out of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road (rear).

2. Rezone from C-3 (General Business-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.28 acre tract of land, out of Lot 2, E.M. Card Survey No. 1, Hidalgo County, Texas; 11600 North 29th Street.

3. Rezone from R3-T (Multifamily Residential Townhomes-OC) District to C-2 (Regional Commercial-UDC) District: A 2.397 acre tract of land, more or less, out of Lots 52 thru 54, out of lots 36-68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (rear).
4. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
Garcia-Ballesteros Subdivision, Hidalgo County, Texas.
2119-2121 South Bentsen Road (Lots 1 and 2)
5. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
David Rodriguez Subdivision, Hidalgo County, Texas.
2701 South 29th Street (Lot 1)
6. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
Hacienda Escondido Estates Subdivision, Hidalgo County, Texas.
2801-2809 South 29th Street (Lot 1 and 2)
7. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
Alta Linda Subdivision, Hidalgo County, Texas.
1900-2020 South 42nd Street (Lots 1-11 and 91-98)
3700-4117 Sonora Avenue (Lots 12-46)
1900-2013 South 39th Street (Lots 47-60)
1900-2013 South 40th Street (Lots 61-76)
1900-2013 South 41st Street (Lots 77-90)
8. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
Coronado Estates Phase I Subdivision, Hidalgo County, Texas.
2502-2619 South 43rd Lane (Lots 1-20)
9. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
Cardona at Bentsen Lakes Phase I Subdivision, Hidalgo County, Texas.
4521-4716 Vermont Avenue (Lots 1, 59-68 and 110-114)
4512-4616 Victoria Avenue (Lots "A", 115 and 132-134)
2200-2300 South 47th Street (Lots 129-131)
2200-2301 South 48th Street (Lots 51-58 and 103-109)
10. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
Cardona at Bentsen Lakes Phase II Subdivision, Hidalgo County, Texas.
4520-4717 Ben Hogan Drive (Lots 34-44, 91, and 93-97)

2304-2324 South 48th Street (Lots 45-50 and 98-102)

4501-4617 Wichita Avenue (Lots 122-127)

2203-2311 South 45th Lane (Lots 118-121)

4500-4508 Victoria Avenue (Lots 116 and 117)

2304 South 47th Street (Lot 128)

11. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

Cardona at Bentsen Lakes Phase III Subdivision, Hidalgo County, Texas.

4500-4528 Vermont Avenue (Lots 2-98 and 69-73)

2200-2321 South 45th Street (Lots 10A-24 and 74-85)

4500-4533 Ben Hogan Drive (Lots 25-33 and 86-90)

12. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

Cardona at Bentsen Lakes IV Subdivision, Hidalgo County, Texas.

2101-2305 South 49th Street (Lots 1-10 and 38-44)

2202-2307 South 49th Lane (Lots 25-33 and 51-57)

4900-4912 Vermont Avenue (Lots 34-37)

13. Rezoning from R-3C (Multifamily Residential Condominium-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

Lakeview Heights Unit 2 Subdivision, Hidalgo County, Texas.

2700-2713 Parker Lane (Lots 8-13)

14. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

Hernandez-Garcia Subdivision, Hidalgo County, Texas.

4500 South Ware Road (Lots 1-3)

15. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

Jema Subdivision, Hidalgo County, Texas.

2313 South 26th Street (Lot 1)

16. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

Kshatriya Subdivision, Hidalgo County, Texas.

4000-4008 Neuhaus Drive (Lots 1-2)

17. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

La Veranda Subdivision, Hidalgo County, Texas.

