

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

The McAllen Board of Commissioners convened in a Regular Meeting **on Monday, August 25, 2025**, at 5:00 PM, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, Mayor Pro Tem Victor "Seby" Haddad, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, 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 NEWLY APPOINTED CONSUL OF GUATEMALA

Staff recognized the newly appointed Consul of Guatemala.

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-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: 76.461 ACRES BEING ALL OF LOTS 11, 19, AND 20, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 12501 NORTH Rooth ROAD.**

Approved the R-1 Zoning (UDC) at 12501 North Rooth Road, in accordance with the Planning and Zoning Commission.

- 2. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
BONHAM SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS.
2700-2740 SOUTH 27TH STREET (LOTS 2-12)
2601-2740 SOUTH 28TH STREET (LOTS 13 AND 15-32)**

Approved the R-1 Zoning (UDC) at 2700-2740 South 27th Street, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2601-2740 South 28th Street, in accordance with the Planning and Zoning Commission.

**3. REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
BONHAM SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS.
2600 SOUTH 27TH STREET (LOT 1)
2700-2701 SOUTH 28TH STREET (LOTS 14 AND 33)**

Approved the R-3 Zoning (UDC) at 2600 South 27th Street, in accordance with the Planning and Zoning Commission.

Approved the R-3 Zoning (UDC) at 2700-2701 South 28th Street, in accordance with the Planning and Zoning Commission.

**4. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
BONHAM SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS.
2200-2505 SOUTH 28TH STREET (LOTS 38-58)**

Approved the R-1 Zoning (UDC) at 2200-2505 South 28th Street, in accordance with the Planning and Zoning Commission.

**5. 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:
BONHAM SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS.
2404 SOUTH 28TH STREET (LOT 37)**

Approved the R-2 Zoning (UDC) at 2404 South 28th Street, in accordance with the Planning and Zoning Commission.

**6. 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:
BONHAM SUBDIVISION UNIT NO. 3, HIDALGO COUNTY, TEXAS.
2208-2512 SOUTH 27TH STREET (LOTS 59-72)
2612-2628 WICHITA AVENUE (LOTS 73-77)**

Approved the R-1 Zoning (UDC) at 2208-2512 South 27th Street, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2612-2628 Wichita Avenue, in accordance with the Planning and Zoning Commission.

**7. 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:
BONHAM SUBDIVISION UNIT NO. 4, HIDALGO COUNTY, TEXAS.
2808-2821 WICHITA AVENUE (LOTS 78-85)
2808-2821 VERMONT AVENUE (LOTS 86-93)
2809-2821 UVALDE AVENUE (LOTS 94-97)**

Approved the R-1 Zoning (UDC) at 2808-2821 Wichita Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2808-2821 Vermont Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2809-2821 Uvalde Avenue, in accordance with the Planning and Zoning Commission.

**8. REZONING FROM C-1 (OFFICE BUILDING) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
DAVID JR., SUBDIVISION, HIDALGO COUNTY, TEXAS.
2821 JORDAN ROAD (LOT 1)**

Approved the C-1 Zoning (UDC) at 2821 Jordan Road, in accordance with the Planning and Zoning Commission.

**9. 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:
DAVID JR., SUBDIVISION, HIDALGO COUNTY, TEXAS.
2625 SOUTH 29TH STREET (LOT 2)**

Approved the R-1 Zoning (UDC) at 2625 South 29th Street, in accordance with the Planning and Zoning Commission.

**10. 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:
MORRIS SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS.
2601-2617 COLBATH ROAD (LOTS 1-5)
2604-2620 SAVANNAH AVENUE (LOTS 6-11)**

Approved the R-1 Zoning (UDC) at 2601-2617 Colbath Road, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2604-2620 Savannah Avenue, in accordance with the Planning and Zoning Commission.

**11. 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:
MORRIS SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS.
1901-2017 SOUTH 26 1/2 STREET (LOT 12, LOTS 15-16, LOTS 19-20, LOTS 23-24, LOTS 27-28, LOTS 31-32, LOTS 35-36, LOTS 39-40, LOTS 43-44 AND LOT 47)
1900-2016 SOUTH 26TH STREET (LOTS 13-14, LOTS 17-18, LOTS 21-22, LOTS 25-26, LOTS 29-30, LOTS 33-34, LOTS 37-38, LOTS 41-42 AND 45-46)**

Approved the R-1 Zoning (UDC) at 1901-2017 South 26 1/2 Street, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 1900-2016 South 26th Street, in accordance with the Planning and Zoning Commission.

