



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, OCTOBER 13, 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 - Mayor Pro Tem Victor "Seby" Haddad
PROCLAMATION - Breast Cancer Awareness Month - Thomas Castaneda
Arbor Day Celebration - Robert Trevino
Native Plant Month in McAllen - Colleen Hook
Fire Prevention Week - Juan Gloria

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 3:30pm)

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. Rezoning from C-4 (Commercial-Industrial-OC) District to R-1 (Low-Density Residential-UDC) District: Lot A, Tito's Subdivision, Hidalgo County, Texas; 4721 North Bentsen Road. (REZ2025-0121)

2. Rezoning from C-3 (General Business-OC) District under the old code (OC) to C-2 (Regional Commercial-UDC) District: 1.16 Acres out of Lot 1, Casa Corisca Subdivision, Hidalgo County, Texas; 3601 Nolana Avenue. (REZ2025-0122)
3. Request of Jesus F. Davila on behalf of Oak Texas Bar & Grill for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (restaurant/bar) at S'136.02' – N234.52' Lot 1 Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. (CUP2025-0077)
4. City Initiated Rezonings
 - a. Rezoning from I-1 (Light Industrial-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:
4101-4303 Neuhaus Drive (PIDS: 230626, 230625, 230628, 211115, 1131554, 964899, and 230627)
2301-5001 South Taylor Road (PIDS: 280835, 280836, 280821, 702765, 280808, 270311, 270311, 270308, 607729, 516681, 638591, 642614, 638589, 690181, 270310, 517342, 280809, 280822, 623826, 280802, 623832, 280810, 280813, 1076370, 280801, 623831, 623829)
4450 Military Highway (PID: 639129) (REZ2025-0123)
 - b. Rezoning from R-3A (Multifamily Residential Apartments-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: 1940 South Bentsen Road (PID: 280857) (REZ2025-0124)
 - c. Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:
2700 South Ware Road (PID: 230412)
3901 Uvalde Avenue (PIDS: 230661, 1313977)
2200 South Ware Road (PID: 294425)
3701 Uvalde Avenue (PID: 230658)
2024 South Ware Road (PID: 230670) (REZ2025-0125)
 - d. 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:
3901-4101 Yuma Avenue (PIDS: 230655, 230647, 230649, 230648)
4101 Uvalde Avenue (PID: 230662) (REZ2025-0126)
 - e. 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:
Sharyland New Elementary School Lot 1 Hidalgo County, Texas
2101 South Taylor Road
2310 South 49th Street (PIDS: 280832, 280837)
2400-3110 South Bentsen Road (PIDS: 800113, 641220, 641221, 280811, 107549,

280812) (REZ2025-0127)

f. Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

4720 Uvalde Avenue (PID: 346136)

4721 Colbath Avenue (PID: 346135) (REZ2025-0129)

g. 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: 3801 Colbath Avenue (PID: 230676) (REZ2025-0130)

h. Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

2113 South Bentsen Road (PID: 230663)

4201 Uvalde Avenue (PID: 230665) (REZ2025-0132)

i. Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District: 1.16 Acres out of Lot 1, Casa Corisca Subdivision, Hidalgo County, Texas; 3601 Nolana Avenue. (REZ2025-0122)

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

Assad Subdivision Lot 6A-6C, Espensen Acres Subdivision Lots 5 & 7, Glendening Subdivision #1 E 222'-Lot A, Vica Subdivision Lot 1, & One Oak Subdivision Lot 1, Hidalgo County, Texas.

1201-1401 East Yuma Avenue.(REZ2025-0146)

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

BBE Ranch Subdivision Lot 1, Hidalgo County, Texas.

913 East Whalen Road

701-1109 East Whalen Road (PIDS: 290315, 672533, 290320, 290317, 290318, 510277, 290319, 1372195 & 290316)

4716-6412 South Jackson Road (PIDS: 231290, 508230, 231288, 231292 & 231287) (REZ2025-0141)

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

El Collado Subdivision, Hidalgo County, Texas.

