

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

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **July 14, 2025, at 5:00 PM**, at McAllen City Hall, Third Floor (3rd) Commission Chambers, with the following 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

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.

PROCLAMATION

NATIONAL PARKS & RECREATION MONTH

Commissioner Joaquin Zamora presented a proclamation for National Parks and Recreation Month.

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

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 anyone wished to express opposition to the items listed in this section of the agenda.

Commissioner Jose R. "Pepe" Cabeza de Vaca made a motion to approve the items under the Routine Items section of the agenda. The motion was seconded by Mayor Pro Tem Victor "Seby" Haddad and was approved unanimously.

1. 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 IDELA PARK SUBDIVISION UNIT 1.

Approved the R-1 Zoning (UDC) under the UDC for the following properties, in accordance with the recommendation of the Planning and Zoning Commission:

:

- 4600-5108 South 26th Street
- 4605-5105 South 27th Street
- 2700-2805 Norma Avenue
- 4601-5109 South 29th Street
- 2700-2804 Judith Avenue
- 4700-5016 South 28th Street
- 2700-2757 Katrina Avenue
- 2700-2757 Lucille Avenue

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 IDELA PARK SUBDIVISION UNIT 2.

Approved the R-1 Zoning (UDC) under the UDC for the following properties, in accordance with the recommendation of the Planning and Zoning Commission:

- 4600-5108 South 26th Street
- 4605-5105 South 30th Street
- 3000-3105 Norma Avenue
- 4601-5109 South 33rd Street
- 3000-3104 Judith Avenue
- 4700-5016 South 31st Street
- 3000-3054 Katrina Avenue
- 3000-3053 Lucille Avenue
- 3000-3054 Melba Avenue

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 IDELA PARK SUBDIVISION UNIT 3.

Approved the R-1 Zoning (UDC) under the UDC for the following properties, in accordance with the recommendation of the Planning and Zoning Commission:

- 4600-5108 South 33rd Street
- 4605-5101 South 34th Street
- 3400-3529 Norma Avenue
- 4700-5104 South 36th Street
- 3400-3604 Judith Avenue
- 3400-3529 Melba Avenue
- 3401-3529 Lucille Avenue
- 3400-3529 Katrina Avenue

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 IDELA PARK SUBDIVISION UNIT IV.

Approved the R-1 Zoning (UDC) under the UDC for the following properties, in accordance with the recommendation of the Planning and Zoning Commission:

- 2401-2513 Lucille Avenue
- 4909-5105 South 26th Street
- 5000-5020 South 25th Street
- 2400-2437 Norma Avenue
- 2400-2444 Melba Avenue

5. REZONE FROM C-3L (LIGHT COMMERCIAL-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: BEING A TRIANGULARLY SHAPED 1.62 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE SOUTH 10.0 ACRES OF THE NORTH 30.0 ACRES OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY’S SUBDIVISION, HIDALGO COUNTY, TEXAS; 2900 TRENTON ROAD.

Approved the C-1 Zoning (UDC) at 2900 Trenton Road, as per Planning and Zoning Commission.

6. REQUEST OF SAM R. MOHAMED, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A VAPE SHOP, AT LOT 1, THE DISTRICT PHASE 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 7913 NORTH 10TH STREET, SUITE 170.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a Vape Shop at 7913 North 10th Street, Suite 170, 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 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.;
- 2) The abovementioned 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 subject property has frontage along North 10th Street;
- 3) The abovementioned 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 1,240 square feet commercial suite requires six parking spaces, the property has 137 parking spaces and 84 parking spaces are required based on all the current uses for the retail plaza;
- 4) The abovementioned business must do everything possible to prevent the 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 properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

B) CONDITIONAL USE PERMIT:

1. REQUEST OF MELINDA MONTELONGO, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A VAPE SHOP, AT LOTS 13 & 14, LAZY-A-RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS; 1406 NORTH 24TH STREET, SUITE 190.

Staff recommended disapproval of a Conditional Use Permit and adoption of an ordinance, for one year, for a Vape Shop at 1406 North 24th Street, Suite 190, 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 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 a residential zone to the south;
- 2) The abovementioned 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 subject property has frontage along Pecan Boulevard;
- 3) The abovementioned 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 1,782 square feet commercial suite requires five parking spaces, the property has 35 parking spaces and 43 parking spaces are required based on all the current uses for the retail plaza;
- 4) The abovementioned business must do everything possible to prevent the 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 properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. 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 as recommended which was seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously.

C) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN.

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

END OF PUBLIC HEARING

Mayor Javier Villalobos declared the Public Hearing closed.