**12. 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:
MORRIS SUBDIVISION UNIT NO. 3, HIDALGO COUNTY, TEXAS.
1621, 1701 & 1721 SOUTH 29TH STREET (LOTS 1-3)
2600-2809 RICHMOND AVENUE (LOTS 4-46)
2600-2817 QUEBEC AVENUE (LOTS 47-94)**

Approved the R-1 Zoning (UDC) at 1621, 1701 and 1721 South 29th Street, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2600-2809 Richmond Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2600-2817 Quebec Avenue, in accordance with the Planning and Zoning Commission.

**13. REZONING FROM C-3 (GENERAL BUSINESS) DISTRICT AND C-4 (COMMERCIAL INDUSTRIAL) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
NAKANO SUBDIVISION, HIDALGO COUNTY, TEXAS.
2428-2510 SOUTH 23RD STREET (LOTS 1-5)**

Approved the C-2 Zoning (UDC) at 2428-2510 South 23rd Street, in accordance with the Planning and Zoning Commission.

**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:
NAKANO SUBDIVISION, HIDALGO COUNTY, TEXAS.
2400-2429 YUMA AVENUE (LOTS 6-21)**

Approved the R-1 Zoning (UDC) at 2400-2429 Yuma Avenue, in accordance with the Planning and Zoning Commission.

**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:
PALM VALLEY ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS.
3820-3908 NEUHAUS DRIVE (LOTS 1-3 AND LOT 6)
2600-2601 SOUTH 39TH STREET (LOTS 4 AND 5)**

Approved the R-1 Zoning at 3820-3908 Neuhaus Drive, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2600-2601 South 39th Street, in accordance with the Planning and Zoning Commission.

**16. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
PALMVIEW GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS.
2702-3018 SOUTH 31ST LANE (LOTS 1-17 AND LOTS 56-61)
2900-3033 DIAZ AVENUE (LOTS 18-32 AND LOTS 91-102)
2900-3021 CORTEZ AVENUE (LOTS 71-90)
2900-3020 AZTECA AVENUE (LOTS 43-55 AND LOTS 62-70)
2803-3023 SOUTH 29TH LANE (LOTS 33-42)**

Approved the R-1 Zoning (UDC) at 2702-3018 South 31st Lane, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2900-3033 Diaz Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2900-3021 Cortez Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2900-3020 Azteca Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2803-3023 South 29th Lane, in accordance with the Planning and Zoning Commission.

**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:
PASEO DEL RIO SUBDIVISION, HIDALGO COUNTY, TEXAS.**

**4000-4308 TORONTO AVENUE (LOTS 1-23 AND LOTS 81-99)
4000-4237 TYLER AVENUE (LOTS 34-54 AND LOTS 61-80)
1921-2025 SOUTH 40TH STREET (LOTS 24-33)
2000-2020 SOUTH 43RD STREET (LOTS 55-60)**

Approved the R-1 Zoning (UDC) at 4000-4308 Toronto Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 4000-4237 Tyler Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 1921-2025 South 40th Street, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2000-2020 South 43rd Street, in accordance with the Planning and Zoning Commission.

18. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

**SALTILLO AT BENTSEN LAKES SUBDIVISION, HIDALGO COUNTY, TEXAS.
4500-4712 TORONTO AVENUE (LOTS 1-15 AND LOTS 55-67)
4500-4713 TYLER AVENUE (LOTS 22-36 AND LOTS 42-54)
2000-2020 SOUTH 48TH STREET (LOTS 16-21)
2021-2037 SOUTH 45TH STREET (LOTS 37-41)**

Approved the R-1 Zoning (UDC) at 4500-4712 Toronto Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 4500-4713 Tyler Avenue, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2000-2020 South 48th Street, in accordance with the Planning and Zoning Commission.

Approved the R-1 Zoning (UDC) at 2021-2037 South 45th Street, in accordance with the Planning and Zoning Commission.