2517-2539 Colbath Avenue (Lots 1-6)

2517-2539 Savannah Avenue (Lots 7-11 and Lots 13-18)(REZ2025-0149)

m. Rezoning from R-3A (Multi-Family Residential Apartments -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 property:
El Patrimonio Subdivision Lot 1, Hidalgo County, Texas.
2601 Sarah Avenue.(REZ2025-0139)

n. Rezoning from R-3T (Multi-Family Residential Townhouse -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:
Falling Water Subdivision, Hidalgo County, Texas.
2300-2408 South 43rd Street (Lots 1-6 & Lots 40-45)
4200-4236 Wichita Avenue (Lots 7-16 & Lots 58-63)
2302-2411 South 42nd Lane (Lots 17-20 & Lots 21a-22a & Lots 24-30 & Lots 52-57 & Common Area)
4201-4233 Ben Hogan Avenue (Lots 31-39 & Lots 46-51)
4200-4217 Worthington Avenue (Lots 64-73) (REZ2025-0156)

o. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:
Gonzalez Subdivision Lot 1, Hidalgo County, Texas.
2505 Colbath Road
1817-1901 South 25th ½ Street (PIDS: 211102, 211103, 211097 & 211098)
2509 Colbath Road (PIDS: 211095)
2513 Colbath Road (PID: 211096)(REZ2025-0140)

p. Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial -UDC) District under the new Unified Development Code (UDC) for the following properties:
Gunter Subdivision Lot 1, Hidalgo County, Texas.
2416 South 23rd Street
Ramirez Subdivision Lot 1, Hidalgo County, Texas.
2424 South 23rd Street
2400 South 23rd Street (PID: 211108)(REZ2025-0133)

q. 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 property:
Guzman Subdivision Lot 1, Hidalgo County, Texas. 1700 South Bentsen Road. (REZ2025-0136)

r. Rezoning from R-3T (Multi-Family Residential Townhouse -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:
Las Villas Del Rio Subdivision, Hidalgo County, Texas.
4800-5121 Sonora Avenue (Lots 1-22 and Lots 75-94)

1903-1939 South 48th Lane (Lots 23-32)
4800-5121 Sweetwater Avenue (Lots 33-74)(REZ2025-0134)

s. 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:
McAllen Builders Subdivision, Hidalgo County, Texas.
2017-2149 South 32nd Street (Lots 1-15 & Lots 65-72)
2100-2133 South 33rd Street (Lots 47-64)
2100-2136 South 34th Street (Lots 28-46)
3200-3404 Uvalde Avenue (Lots 16-27)(REZ2025-0137)

t. 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 property: Ramirez Subdivision Lot 2, Hidalgo County, Texas. 2420 South 25th Street (REZ2025-00135)

u. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential -UDC) District under the new Unified Development Code (UDC) for the following properties:
Taylor Villas Subdivision, Hidalgo County, Texas.
4800-5112 Toronto Avenue (Lot Ca-C & Lots 26-40)
4800-5105 Tyler Avenue (Lots 1-13 & Lots 15-25)
2002 South 51st Lane (Lot 14)(REZ2025-0157)

v. Rezoning from R-3T (Multifamily Residential Townhouse-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:
Victorian Square Subdivision Lots, Hidalgo County, Texas.
4100-4121 Ben Hogan Avenue (Lots 1-6 and Lots 48-57)
2300-2412 South 42nd Street (Lots 7-20 and Lots 63A - 63B)
4100-4122 Wichita Avenue (Lots 21-32 and Lots 58-62)
2301-2415 South 41st Street (Lots 33-47 and Lots 63C - 63D)(REZ2025-0148)

w. Rezoning from R-3A (Multifamily Residential Apartments-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:
VMAT Subdivision Lots 1-2, Hidalgo County, Texas.
3717 Yuma Avenue (Lot 1)
3716 Howard Drive (Lot 2)(REZ2025-0142)

x. Rezoning from R-3A (Multifamily Residential Apartments-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:
South Pointe Subdivision Lots 1-5, Hidalgo County, Texas.

1900-1912 South 38th Street (REZ2025-0143)

y. Rezoning from R-3A (Multifamily Residential Apartments-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:

Southwestern Estates Lot 1, Hidalgo County, Texas. 2500 South Ware Road (REZ2025-0144)

z. Rezoning from R-3A (Multifamily Residential Apartments-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:

Sunset Gardens Subdivision Lot 1, Hidalgo County, Texas.
3101 Jordan Road (REZ2025-0145)

aa. Rezoning from R-3A (Multifamily Residential Apartments-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:

Padre De Vida Subdivision, Hidalgo County, Texas.
3900 South Ware Road (REZ2025-0150)

bb. Rezoning from R-3A (Multifamily Residential Apartments-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:

Naila Subdivision, (PIDS:195901 & 196731), Hidalgo County, Texas.
4601-4815 South 24th Street (REZ2025-0151)

cc. 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:

Cedar Cove Subdivision Lots 1-22, Hidalgo County, Texas.
3316-3433 South 3rd Street (REZ2025-0152)

dd. Rezoning from R-3A (Multifamily Residential Apartments-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:

Samantha & Pierre Subdivision Lots 1-4, Hidalgo County, Texas.
2401-2413 South 29th Street (REZ2025-0153)

ee. 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:

Country Club Estates, Felix Subdivision & Zapata Subdivision, Hidalgo County, Texas.

