

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

The McAllen Board of Commissioners convened a Regular Meeting **on Monday, August 11, 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 Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, Assistant City Manager Elvira Alonzo, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Omar Sotelo, Finance Director Sonia Resendez.

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

PRESENTATION

RECOGNITION OF THE GAME OF TEXAS YOUTH ATHLETES

Staff recognized the achievements of the Texas Youth Athletes that participated in the Games of Texas.

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 there was anyone to speak in opposition to the items under this section of the agenda.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously.

- 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).**

Approved the R-3 Zoning (UDC) at 6117 North Ware, in accordance with the Planning and Zoning Commission.

- 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.**

Approved the R-1 Zoning (UDC) at 11600 North 29th Street, in accordance with the Planning and Zoning Commission.

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).

Approved the C-2 Zoning (UDC) at 13931 North Ware Road (rear), in accordance with the Planning and Zoning Commission.

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)**

Approved the R-1 Zoning (UDC) at 2119-2121 South Bentsen Road, in accordance with the Planning and Zoning Commission.

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)**

Approved the R-1 Zoning (UDC) at 2701 South 29th Street, in accordance with the Planning and Zoning Commission.

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)

Approved the R-1 Zoning (UDC) at 2801-2809 South 29th Street, in accordance with the Planning and Zoning Commission.

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)**

Approved the R-1 Zoning (UDC) in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 1900-2020 South 42nd Street
- 3700-4117 Sonora Avenue
- 1900-2013 South 39th Street
- 1900-2013 40th Street
- 1900-2013 South 41st Street

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)**

Approved the R-1 Zoning (UDC) at 2502-2619 South 43rd Lane, in accordance with the Planning and Zoning Commission.

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)**

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 4521-4716 Vermont Avenue
- 4512-4616 Victoria Avenue
- 2200-2300 South 47th Street
- 2200-2301 South 48th Street

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)**

Approved the R-1 Zoning (UDC) at 4520-4717 Ben Hogan Drive, 2304-2324 South 48th Street, 4501-4617 Wichita Avenue, 2203-2311 South 45th Lane, 4500-4508 Victoria Avenue, 2304 South 47th Street, in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 4520-4717 Ben Hogan Drive
- 2304-2324 South 48th Street
- 4501-4617 Wichita Avenue
- 2203-2311 South 45th Lane
- 4500-4508 Victoria Avenue
- 2304 South 47th Street

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)**

Approved the R-1 Zoning (UDC) at 4500-4528 Vermont Avenue, 2200-2321 South 45th Street, 4500-4533 Ben Hogan Drive, in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 4500-4528 Vermont Avenue
- 2200-2321 South 45TH Street
- 4500-4533 Ben Hogan Drive

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)**

Approved the R-1 Zoning (UDC) at 2101-2305 South 49th Street, 2202-2307 South 49th Lane, 4900-4912 Vermont Avenue, in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 2101-2305 South 49TH Street
- 2202-2307 South 49TH Lane
- 4900-4912 Vermont Avenue

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)**

Approved the R-3 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 2700-2713 Parker Lane

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)**

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 4500 South Ware Road

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)

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 2313 South 26th Street

**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)**

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 4000-4008 Neuhaus Drive

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)**

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 1901-1929 South 46th Street
- 4600-4713 Sweetwater Avenue
- 4600-4709 Sonora Avenue
- 4600-4709 Savannah Avenue

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)**

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 3700-3812 Neuhaus Drive
- 2708 South Ware Road

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)

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 4000-4317 Zanesville Avenue
- 2625-2647 South 41st Street
- 4000-4309 Zion
- 2630-2646 South 43rd Lane

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)**

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 2307 South 29th Street

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)**

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 3002-3039 Neuhaus Circle

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)**

Approved the R-1 Zoning (UDC), in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 4201-4213 Yuma Avenue, 2506-2515 South 43rd Street

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)**

Approved the R-1 Zoning, in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 1900 South Bentsen Road, 1900-2020 South 45th Street

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)**

Approved the R-1 Zoning (UDC, in accordance with the Planning and Zoning Commission.

Properties Rezoned:

- 2713 South 29th Street

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.

Staff recommended approval of the R-2 zoning (UDC) at 8000 North Ware Road, in accordance with the Planning and Zoning Commission recommendation.

Public Comment on Agenda Items

Mayor Javier Villalobos inquired if anyone wished to speak in opposition to the items listed under this section of the agenda.

The following individuals spoke against Rezoning Item 1B1:

- Gloria Koepke Mende
- Lorena Ledesma
- Mr. Rolando Rodriguez spoke in favor of the request

Following an extensive discussion. Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the R-2 zoning as recommended and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried with five votes in favor of the request, and Commissioner Joaquin Zamora voted against.