1901-1929 South 46th Street (Lots 1-8)

4600-4713 Sweetwater Avenue (Lots 9-23)

4600-4709 Sonora Avenue (Lots 24-37)
 4600-4709 Savannah Avenue (Lots 38-51)

18. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
 Lakeview Heights Subdivision, Hidalgo County, Texas.
 3700-3812 Neuhaus Drive (Lots 1-6)
 2708 South Ware Road (Lot 7)

19. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
 Los Vecinos Subdivision, Hidalgo County, Texas.
 4000-4317 Zanesville Avenue (Lots 1-17, Lots 47-63) (Common Areas A-B)
 2625-2647 South 41st Street (Lots 18-24)
 4000-4309 Zion (Lots 25-41 & 64-80)
 2630-2646 South 43rd Lane (Lots 42-46)

20. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
 Mendoza Park Subdivision, Hidalgo County, Texas.
 2307 South 29th Street (Lot 1)

21. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
 Neuhaus Estates Subdivision, Hidalgo County, Texas.
 3002-3039 Neuhaus Circle (Lots 1-4)

22. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
 Palmview Estates Subdivision, Hidalgo County, Texas.
 4201-4213 Yuma Avenue (Lots 1-3)
 2506-2515 South 43rd Street (Lots 4-7)

23. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
 Sefela Emerald Forest Subdivision, Hidalgo County, Texas.
 1900 South Bentsen Road (Lot 1)
 1900-2020 South 45th Street (Lots 2-22)

24. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
 I. Munoz Subdivision, Hidalgo County, Texas.
 2713 South 29th Street (Lot 1)

B)

REZONING:

1. Rezone from C-3 (General Business-OC) and R-3A (Multifamily Residential Apartment-OC) District to R-2 (Medium-Density Residential-UDC) District: A 11.0255 gross acre tract of land out of the South 15 acres of Lot 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8000 North Ware Road.

C)

CONDITIONAL USE PERMIT:

1. Request of Nathan Chamberlain, P.E. on behalf of TTL. Inc. for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Electric Substation at a 4.899 acre tract of land lying in the Yldefonso Quiroga Survey, Section 60, Abstract 43, Hidalgo County, Texas; 4612 Buddy Owens Boulevard.

D)

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 28, 2025.

B)

Consideration and Approval of an Interlocal Cooperation Agreement between Hidalgo County Irrigation District No. One and City of McAllen for the storm drain crossing at Rooth Road (29th Street).

C)

Consideration and Approval of First Amendment to Airline Operating Agreement and Terminal Building Lease with American Airlines at McAllen International Airport. Project No. 08-25-S93-01

D)

Consideration and Approval of Second Amendment to Airline Operating Agreement and Terminal Building Lease with Aerolitoral, S.A. de C.V. dba Aeromexico Connect at McAllen International Airport.

E)

Consideration and Approval of a Lease Agreement for 'Nice Transportation Services LLC' at the McAllen Central Station (Project No. 07-25-S91-01).

F)

Consideration and Approval of a Contract Extension for Rental of Portable Toilets and Handwashing Stations (Project No. 06-23-S46-60).

G)

CONSENT RESOLUTION

1. Resolution to accept Federal Aviation Administration (FAA) Airport Infrastructure Grant (AIG) No. 65 for Airport Improvements.

2. Resolution authorizing the submission of a grant application to the Walmart Foundation for funding under the Fiscal Year 2025 Spark Good Local Grants Program.

- H) Approval of Tax Refunds over \$500.00.
 - 1. Aquino Guadalupe
 - 2. Corelogic Tax Services, LLC

3. BIDS/CONTRACTS:

- A) Consideration and Approval of Change Order No. 2 and Final for the Jackson Hike & Bike Trail Phase II (Project No. 06-23-C34-586).
- B) Consideration and Authorization to Negotiate Fees with the Top-Ranked Contractor for the Design and Construction of Artificial Turf Practice Putting and Chipping Greens (Project No. 06-25-C27-880).

4. MANAGER'S REPORT:

- A) Consideration and Approval of Engagement Letter From Weaver & Tidwell, LLP for the annual audit ending September 30, 2025.
- B) Future Agenda Items.

5. TABLED ITEM:

- 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 N. 23rd Street.

6. 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