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.)**

Commissioner Antonio "Tony" Aguirre, Jr. 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 23, 2025.

Approved the minutes of Workshop and Regular Meeting held June 23, 2025, as submitted.

B) AWARD OF CONTRACT FOR THE ANZALDUAS INTERNATIONAL BRIDGE SOUTHBOUND TRAILER TOLLBOOTH PROJECT (PROJECT NO. 06-25-C24-900).

Awarded a contract to J. Pena Construction, Ltd. in the amount of \$48,600.00 for the Anzalduas International Bridge Southbound Trailer Tollbooth Project.

C) AWARD OF CONTRACT FOR THE MCALLEN-HIDALGO BRIDGE BUILDING B CANOPY FANS PROJECT (PROJECT NO. 05-25-C21-896).

Awarded a contract to Metro Electric, Inc. in the amount of \$42,500.00 with a contract time not to exceed 36 calendar days for the McAllen-Hidalgo Bridge Building B Canopy Fans Project.

D) CONSIDERATION AND AUTHORIZATION TO REMOVE 4TH QUARTER OF FISCAL YEAR 2023-2024 UNCOLLECTIBLE SANITATION AND DRAINAGE FEE ACCOUNTS FROM THE GENERAL LEDGER AND BEGIN WRITE-OFF PROCEDURES.

Approved authorization to remove the 4th Quarter of Fiscal Year 2023-2024 Uncollectible Sanitation and Drainage Accounts from General Ledger and begin Write -Off procedures.

E) CONSIDERATION AND APPROVAL OF AN AGREEMENT FOR AZHAR'S ORIENTAL RUGS UTILIZATION OF PARKING LOT FOR THE CITY OF MCALLEN ANNUAL INDEPENDENCE DAY PARADE.

Approved an agreement for Azhar's Oriental Rugs utilization of parking lot for the City of McAllen Annual Independence Day Parade.

F) CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING AUTHORIZING THE AUTOMATIC AID BETWEEN CITY OF MCALLEN AND CITY OF ALTON.

Approved a Memorandum of Understanding authorizing the Automatic Aid between the City of McAllen and the City of Alton.

G) CONSENT COOP PURCHASES

1. AWARD OF CONTRACT FOR THE PURCHASE OF MICROSOFT OFFICE 2024 SUITE THROUGH TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) (PROJECT NO. 07-25-P70-01).

Awarded a contract to SHI in the amount of \$348,525.50 for the purchase of Microsoft Office 2024 Suite.

2. AWARD OF CONTRACT FOR THE FLOOR POLISHING AND COATING SERVICE AT THE MCALLEN CONVENTION CENTER EXHIBIT HALL A AND B THROUGH BUYBOARD (PN: 07-25-S79-01).

Awarded a contract to Azteca Designs, Inc. in the amount of \$165,000.00 for the floor polishing and coating service at the McAllen Convention Center Exhibit Hall A and B.

H) APPROVAL OF TAX REFUNDS OVER \$500.00.

Approved tax refunds of over \$500.

1. PALM CROSSING II, LLC

Approved a tax refund in the amount of \$2,298.77.

2. PALM CROSSING TOWN CENTER, LLC

Approved a tax refund in the amount of \$3,754.43.

3. JOSEPH PRESTON DUFEE

Approved a tax refund in the amount of \$938.82.

3. BIDS/CONTRACTS

A) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 4 AND FINAL FOR CAMP MCALLEN (PROJECT NO. 07-24-C23-965).

Staff recommended approval of Change Order No. 4 in the net deduct amount of \$79,432.69 with no additional calendar days for a final contract amount of \$1,798,502.44 and final contract time of 252-calendar days for the Camp McAllen Project.

Commissioner Joaquin Zamora moved to approve Change Order No. 4 as recommended which was seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

B) CONSIDERATION AND APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MCALLEN AND THE CITY OF CORREGIDORA, QUERETARO, MX FOR INTERGOVERNMENTAL COLLABORATION ON ECONOMIC GROWTH, TOURISM, EDUCATION, CULTURAL EXCHANGES, AND BEST PRACTICES.

Staff recommended approval of the Memorandum of Understanding between the City of McAllen, Texas and the City of Corregidora, Queretaro, Mexico.

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

4. ORDINANCES

A) PROVIDING FOR AN AMENDMENT OF A SPEED LIMIT REDUCTION REQUEST FOR 23RD STREET FROM STATE HIGHWAY 107 (SH 107) TO DOVE AVENUE.

