



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, SEPTEMBER 8, 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 Rolando "Rolly" Rios

PROCLAMATION - McAllen Public Library Month - Kate Horan

Constitution Week - Mara Lee Moats

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. Request of Melden and Hunt Inc. on behalf of Escanaba, LLC., for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Amendment to a Planned Unit Development for Harvest Coves Phase II Subdivision, Hidalgo County, Texas; 2601 North Ware Road.

2. Public Hearing and Ordinance providing for the annexation of 36.26 gross acre tract of land, more or less, containing a part of Lots 1 and 2, Block 10, A.J. McColl Subdivision, Hidalgo County, Texas; 6000 South Jackson Road.

3. Initial zoning to R-1 (Single-Family Residential-UDC) District for 36.26 gross acre tract of land, more or less, out of and forming a part of Lot 1 and 2, Block 10, A.J. McColl Subdivision, Hidalgo County, Texas; 6000 South Jackson Road.
4. City Initiated Rezoning
- a. Rezoning from R-3A (Multifamily Residential Apartments-OC) District to R-3 (High-Density Residential-UDC) District: A 1.00 acre tract being the east 1 acre of Lot 2, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas; 1019 East Cedar Avenue.
 - b. 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:
Colonia McAllen Subdivision, Hidalgo County, Texas.
2300-2604 South 26th Street (Lots 17-30, Block 1)
2704-2708 South 26th Street (Lots 4-5, Block 4)
2300-2609 South 26th ½ Street (Lots 1-15, Block 1, and Lots 15-29, Block 2)
2700-2716 South 26th ½ Street (Lots 7-11, Block 3, and Lots 2-3, Block 4)
2301-2601 South 27th Street (Lots 1-13, Block 2)
2701-2721 South 27th Street (Lots 1-6, Block 3)
 - c. 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:
Colonia McAllen Subdivision, Hidalgo County, Texas:
2608-2700 South 26th Street (Lot 16, Block 1 and Lot 6, Block 4)
2701 South 26th ½ Street (Lot 1, Block 4)
 - d. Rezoning from R-3A (Multifamily Residential Apartments) District under the Old Code (OC) to R-2 (Medium-Density Residential) District under the new Unified Development Code (UDC) for the following property:
Colonia McAllen Subdivision, Hidalgo County, Texas:
2605 South 27th Street (Lot 14, Block 2)
 - e. Rezoning from R-3A (Multifamily Residential Apartments) District under the Old Code (OC) to R-1 (Low-Density Residential) District under the new Unified Development Code (UDC) for the following properties:
Colonia McAllen 29th Street Subdivision, Hidalgo County, Texas:
2321 South 29th Street (Lot 1)
 - f. 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:
Colonia McAllen No. 2 Subdivision, Hidalgo County, Texas:
2100-2240 South 26th ½ Street (Lots 1-20, Block 1)
2101-2241 South 26th ½ Street (Lots 1-20, Block 2)
2100-2240 South 26th Street (Lots 21-40, Block 2)
 - g. 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:

Colonia McAllen No. 3 Subdivision, Hidalgo County, Texas:
2500-2553 Yuma Avenue (Lots 1-28)

h. 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:

Colonia McAllen No. 4 Subdivision, Hidalgo County, Texas:

2604-2820 Uvalde Avenue (Lots 1-18, Block 1)

2605-2821 Tyler Avenue (Lots 19-36, Block 1)

2604-2820 Tyler Avenue (Lots 1-18, Block 2)

2605-2821 Toronto Avenue (Lots 19-36, Block 2)

2604-2820 Toronto Avenue (Lots 1-18, Block 3)

2605-2821 Sonora Avenue (Lots 19-36, Block 3)

2604-2820 Sonora Avenue (Lots 1-18, Block 4)

i. Rezoning from C-2 (Neighborhood Commercial) District under the Old Code (OC) to C-2 (Regional Commercial) District under the new Unified Development Code (UDC) for the following properties:

Colonia McAllen No. 5 Subdivision, Hidalgo County, Texas:

2801 Colbath Road (Lot 14)

j. 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:

Colonia McAllen Unit No. 5 Subdivision, Hidalgo County, Texas:

2622-2725 Savannah Avenue (Lots 1-13 and Lots 15-27)

k. 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:

Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas:

2100-2228 South 31st Street (Lots 1-15, and Lots 146-159)

2100-2305 South 30th ½ Street (Lots 115-145)

2100-2317 South 30th Street (Lots 79-114)

2100-2409 South 29th ½ Street (Lots 36-78)

2913-3105 Yuma Avenue (Lots 16-35)

l. 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:

Colonia McAllen Unit No. 7 Subdivision, Hidalgo County, Texas:

1901-1965 South 31st Street (Lots 1-17, Block 1)

3000-3008 Sonora Avenue (Lots 18-20, Block 1)

2001-2017 South 31st Street (Lots 21-25, Block 1)

3100-3428 Savannah Avenue (Lots 1-20, Block 2)

1900-1928 South 35th Street (Lots 21-28, Block 2)

1901-1937 South 36th Street (Lots 29-38, Block 2)

1900-1928 South 34th Street (Lots 1-8, Block 3)

1901-1925 South 35th Street (Lots 9-15, Block 3)

1900-1940 South 33rd Street (Lots 1-11, Block 4)

