



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 25, 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 Rodolfo "Rudy" Castillo

PRESENTATION - Recognition of the Newly Appointed Consul of Guatemala - Mayor Javier Villalobos

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-2 (Duplex-Fourplex Residential-OC) District to R-1 (Low-Density Residential-UDC) District: 76.461 acres being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 12501 North Rooth Road.

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

Bonham Subdivision Unit No. 1, Hidalgo County, Texas.

2700-2740 South 27th Street (Lots 2-12)

2601-2740 South 28th Street (Lots 13 and 15-32)

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

Bonham Subdivision Unit No. 1, Hidalgo County, Texas.

2600 South 27th Street (Lot 1)

2700-2701 South 28th Street (Lots 14 and 33)

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

Bonham Subdivision Unit No. 2, Hidalgo County, Texas.

2200-2505 South 28th Street (Lots 38-58)

5. Rezoning from R-2 (Duplex-Fourplex Residential) District under the Old Code (OC) to R-2 (Medium-Density Residential) District under the new Unified Development Code (UDC) for the following properties:

Bonham Subdivision Unit No. 2, Hidalgo County, Texas.

2404 South 28th Street (Lot 37)

6. 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:

Bonham Subdivision Unit No. 3, Hidalgo County, Texas.

2208-2512 South 27th Street (Lots 59-72)

2612-2628 Wichita Avenue (Lots 73-77)

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:

Bonham Subdivision Unit No. 4, Hidalgo County, Texas.

2808-2821 Wichita Avenue (Lots 78-85)

2808-2821 Vermont Avenue (Lots 86-93)

2809-2821 Uvalde Avenue (Lots 94-97)

8. Rezoning from C-1 (Office Building) District under the Old Code (OC) to C-1 (Local Commercial) District under the new Unified Development Code (UDC) for the following properties:

David Jr., Subdivision, Hidalgo County, Texas.

2821 Jordan Road (Lot 1)

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:

David Jr., Subdivision, Hidalgo County, Texas.

2625 South 29th Street (Lot 2)

10. 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:

Morris Subdivision Unit No. 1, Hidalgo County, Texas.

2601-2617 Colbath Road (Lots 1-5)

2604-2620 Savannah Avenue (Lots 6-11)

11. 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:

Morris Subdivision Unit No. 2, Hidalgo County, Texas.

1901-2017 South 26 1/2 Street (Lot 12, Lots 15-16, Lots 19-20, Lots 23-24, Lots 27-28, Lots 31-32, Lots 35-36, Lots 39-40, Lots 43-44 and Lot 47)

1900-2016 South 26th Street (Lots 13-14, Lots 17-18, Lots 21-22, Lots 25-26, Lots 29-30, Lots 33-34, Lots 37-38, Lots 41-42 and 45-46)

12. 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:

Morris Subdivision Unit No. 3, Hidalgo County, Texas.

1621, 1701 & 1721 South 29th Street (Lots 1-3)

2600-2809 Richmond Avenue (Lots 4-46)

2600-2817 Quebec Avenue (Lots 47-94)

13. Rezoning from C-3 (General Business) District and C-4 (Commercial Industrial) District under the Old Code (OC) to C-2 (Regional Commercial) District under the new Unified Development Code (UDC) for the following properties:

Nakano Subdivision, Hidalgo County, Texas.

2428-2510 South 23rd Street (Lots 1-5)

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:

Nakano Subdivision, Hidalgo County, Texas.

2400-2429 Yuma Avenue (Lots 6-21)

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:

Palm Valley Estates Subdivision, Hidalgo County, Texas.

3820-3908 Neuhaus Drive (Lots 1-3 and Lot 6)

2600-2601 South 39th Street (Lots 4 and 5)

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

Palmview Gardens Subdivision, Hidalgo County, Texas.

2702-3018 South 31st Lane (Lots 1-17 and Lots 56-61)

2900-3033 Diaz Avenue (Lots 18-32 and Lots 91-102)

2900-3021 Cortez Avenue (Lots 71-90)

2900-3020 Azteca Avenue (Lots 43-55 and Lots 62-70)

2803-3023 South 29th Lane (Lots 33-42)

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:

Paseo Del Rio Subdivision, Hidalgo County, Texas.

4000-4308 Toronto Avenue (Lots 1-23 and Lots 81-99)

4000-4237 Tyler Avenue (Lots 34-54 and Lots 61-80)

1921-2025 South 40th Street (Lots 24-33)

2000-2020 South 43rd Street (Lots 55-60)

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

Saltillo at Bentsen Lakes Subdivision, Hidalgo County, Texas.

4500-4712 Toronto Avenue (Lots 1-15 and Lots 55-67)

4500-4713 Tyler Avenue (Lots 22-36 and Lots 42-54)

2000-2020 South 48th Street (Lots 16-21)

2021-2037 South 45th Street (Lots 37-41)

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:

South 23rd Business Park Lots 22A - 32A Subdivision, Hidalgo County, Texas.

4901-5109 South 24th Street (Lots 22A-32A)

20. 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:

Yuma Estates Subdivision, Hidalgo County, Texas.

2502-2619 South 45th Lane (Lots 1-18)

21. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District for 5 gross acre tract of land, more or less, consisting of all of Lot 11, King's Hiway Subdivision, Hidalgo County, Texas; 421 South Ware Road.

22. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-density Residential-UDC) District for 2.41-acre tract of land out of Lot 34, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2201 South Bentsen Road.

23. Initial zoning to C-2 (Regional Commercial- UDC) District for 10.06 gross acre tract of land, more or less, containing a part of Lots 105, 106, 107 and 108, Pride o' Texas Subdivision, Hidalgo County, Texas; 4100 State Highway 107.

24. Initial Zoning to A-O (Agricultural and Open Space-UDC) District for 19.99 gross acre tract of land, more or less, containing a part of Lots 105, 106 and 107, Pride o' Texas Subdivision, Hidalgo County, Texas; 4100 State Highway 107 (rear).

25. Request of Oscar Serna on behalf of Edinburg CISD, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Gym Addition), at Lot 1, Southwest Elementary School Subdivision, Hidalgo County, Texas; 1501 Freddy Gonzalez Road.

26. Public Hearing and Ordinance providing for the annexation of 30.058 gross acre tract of land, more or less, containing a part of lots 105, 106, 107 and 108, Pride o' Texas Subdivision, Hidalgo County, Texas; 4100 SH 107 (rear).

B) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: 0.748 acre tract of land, being out of Lot 80, La Lomita

Irrigation and Construction Company's Survey, Hidalgo County, Texas; 4013 Lark Avenue.

C) CONDITIONAL USE PERMIT:

1. Request of Walter A. Sanchez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Center (Sunshine's Events) at Lot A-2, Beck Industrial Area Subdivision, Hidalgo County, Texas; 1800 North 23rd Street, Suite 30.

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 Budget Workshops held August 5th, August 6th, Workshop and Regular Meeting held August 11, 2025.
- B)** Subdivision Monthly Report.
- C)** Parks & Recreation Monthly Status Report.
- D)** Engineering Monthly Status Update.
- E)** Award of Contract for Professional Design Services of Various Facility Improvements at the McAllen-Hidalgo International Port of Entry (Project No. 03-25-S41-829).
- F)** Award of Contract for the Design & Construction of Artificial Turf Putting & Chipping Greens (Project No. 06-25-C27-880).
- G)** Award of Contract for the Champion Lakes Erosion Control Project Phase II (Project No. 07-25-C28-649).
- H)** Contract extension for Supply Contract for delivery of Thermoplastic Material (Project No. 05-24-SP13-233).
- I)** Consideration of Award for the Purchase of Pavement & Asset Management Services (Project No. 08-25-S100-01).
- J)** Consideration and Approval of First Amendment to Air Cargo Facility Lease with AGI Ground, Inc.
- K)** Consideration and Approval of First Amendment to Signatory Air Cargo Facility Lease and Operating Agreement with PrimeFlight Aviation Services, Inc.
- L) CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Cameras at Hidalgo International Bridge through the TIPS Cooperative Contract (Project No. 07-25-P71-01).
 - 2. Consideration and Approval of Contract Amendment No. 1 to Unifirst Holdings, Inc. with additional items through the existing Uniform Buyboard Contract (Contract 07-24-S11-01).
- M) Approval of Tax Refunds over \$500.00.**
 - 1. Berger Barry Dean & Norma Amelia
 - 2. Bocanegra Roberto & Nora

3. Dillards Texas LLC
4. Flans Outlet Manhattan Enterprises LLC
5. Capital Title of Texas LLC
6. Corelogic Centralized Refunds

3. BIDS/CONTRACTS:

- A) Consideration and possible approval of an interlocal cooperation agreement with McAllen Independent School District for curriculum-driven science programs at Quinta Mazatlan.
- B) Consideration and Approval of the CFR 200 Federal Assurances that apply to all Federally Funded Projects.

4. ORDINANCES:

- A) Providing adoption of an ordinance to increase local government competitive Procurement Thresholds from \$50,000.00 to \$100,000.00 and increase to Payment and Performance Bond requirements.
- B) Providing adoption of an ordinance for the City Manager to approve Change Orders up to \$50,000.00.

5. RESOLUTIONS:

- A) Discussion and possible action on a resolution approving the execution and delivery of a financing agreement with the Texas Water Development Board regarding the issuance of waterworks and sewer system bonds by the city for the acquisition of Water Rights and related issuance costs, and approving the obligations of the city with respect to such agreement; and resolving other matters relating to the subject.
- B) Discussion and possible action on a resolution approving the execution and delivery of a financing agreement with the Texas Water Development Board regarding the issuance of waterworks and sewer system bonds by the city for a Brackish Groundwater Treatment Plant, supporting infrastructure and related issuance costs, and approving the obligations of the city with respect to such agreement; and resolving other matters relating to the subject.

6. VARIANCE:

- A) Consideration of variance requests to not require Right-of-Way dedication for U.S. Expressway 83 for the proposed Freedom South Mcallen Subdivision, Hidalgo County, Texas; 100 Expressway 83.

7. MANAGER'S REPORT:

- A) Discussion of 2025 Proposed Tax Rate, Take a Record Vote and Schedule Public Hearing and announce the meeting date to adopt the Tax Rate.
- B) Future Agenda Items.

8. 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.

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)** Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
- B)** Consultation with City Attorney regarding personnel matters. Tex. Gov't. Code §551.071.
- C)** Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

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 19, 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