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.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for life of use, for an Electric Substation at 4612 Buddy Ownes Boulevard, 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 proposed electric substation shall meet all the minimum standards established in applicable city ordinances; and will not be detrimental to the health welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.
2. No form of pollution shall emanate beyond the immediate property line of the permitted use.
3. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements

may be imposed to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

4. New railroad facilities and structures for private utilities, other than the usual poles, wires and underground utilities; shall require a permit.

Mayor Javier Villalobos inquired if anyone wished to speak in opposition to the items listed under this section of the agenda.

The following individuals spoke against Rezoning Item 1C1:

- Lupita Valentin
- Eric Valentin
- Jorge Hernandez
- Rick Garcia spoke in favor of the CUP
- Daniel Lucio spoke in favor of the CUP

Following an extensive discussion, Commissioner Rolando "Rolly" Rios moved to disapprove of the Conditional Use Permit and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously.

D) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and was seconded by Mayor Pro Tem Victor "Seby" Haddad. 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 Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda and Commissioner Joaquin Zamora seconded. The motion carried unanimously.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD JULY 28, 2025.

Approved the minutes of Workshop and Regular Meeting held July 28, 2025, as submitted.

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).

Approved 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).

Approved the First Amendment to Airline Operating Agreement and Terminal Building Lease with American Airlines at McAllen International Airport.

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.

Approved the Second Amendment to Airline Operating Agreement and Terminal Building Lease with Aerolitoral, S.A. de C.V. dba Areomexico 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).

Approved a Lease Agreement for 'Nice Transportation Services, LLC' at the McAllen Central Station.

F) CONSIDERATION AND APPROVAL OF CONTRACT EXTENSION FOR RENTAL OF PORTABLE TOILETS AND HANDWASHING STATIONS (PROJECT NO. 06-23-S46-60).

Approved a Contract Extension for Rental of Portable Toilets and Handwashing Stations to LJH Services, Inc. for Term 2 of 2; 10/02/25 - 10/01/26.

G) CONSENT RESOLUTION

1. RESOLUTION TO ACCEPT FEDERAL AVIATION ADMINISTRATION (FAA) AIRPORT INFRASTRUCTURE GRANT (AIG) NO. 65 FOR AIRPORT IMPROVEMENTS.

Approved a 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.

Approved a resolution authorizing the submittal 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.

Approved tax refunds of over \$500.

1. AQUINO GUADALUPE

Approved a tax refund in the amount of \$877.93.

2. CORELOGIC TAX SERVICES, LLC

Approved a tax refund in the amount of \$1,181.87.

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).

Staff recommended approval of Change Order No. 2 in the net deduction amount of \$32,997.11 with an additional 96 calendar days for a final contract amount of \$2,840,334.44 and a final contract time of 427 calendar days for the Jackson Hike & Bike Trail Phase II Project.

Commissioner Joaquin Zamora moved to approve Change Order No. 2 as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

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).

Staff recommended approval for authorization to negotiate fees with the top-ranked contractor, EZSCAPE, LLC. If negotiations are unsuccessful, staff will cease negotiations, and with City Manager's approval, initiate negotiations with the next highest-ranked firm.

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

4. MANAGER'S REPORT

- A) CONSIDERATION AND APPROVAL OF ENGAGEMENT LETTER FROM WEAVER & TIDWELL, LLP FOR THE ANNUAL AUDIT ENDING SEPTEMBER 30, 2025.**

Staff recommended approval of the engagement letter from Weaver & Tidwell, LLP for the annual audit ending September 30, 2025.

Commissioner Joaquin Zamora moved to approve the letter as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

B) FUTURE AGENDA ITEMS.

The following topics were reviewed for inclusion in upcoming workshops:

- City Hall Design – Requested by Commissioner Joaquin Zamora

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.**

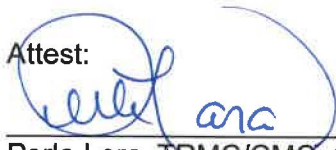
The item remained tabled.

- 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).**

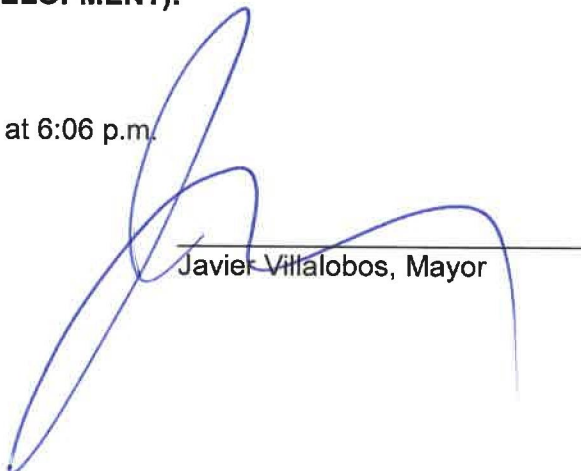
ADJOURNMENT

Without objection the meeting was adjourned at 6:06 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor