

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **September 8, 2025, at 5:00 PM**, at McAllen City Hall Third Floor (3<sup>rd</sup>) Commission Chambers, with the following present:

Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Mayor Javier Villalobos, Mayor Pro Tem Victor "Seby" Haddad, Commissioner Joaquin Zamora

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Omar Sotelo, Finance Director Sonia Resendez, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel

**CALL TO ORDER**

Commissioner Jose R. "Pepe" Cabeza de Vaca called the meeting to order.

**PROCLAMATION**

**MCALLEN PUBLIC LIBRARY MONTH**

Commissioner Antonio "Tony" Aguirre, Jr. read a proclamation for McAllen Public Library Month.

**CONSTITUTION WEEK**

Commissioner Jose R. "Pepe" Cabeza de Vaca read a proclamation for Constitution Week.

**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**

Commissioner Jose R. "Pepe" Cabeza de Vaca 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.)**

Commissioner Jose R. "Pepe" Cabeza de Vaca asked if there was anyone to speak to in opposition to the items under this section of the agenda. No one spoke.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

**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.**

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for an amendment to a Planned Unit Development at 2601 North Ware Road, in accordance with the Planning and Zoning Commission.

The proposed PUD for Harvest Cove Phase II is requesting the following amendment

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing single family residences and a common area.
3. OFF-STREET PARKING AND LOADING: Parking should follow Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if it in compliance.
4. LANDSCAPING: Each lot requires 10% landscaping in an R-1 zone. Based on the lot area of 813,570.12 sq. ft., 81,357.012 sq. ft. of landscaping is required. Also 50% of the required front yard must be landscape, including the side yard setback areas. Lots 104, 105, 107, 134-135, 161, and 186-187 do not meet the 50% landscape requirement. A minimum of one tree is required. Must provide front landscaping area and trees to determine if in compliance. Some lots of show driveway proposed to be located over a side yard setback, being not in compliance.
5. STREETS AND SETBACKS: Providing a 60 ft. right-of-way for North 43rd Street. Provide minimum of 50 feet. Right-of-way and 32 feet. Of pavement for each interior street within the subdivision. Setbacks are Front: 20 ft. or greater for easements, whichever is greater; Rear: 10 feet. Or greater or easements; Sides: 5 ft. or greater for easements; Corner: 10 feet. Or greater for easements; and Garage: 18 feet. Except where greater setback is required. An R-1 zone requires a front yard setback of 25 feet. On interior streets. The development is proposing less than 25 feet. Of front yard setback and instead is proposing 20 feet. Of front setback for each lot. Provide setback lines with building envelope on site plan with 5 feet. wide minimum sidewalk required on Ware Road and a 5 feet wide minimum sidewalk required on all interior streets. Must provide sidewalk width dimension on site plan.
6. An access variance on Ware Road was approved by the Traffic Department.
7. DRAINAGE: During the Harvest Cove Subdivision Phase I and II process final drainage detention and design and drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
8. ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum area for development of five (5) acres. The development has 18.677 acres, which includes single family residences
9. STREETS AND SETBACKS: Providing a 60 ft. right-of-way for North 43rd Street
10. Owner, Engineer and Surveyor certification and signature block need to be shown on the PUD site plan. Submitted site plan meets requirements.
11. A recorded subdivision plat and approved PUD site plan is required prior to issuance of building permits. Therefore, Harvest Cove Phase I and II subdivision process must be completed and recorded together with the site plan.

If the subdivision layout changes, the PUD will need to be amended to resemble the approved Subdivision Plat. Any changes regarding ownership or the approved building layout may also require an amendment of the PUD. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Engineering Department, Utilities Department, Traffic Department, Fire Department, and the Environmental and Health Code Compliance Department. Finally, if this request is granted approval, all proposed structures and improvements on the recorded Subdivision Plat and PUD site plan will be required during the building permitting process.