2916-3217 Scenic Way Avenue (Country Club Estates Lots 1-22)

2919-3220 South 1st Street (Zapata Blk 1 Lots 1-24, Zapata Blk 2 Lots 1-22, Felix Lot 1)

100-106 El Rancho Road (Zapata Blk 2 Lots 23-27) (REZ2025-0155)

ff. 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:

Balboa Acres Subdivision Lots 1 thru 5 & 12 thru 16 Block 31, (PID: 270338), Hidalgo County, Texas.

3501-3601 Helena Avenue

3612 Idela Avenue (PID: 270339),(REZ2025-0158)

gg. 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:

The Palms Tower Phase I Lot 1, (PID:20406865), Hidalgo County, Texas.

4217-4301 Colbath Avenue (REZ2025-0159)

B) Amending the Zoning Ordinance of the City of McAllen.

END OF PUBLIC HEARING

2. CONSENT AGENDA: *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

A) Approval of Minutes for Workshop and Regular Meeting held September 22, 2025.

B) Consideration and Approval to declare City Equipment as Surplus.

C) Consideration and Approval of the Memorandum of Understanding for the continued operation of the Texas Anti-Gang (TAG) Center Rio Grande Valley 2025.

D) Consideration and Approval to enter into an Interlocal Agreement with the City of Brownsville for Fiscal Year 2026 South Texas Auto Theft Enforcement Task Force.

E) Consideration and Authorization to enter into an Interlocal Agreement with the City of Brownsville to participate in the Fiscal Year 2026 Catalytic Converter Grant.

F) Consideration and Approval of Contract Amendment 38 with Regal Studios, LLC DBA Polluxcastor, Inc., for Aviation Marketing and Consulting Services at McAllen International Airport (Project No. 09-21-S53-107).

G) Ordinance providing for a Budget Amendment in the General Depreciation Fund for the Purchase of Land.

H) CONSENT COOP PURCHASE

1. Award of Contract for the Purchase of Fire Department Uniforms (Project No. 10-25-P01-01).

I) CONSENT RESOLUTIONS

1. Resolution authorizing the submittal of a grant application to the Firehouse Subs Public Safety Foundation, under the Quarter 1 2026: Firehouse Subs Public Safety Foundation Grant Program.

2. Resolution to accept Federal Aviation Administration (FAA) Grants No. 62, 63, 64, and 66.

3. BIDS/CONTRACTS:

- A)** Award of Contract for the McAllen Lateral Channel Drainage Improvements (Project No. 09-25-C29-480).
- B)** Consideration and Approval for the Purchase and Installation of an Outdoor Fitness Court (Project No. 10-25-C05-01).
- C)** Consideration and Approval of an Interlocal Cooperation Agreement with Hidalgo County Irrigation District No. One (1) for the Bentsen Hike & Bike Trail Linear Park Trail (Project No. 10-25-S06-01).
- D)** Consideration and Authorization to negotiate with a top-ranked firm for Transit Oriented Development (TOD) and Bus Rapid Transit (BRT) Study (Project No. 08-25-S68-306).

4. RESOLUTION:

- A)** Resolution to submit a Passenger Facility Charge (PFC) Application to Federal Aviation Administration (FAA) for various McAllen International Airport Improvement Projects.

5. VARIANCE:

- A)** Consideration of a variance request to not require Right-of-Way dedication for a proposed De Rios Subdivision, Hidalgo County, Texas; 3021 South "J" Street.

6. MANAGER'S REPORT:

- A)** Future Agenda Items.

7. TABLED ITEM:

- A)** Resolution nominating a candidate for the Hidalgo County Appraisal District Board of Directors.

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)** Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- B)** Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire 0.245 acres (10,682 square feet) of land located in the Gregorio Comacho Survey, Section No. 68, Abstract No. 28, City of McAllen, Hidalgo County, Texas, being a portion of Lot 4, Block 3, A.J. McColl Subdivision, according to the map or plat thereof, recorded in Volume 21, Page 598, Deed Records of Hidalgo County Texas (D.R.H.C.T); being that same called 14.11 acre tract of land, as conveyed to McAllen SSK Investment, LLC as described in Document No.

1729033, of the Official Public Records of Hidalgo County Texas, for providing, enlarging, or improving an airport or other public use. Tex. Gov't. Code §551.071.

- C) Consultation with City Attorney regarding legal aspects of contractual agreements. 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 October 7, 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