Staff recommended adoption of the speed limit reduction request as presented for 23rd Street from State Highway 107 (SH 107) to Dove Avenue.

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

B) PROVIDING FOR APPROVAL OF PROGRAM YEAR 2025-2026 ANNUAL ACTION PLAN FOR THE USE OF CDBG AND HOME FUNDS.

Staff recommended adoption of the FY 2025-2026 HUD Annual Action Plan for the use of CDBG and HOME funds.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to adopt the ordinance as recommended which was seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

C) PROVIDING FOR THE ADOPTION OF SHARYLAND WATER SUPPLY CORPORATION UTILITY RATES FOR BUYOUT AREAS NO. 7 AND 8.

Staff recommended adoption of the Sharyland Water Supply Corporation Utility Rates for Buyout Areas No. 7 and 8.

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

5. RESOLUTION

A) CONSIDERATION AND APPROVAL OF A MINUTE ORDER AUTHORIZING THE CITY MANAGER TO ESTABLISH CAMPING AND RECREATION EQUIPMENT RENTALS AND CONCESSION SALES AT CAMP MCALLEN.

Staff recommended approval of a minute order authorizing the City Manager to establish camping and recreation equipment rentals and concession sales at Camp McAllen.

Commissioner Joaquin Zamora moved to approve the minute order as recommended which was seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

6. VARIANCES

A) REQUEST OF CRAIG GARANSUAY, TO CONSIDER A SIGN VARIANCE REQUEST TO ALLOW OFF-PREMISE SIGNAGE AT LOTS 3 & 4, PARKE AT NOLANA SUBDIVISION; 4000 & 3200 NOLANA AVENUE.

Staff recommended approval of a variance request to allow off-premise signage at 4000 & 3200 Nolana Avenue.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the variance as recommended which was seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

B) CONSIDERATION OF VARIANCE REQUESTS TO WAIVE ESCROW/REIMBURSEMENT REQUIREMENT FOR N. 29TH STREET IMPROVEMENTS, FOR PROPOSED GEORGIA SUBDIVISION, HIDALGO COUNTY, TEXAS; 7701 NORTH 29TH STREET.

Staff recommended disapproval of a variance request to waive escrow/reimbursement requirement for No. 29th Street improvements at 7701 North 29th Street.

Mayor Pro Tem Victor "Seby" Haddad moved to disapprove of the variance as recommended which was seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

7. MANAGER'S REPORT

A) ADVISORY BOARD APPOINTMENTS.

Staff noted there were various appointments to be made. Nominations were addressed as follows:

KEEP McALLEN BEAUTIFUL

For appointments to the **Keep McAllen Beautiful Board**, the following nominations were made:

- **Laurel McLeaish** by Commissioner Joaquin Zamora
- **Ann Fortescue** by Mayor Pro Tem Victor "Seby" Haddad
- **Marla Sandoval** by Commissioner Jose R. "Pepe" Cabeza de Vaca

TRAFFIC COMMISSION BOARD

Commissioner Joaquin Zamora nominated Mark Murray and Commissioner Rodolfo "Rudy" Castillo nominated Nirvick Mohinta for appointment to the Traffic Commissioner Board.

All nominations were accepted by Commissioner Jose R. "Pepe" Cabeza de Vaca, which was seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

BOARDS AND COMMITTEES SERVED BY ELECTED OFFICIALS

Staff also noted that nominations were needed for various elected officials' boards and committees. Commissioner Jose R. "Pepe" Cabeza de Vaca nominated Rudy Castillo to serve on the McAllen Chamber of Commerce.

Nomination was accepted by Commissioner Jose R. "Pepe" Cabeza de Vaca, which was seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

B) YEAR-TO-DATE TAX COLLECTION REPORTS

(1) Current year Tax Collection Report

(2) Delinquent Tax Collection Report

Staff gave a presentation of Year-to-Date Tax Collection Report.

C) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: No items were presented for discussion.

8. 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 EMPLOYMENT MATTERS. TEX. GOV'T. CODE §551.071.

No action.

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

No action.

Mayor Pro Tem Victor "Seby" Haddad declared that he had a conflict with Item 8B and that he would abstain from both discussion and voting on the matter. He subsequently filed the appropriate conflict disclosure form with the City Secretary.

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

Commissioner Rolando "Rolly" Rios authorized the City Attorney and City Manager to proceed as described in executive session and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca.

The motion carried unanimously.

ADJOURNMENT

Without objection the meeting was adjourned at 5:58 p.m.



Javier Villalobos, Mayor

Attest: 

Perla Lara, TRMC/CMC, CPM
City Secretary