**2. PUBLIC HEARING AND ORDINANCE PROVIDING FOR THE ANNEXATION OF 36.26 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 6000 SOUTH JACKSON ROAD.**

Commissioner Jose R. "Pepe" Cabeza de Vaca called the public hearing to order.

Adopted an ordinance providing for the annexation at 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.**

Approved of the initial zoning to R-1 at 6000 South Jackson Road.

**4. CITY INITIATED REZONINGS**

**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.**

Approved the R-3 (High-Density Residential) Zoning (UDC) at 1019 East Cedar Avenue, in accordance with the Planning and Zoning Commission.

**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 26<sup>TH</sup> STREET (LOTS 17-30, BLOCK 1)**

**2704-2708 SOUTH 26<sup>TH</sup> STREET (LOTS 4-5, BLOCK 4)**

**2300-2609 SOUTH 26<sup>TH</sup> ½ STREET (LOTS 1-15, BLOCK 1, AND LOTS 15-29, BLOCK 2)**

**2700-2716 SOUTH 26<sup>TH</sup> ½ STREET (LOTS 7-11, BLOCK 3, AND LOTS 2-3, BLOCK 4)**

**2301-2601 SOUTH 27<sup>TH</sup> STREET (LOTS 1-13, BLOCK 2)**

**2701-2721 SOUTH 27<sup>TH</sup> STREET (LOTS 1-6, BLOCK 3)**

Approved the R-1 (Low-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

**Properties Rezoned:**

- 2300-2604 South 26<sup>th</sup> Street (Lots 17-30, Block 1)
- 2704-2708 South 26<sup>th</sup> Street (Lots 4-5, Block 4)
- 2300-2609 South 26<sup>th</sup> ½ Street (Lots 1-15, Block 1, and Lots 15-29, Block 2)
- 2700-2716 South 26<sup>th</sup> ½ Street (Lots 7-11, Block 3, and Lots 2-3, Block 4)
- 2301-2601 South 27<sup>th</sup> Street (Lots 1-13, Block 2)
- 2701-2721 South 27<sup>th</sup> 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 26<sup>TH</sup> STREET (LOT 16, BLOCK 1 AND LOT 6, BLOCK 4)**

**2701 SOUTH 26<sup>TH</sup> ½ STREET (LOT 1, BLOCK 4)**

Approved the R-2 (Medium-Density Residential) District under the new Unified Development Code (UDC) for the following properties: 2608-2700 South 26<sup>th</sup> Street (Lot 16, Block 1 and Lot 6, Block 4); 2701 South 26<sup>th</sup> 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 27<sup>TH</sup> STREET (LOT 14, BLOCK 2)**

Approved the R-2 (Medium-Density Residential) District Zoning under the new Unified Development Code (UDC) for the following property: 2605 South 27<sup>th</sup> Street.

**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 29<sup>TH</sup> STREET SUBDIVISION, HIDALGO COUNTY, TEXAS:**

**2321 SOUTH 29<sup>TH</sup> STREET (LOT 1)**

Approved the R-1 (Low-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties: 2321 South 29<sup>th</sup> 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 26<sup>TH</sup> ½ STREET (LOTS 1-20, BLOCK 1)**

**2101-2241 SOUTH 26<sup>TH</sup> ½ STREET (LOTS 1-20, BLOCK 2)**

**2100-2240 SOUTH 26<sup>TH</sup> STREET (LOTS 21-40, BLOCK 2)**

Approved the R-1 (Low-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

**Properties Rezoned:**

- 2100-2240 South 26<sup>th</sup> ½ Street (Lots 1-20, Block 1)
- 2101-2241 South 26<sup>th</sup> ½ Street (Lots 1-20, Block 2)
- 2100-2240 South 26<sup>th</sup> 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)**

Approved the R-1 (Low-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties: 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)**