1901-1933 South 34th Street (Lots 12-20, Block 4)
 1900-1948 South 32nd Street (Lots 1-13, Block 5)
 1901-1945 South 33rd Street (Lots 14-25, Block 5)
 1900-1956 South 31st Street (Lots 1-15, Block 6)
 1901-1953 South 32nd Street (Lots 16-29, Block 6)
 3001-3105 Sonora Avenue (Lots 1-5, Block 7)
 2000-2008 South 30th ½ Street (Lots 6-8, Block 7)
 3100-3112 Uvalde Avenue (Lots 9-12, Block 7)
 1957-2009 South 32nd Street (Lots 13-19, Block 7)
 1952-2008 South 32nd Street (Lots 1-8, Block 8)
 1949-2005 South 33rd Street (Lots 9-16, Block 8)
 3301-3513 Tyler Avenue (Lots 17-32, Block 8)
 1944-1964 South 33rd Street (Lots 1-6, Block 9)
 3300-3508 Tyler Avenue (Lots 7-19, Block 9)
 1937-1957 South 34th Street (Lots 29-34, Block 9)
 3401-3509 Toronto Avenue (Lots 20-28, Block 9)
 1932-1936 South 34th Street (Lots 1-2, Block 10)
 3400-3512 Toronto Avenue (Lots 3-11, Block 10)
 3409-3521 Sonora Avenue (Lots 12-18, Block 10)
 1900-2024 South 36th Street (Lots 1-25, Block 11)

B) REZONING:

1. Rezoning from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 18, Block 1, Hackberry Homesites Subdivision, Hidalgo County, Texas; 1016 North 20th Street.

C) CONDITIONAL USE PERMITS:

1. Request of Jessica Aguilar, on behalf of Jose A. Chanin, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar (Suerte Bar & Grill Uptown), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites N1-N2.
 2. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar and Grill, at Lot a-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q.
 3. Request of Jorge A. Richaud, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Center (Drive-In Theater & Mini Golf) at 9.08 Acres out of the South 40 feet of Lot 74 and Lot 91 except the South 50.06 feet, C.E. Hammond Subdivision, Hidalgo County, Texas; 3116 Ash Avenue.
 4. Request of Ricardo and Melinda Vega, on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and

Construction Company Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road.

- D) Amending the Zoning Ordinance of the City of McAllen.
- E) Public Hearing on the City of McAllen's Proposed Budget for Fiscal Year 2025-2026.

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 Workshop held August 15th, Workshop and Regular Meeting held August 25, 2025.
- B) Consideration and Authorization to Negotiate Scope and Fees with Top-Ranked Firms for Geotechnical Engineering and Construction Material Testing (CMT) Services (Project No. 07-25-S75-552).
- C) Consideration and Approval of Change Order No. 1 & Final for the Balboa Ditch Sluice Gate Improvements (Project No. 10-24-C04-508).
- D) Consideration and Approval of the Renewal of the Microsoft Enterprise Agreement (Project No. 09-25-S103-01).
- E) Consideration and Approval of the Airline Operating Agreement and Terminal Building Lease and First Amendment with United Airlines at McAllen International Airport.
- F) Consideration and Approval of First Amendment to Airline Operating Agreement and Terminal Building Lease with Allegiant Air, LLC. at McAllen International Airport.
- G) Consideration and Approval to accept the Texas Department of Transportation's Fiscal Year 2026 Routine Airport Maintenance Program (RAMP) Grant.
- H) Approval of Tax Refunds over \$500.00.
 - 1. Cantoran Fredy & Emelia
 - 2. Corelogic
 - 3. MEGO AFEK USA LLC
 - 4. Royer Raquel

3. BIDS/CONTRACTS:

- A) Consideration and Approval to Award of Contract for the Construction Manager-at-Risk (CMAR) for the McAllen International Airport Terminal Expansion (Project No. 07-25-C26-968).
- B) Consideration and Authorization to Terminate South Texas Landscapes (Zone 3, 10,14,15) and Award Rodz Lawn Care (Project No. 07-23-S55-218 Ground Maintenance).

4. VARIANCES:

- A) Consideration of three (3) variance requests for the following: (1.) Variance request to the interior street, as the Plat submitted on July 29, 2025 does not comply with required 60 ft. of Right-Of-Way, proposing 50 ft. of R.O.W. with 10 ft. Sidewalk & Utility Easements. (2.) Variance request to not provide for the N/S alley (3.) Variance request to not provide additional R.O.W. for S. 28th Street. 109 S. 29th Street.
- B) Consideration of a variance request to the Right-of-Way dedication requirement for a quarter mile collector for proposed Ware Village Subdivision, Hidalgo County, Texas; 4100 State Highway 107.

5. MANAGER'S REPORT:

- A) Consideration and Authorization to remove Uncollectible Tax Accounts from the Delinquent Tax Roll.
- B) Advisory Board Appointments.
- C) Future Agenda Items.

6. 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.

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 pending litigation; Cause No. CCD-0905-H currently pending in Hidalgo County, Texas. Tex. Gov't. Code §551.071.
- D) Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire two tracts of land being: a 22,881-square foot building, more or less, situated on the grounds of the McAllen International Airport located at 2500 South Bicentennial Boulevard in McAllen, Hidalgo County, Texas, said grounds more particularly described as the North 23.43 acres of Lot 3, less the Northeast 2.44 Acres and Northwest 1.8 acres, encompassing, 19.19 acres net, Hidalgo Canal Company Subdivision, Volume 0, Page 58, Map Records, Hidalgo County, Texas. for providing, enlarging, or improving an airport or other public use. Tex. Gov't. Code §551.071.
- E) Consultation with City Attorney regarding pending litigation; Cause No. C-5762-24-B 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 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 September 2, 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