Approved the R-1 (Low-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

**Properties Rezoned:**

- 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)**

Approved the C-2 (Regional Commercial) District zoning under the new Unified Development Code (UDC) for the following properties: 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)**

Approved R-1 (Low-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties: 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 31<sup>ST</sup> STREET (LOTS 1-15, AND LOTS 146-159)  
2100-2305 SOUTH 30<sup>TH</sup> ½ STREET (LOTS 115-145)  
2100-2317 SOUTH 30<sup>TH</sup> STREET (LOTS 79-114)  
2100-2409 SOUTH 29<sup>TH</sup> ½ STREET (LOTS 36-78)  
2913-3105 YUMA AVENUE (LOTS 16-35)**

Approved the R-1 (Low-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

**Properties Rezoned:**

- 2100-2228 South 31<sup>st</sup> Street (Lots 1-15, and Lots 146-159)
- 2100-2305 South 30<sup>th</sup> ½ Street (Lots 115-145)
- 2100-2317 South 30<sup>th</sup> Street (Lots 79-114)
- 2100-2409 South 29<sup>th</sup> 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 31<sup>ST</sup> STREET (LOTS 1-17, BLOCK 1)  
3000-3008 SONORA AVENUE (LOTS 18-20, BLOCK 1)  
2001-2017 SOUTH 31<sup>ST</sup> STREET (LOTS 21-25, BLOCK 1)  
3100-3428 SAVANNAH AVENUE (LOTS 1-20, BLOCK 2)  
1900-1928 SOUTH 35<sup>TH</sup> STREET (LOTS 21-28, BLOCK 2)  
1901-1937 SOUTH 36<sup>TH</sup> STREET (LOTS 29-38, BLOCK 2)  
1900-1928 SOUTH 34<sup>TH</sup> STREET (LOTS 1-8, BLOCK 3)  
1901-1925 SOUTH 35<sup>TH</sup> STREET (LOTS 9-15, BLOCK 3)  
1900-1940 SOUTH 33<sup>RD</sup> STREET (LOTS 1-11, BLOCK 4)  
1901-1933 SOUTH 34<sup>TH</sup> STREET (LOTS 12-20, BLOCK 4)  
1900-1948 SOUTH 32<sup>ND</sup> STREET (LOTS 1-13, BLOCK 5)  
1901-1945 SOUTH 33<sup>RD</sup> STREET (LOTS 14-25, BLOCK 5)  
1900-1956 SOUTH 31<sup>ST</sup> STREET (LOTS 1-15, BLOCK 6)  
1901-1953 SOUTH 32<sup>ND</sup> STREET (LOTS 16-29, BLOCK 6)  
3001-3105 SONORA AVENUE (LOTS 1-5, BLOCK 7)  
2000-2008 SOUTH 30<sup>TH</sup> ½ STREET (LOTS 6-8, BLOCK 7)  
3100-3112 UVALDE AVENUE (LOTS 9-12, BLOCK 7)  
1957-2009 SOUTH 32<sup>ND</sup> STREET (LOTS 13-19, BLOCK 7)  
1952-2008 SOUTH 32<sup>ND</sup> STREET (LOTS 1-8, BLOCK 8)  
1949-2005 SOUTH 33<sup>RD</sup> STREET (LOTS 9-16, BLOCK 8)  
3301-3513 TYLER AVENUE (LOTS 17-32, BLOCK 8)  
1944-1964 SOUTH 33<sup>RD</sup> STREET (LOTS 1-6, BLOCK 9)  
3300-3508 TYLER AVENUE (LOTS 7-19, BLOCK 9)  
1937-1957 SOUTH 34<sup>TH</sup> STREET (LOTS 29-34, BLOCK 9)  
3401-3509 TORONTO AVENUE (LOTS 20-28, BLOCK 9)**

**1932-1936 SOUTH 34<sup>TH</sup> 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 36<sup>TH</sup> STREET (LOTS 1-25, BLOCK 11)**

Approved the R-1 (Low-Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

**Properties Rezoned:**

- 1901-1965 South 31<sup>st</sup> Street (Lots 1-17, Block 1)
- 3000-3008 Sonora Avenue (Lots 18-20, Block 1)
- 2001-2017 South 31<sup>st</sup> Street (Lots 21-25, Block 1)
- 3100-3428 Savannah Avenue (Lots 1-20, Block 2)
- 1900-1928 South 35<sup>th</sup> Street (Lots 21-28, Block 2)
- 1901-1937 South 36<sup>th</sup> Street (Lots 29-38, Block 2)
- 1900-1928 South 34<sup>th</sup> Street (Lots 1-8, Block 3)
- 1901-1925 South 35<sup>th</sup> Street (Lots 9-15, Block 3)
- 1900-1940 South 33<sup>rd</sup> Street (Lots 1-11, Block 4)
- 1901-1933 South 34<sup>th</sup> Street (Lots 12-20, Block 4)
- 1900-1948 South 32<sup>nd</sup> Street (Lots 1-13, Block 5)
- 1901-1945 South 33<sup>rd</sup> Street (Lots 14-25, Block 5)
- 1900-1956 South 31<sup>st</sup> Street (Lots 1-15, Block 6)
- 1901-1953 South 32<sup>nd</sup> Street (Lots 16-29, Block 6)
- 3001-3105 Sonora Avenue (Lots 1-5, Block 7)
- 2000-2008 South 30<sup>th</sup> ½ Street (Lots 6-8, Block 7)
- 3100-3112 Uvalde Avenue (Lots 9-12, Block 7)
- 1957-2009 South 32<sup>nd</sup> Street (Lots 13-19, Block 7)
- 1952-2008 South 32<sup>nd</sup> Street (Lots 1-8, Block 8)
- 1949-2005 South 33<sup>rd</sup> Street (Lots 9-16, Block 8)
- 3301-3513 Tyler Avenue (Lots 17-32, Block 8)
- 1944-1964 South 33<sup>rd</sup> Street (Lots 1-6, Block 9)
- 3300-3508 Tyler Avenue (Lots 7-19, Block 9)
- 1937-1957 South 34<sup>th</sup> Street (Lots 29-34, Block 9)
- 3401-3509 Toronto Avenue (Lots 20-28, Block 9)
- 1932-1936 South 34<sup>th</sup> Street (Lots 1-2, Block 10)
- 3400-3512 Toronto Avenue (Lots 3-11, Block 10)
- 3409-3521 Sonora Avenue (Lots 12-18, Block 10) 1
- 900-2024 South 36<sup>th</sup> 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 20<sup>TH</sup> STREET.**

Staff recommended approval of the R-2 (UDC) zoning at 1016 North 20<sup>th</sup> Street, in accordance with the Planning and Zoning Commission.

Commissioner Rolando "Rolly" Rios moved to approve the R-2 zoning as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

**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.**

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for a bar at 400 Nolana Avenue, Suites N1-N2, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and other requirements as outlined in the report provided as follows:

- 1) The property line of the lot of any of the above-mentioned businesses 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 establishment is within 400 feet of residential zones and is used to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and should not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4<sup>th</sup> Street need to be closed as required in this commercial plaza.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently the existing multi-tenant commercial building has a common parking area that consists of 729 parking spaces, 41 parking spaces are required for this establishment.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Planning Director.

Commissioner Antonio "Tony" Aguirre, Jr., moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

**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.**

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for a bar and grill at 400 Nolana Avenue, Suite Q, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and other requirements as outlined in the report provided as follows:

- 1) The property line of the lot of any of the above-mentioned businesses 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 establishment is within 400 feet of residential zones and is used to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and should not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required in this commercial plaza.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently the existing multi-tenant commercial building has a common parking area that consists of 729 parking spaces, 20 parking spaces are required for this establishment.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

- 7) The above-mentioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Planning Director.

Commissioner Antonio "Tony" Aguirre, Jr., moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

**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.**

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for an event center at 3116 Ash Avenue, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the Lot 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. from residential zone properties to the north.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to North 29th street and US Business 83 via Ash Avenue. The Traffic Department stacking requirements and the Fire Department service drive requirements must be complying. Any required access agreement must be provided prior to building permit issuance.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the existing building (event center), all the rear parking areas are available to use by the proposed Drive-in theatre; however, the parking lot must be maintained free of potholes according to Sec. 138-400 of the Zoning Ordinance.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. Business should provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Planning Director.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

**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.**

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for an event center at 6712 North Bentsen Road, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above-mentioned businesses 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 residential properties; however, the proposed hours of operation is from 8:00 AM to 8:00 PM.

2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to North Bentsen Road.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and clear of potholes to comply with City standards.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. Business should provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Planning Director.

Commissioner Antonio "Tony" Aguirre, Jr., moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

**D) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.**

Commissioner Antonio "Tony" Aguirre, Jr. moved to amend the Zoning Ordinance and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

**E) PUBLIC HEARING ON THE CITY OF MCALLEN'S PROPOSED BUDGET FOR FISCAL YEAR 2025-2026.**

Commissioner Jose R. "Pepe" Cabeza de Vaca called the Public Hearing to order and asked if there was anyone to speak on the proposed budget.

**END OF PUBLIC HEARING**

Commissioner Jose R. "Pepe" Cabeza de Vaca 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 Rodolfo "Rudy" Castillo moved to approve the items listed on the Consent Agenda and Commissioner Antonio "Tony" Aguirre, Jr., seconded. The motion carried unanimously by those present.

**A) APPROVAL OF MINUTES FOR BUDGET WORKSHOP HELD AUGUST 15<sup>TH</sup>, WORKSHOP AND REGULAR MEETING HELD AUGUST 25, 2025.**

Approved the minutes for Budget Workshop held August 15<sup>th</sup>, Workshop and Regular Meeting held August 25, 2025, as submitted.

**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).**

Authorized to Negotiate Scope and Fees with Top-Ranked Firms for Geotechnical Engineering and Construction Material Testing (CMT) Services.

**C) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 & FINAL FOR THE BALBOA DITCH SLUICE GATE IMPROVEMENTS (PROJECT NO. 10-24-C04-508).**

Approved Change Order No. 1 in the amount of \$55,002.76 with no additional calendar days for the Balboa Ditch Sluice Gate Improvements Project.

**D) CONSIDERATION AND APPROVAL OF THE RENEWAL OF THE MICROSOFT ENTERPRISE AGREEMENT (PROJECT NO. 09-25-S103-01).**

Approved the Renewal of the Microsoft Enterprise Agreement with SHI for three years, at an amount not to exceed \$122,108.52 per year, for the licensing of mission-critical servers, city-wide email services and Microsoft's Office Suite of Products.

**E) CONSIDERATION AND APPROVAL OF THE AIRLINE OPERATING AGREEMENT AND TERMINAL BUILDING LEASE AND FIRST AMENDMENT WITH UNITED AIRLINES AT MCALLEN INTERNATIONAL AIRPORT.**

Approved 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.**

Approved the 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.**

Approved accept the Texas Department of Transportation's Fiscal Year 2026 Routine Airport Maintenance Program (RAMP) Grant.

**H) APPROVAL OF TAX REFUNDS OVER \$500.00.**

Approved tax refunds of over \$500.

**1. FREDY AND EMELIA CANTORAN**

Tax refund approved in the amount of \$546.77.

**2. CORELOGIC**

Tax refund approved in the amount of \$1,071.07.

**3. MEGO AFEK USA LLC**

Tax refund approved in the amount of \$522.35.

**4. RAQUEL ROYER**

Tax refunds approved in the amount of \$122.00; \$96.77; \$101.55; \$104.87; \$150.69.

**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).**

Staff recommended award of contract to SpawGlass Contractors, Inc. in the amount of \$448,956 for the Construction Manager-at-Risk (CMAR) for the McAllen International Airport Terminal Expansion.

Commissioner Rodolfo "Rudy" Castillo moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

**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).**

Staff recommended termination of South Texas Landscapes for the awarded areas, and awarding affected items to the next bidder, Rodz Lawn Care.

Commissioner Rolando "Rolly" Rios moved to approve the award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

**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. 28<sup>TH</sup> STREET. 109 S. 29<sup>TH</sup> STREET.**

Staff recommends disapproval of a variance request to the interior street; to not provide for the n/s alley; to not provide additional right-of-way at 109 South 29<sup>th</sup> Street.

Commissioner Rodolfo "Rudy" Castillo moved to approve the disapproval as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

**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.**

Applicant requested item to be tabled.

Commissioner Rolando "Rolly" Rios moved to table the item and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

**5. MANAGER'S REPORT**

**A) CONSIDERATION AND AUTHORIZATION TO REMOVE UNCOLLECTIBLE TAX ACCOUNTS FROM THE DELINQUENT TAX ROLL.**

Staff recommended the approval of the removal of Uncollectible Tax Accounts from the Delinquent Tax Roll.

Commissioner Rodolfo "Rudy" Castillo moved to approve the removal as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

**B) ADVISORY BOARD APPOINTMENTS.**

Nominations by Commissioner Jose R. "Pepe" Cabeza de Vaca:

**SENIOR CITIZENS BOARD:** Juan A. Villarreal

**TRAFFIC COMMISSION BOARD:** Omar Guevara

A motion to approve the nomination was made by Commissioner Rolando "Rolly" Rios and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion passed unanimously by those present.

**C) FUTURE AGENDA ITEMS.**

Items of upcoming workshops were reviewed as follows:

- McAllen Public Utility Presentation: Water Rates
- Downtown Parking Garage: Mural Artwork (October)

**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. 23<sup>RD</sup> STREET.**

Commissioner Antonio "Tony" Aguirre, Jr. moved to remove said item from the table and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

Staff recommended disapproval of variance request to the alley right-of-way dedication and paving requirements at 801 N. 23<sup>rd</sup> Street.

Commissioner Rodolfo "Rudy" Castillo moved to approve the variance and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

**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).**

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Items 7C, 7D and 7E; Section 551.072 Deliberation Regarding Real Property on Item 7B; and Section 551.087 Economic Development on Item 7A.

**A) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T. CODE §551.087.**

Commissioner Rolando "Rolly" Rios moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

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

Commissioner Rolando "Rolly" Rios moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

**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.**

Commissioner Rolando "Rolly" Rios moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

**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.**

I move that the City of McAllen authorize and ratify the use of the power of eminent domain to acquire the following property: 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 a public use, improving and/or enlarging an airport.

CONSIDERED, PASSED and APPROVED this 8<sup>th</sup> day of September 2025, at a regular meeting of the City Commission of the City of McAllen at which a quorum was present and which was held in accordance with VTCA, Government Code §551.001 et seq by the following vote, to wit:

**Ayes:**  
**Commissioner Jose R. “Pepe” Cabeza de Vaca**  
**Commissioner Rolando “Rolly” Rios**  
**Commissioner Rodolfo “Rudy” Castillo**  
**Commissioner Antonio “Tony” Aguirre Jr.**

**Nays: None**

**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.**

No action.

**ADJOURNMENT**

Without objection the meeting was adjourned at 6:33 p.m.

Attest:

  
\_\_\_\_\_  
Perla Lara, TRMC/CMC, CPM  
City Secretary

  
\_\_\_\_\_  
Jose R. “Pepe” Cabeza de Vaca  
City Commissioner