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:

**SOUTH 23RD BUSINESS PARK LOTS 22A - 32A SUBDIVISION, HIDALGO COUNTY, TEXAS.
4901-5109 SOUTH 24TH STREET (LOTS 22A-32A)**

Approved the R-1 Zoning (UDC) at 4901-5109 South 24th Street, in accordance with the Planning and Zoning Commission.

20. 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:

**YUMA ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS.
2502-2619 SOUTH 45TH LANE (LOTS 1-18)**

Approved the R-1 Zoning (UDC) at 2502-2619 South 45th Lane, in accordance with the Planning and Zoning Commission.

21. REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT FOR 5 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 11, KING'S HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS; 421 SOUTH WARE ROAD.

Approved the C-2 Zoning (UDC) at 421 South Ware Road, in accordance with the Planning and Zoning Commission.

22. REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT FOR 2.41-ACRE TRACT OF LAND OUT OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS; 2201 SOUTH BENTSEN ROAD.

Approved the R-1 Zoning (UDC) at 2201 South Bentsen Road, in accordance with the Planning and Zoning Commission.

23. INITIAL ZONING TO C-2 (REGIONAL COMMERCIAL- UDC) DISTRICT FOR 10.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4100 STATE HIGHWAY 107.

Approved the C-2 Zoning (UDC) at 4100 State Highway 107, in accordance with the Planning and Zoning Commission.

24. INITIAL ZONING TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT FOR 19.99 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106 AND 107, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4100 STATE HIGHWAY 107 (REAR).

Approved the initial A-O Zoning (UDC) at 4100 State Highway 107 (rear), in accordance with the Planning and Zoning Commission.

25. REQUEST OF OSCAR SERNA ON BEHALF OF EDINBURG CISD, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (GYM ADDITION), AT LOT 1, SOUTHWEST ELEMENTARY SCHOOL SUBDIVISION, HIDALGO COUNTY, TEXAS; 1501 FREDDY GONZALEZ ROAD.

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for an Institutional Use (Gym Addition) at 1501 Freddy Gonzalez Road, in accordance with the 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 use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property has access to Freddy Gonzalez Drive.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. The parking must be clear of potholes and be properly striped per city requirements. The existing gym does not require additional parking spaces.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions should be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity; and
- 7) Sides adjacent to commercially zoned or use property shall be screened by a 6 ft. opaque fence.

26. PUBLIC HEARING AND ORDINANCE PROVIDING FOR THE ANNEXATION OF 30.058 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4100 SH 107 (REAR).

Mayor Javier Villalobos called the public hearing to order.

Adopted an ordinance providing for the annexation at 4100 State Highway 107 (rear).

B) REZONING:

1. REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 0.748 ACRE TRACT OF LAND, BEING OUT OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 4013 LARK AVENUE.

Staff in agreement with the Planning and Zoning Commission, recommended disapproval of the C-2 zone (UDC) at 4013 Lark Avenue.

Mayor Javier Villalobos inquired if there was anyone to speak in opposition to the item. Ms. Kelly Vallek of Rio Plex Engineering, representing the applicant, spoke in support of the rezoning request.

Mayor and City Commissioner engaged in discussion and posed various questions regarding the proposed rezoning. Topics included:

- The differences between C-2 and C-3 zoning uses
- The surrounding area, including Ware Road and Bentsen Road
- Compatibility with nearby neighborhoods
- The rural vs. suburban character of the area
- Details of the proposed project and the appropriateness of the zoning
- Traffic concerns and future roadway expansion (two lanes vs. four lanes)
- Site layout and proximity to existing developments
- The concept of commercial nodes and their placement within the city

After due consideration, Commissioner Joaquin Zamora moved to disapprove the C-2 zoning as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

C) CONDITIONAL USE PERMIT:

1. REQUEST OF WALTER A. SANCHEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER (SUNSHINE'S EVENTS) AT LOT A-2, BECK INDUSTRIAL AREA SUBDIVISION, HIDALGO COUNTY, TEXAS; 1800 NORTH 23RD STREET, SUITE 30.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for an Event Center (Sunshine's Events) at 1800 North 23rd Street, Suite 30, in accordance with the Planning and Zoning Commission.

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

1. The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned properties and must be designed to prevent disruptions 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 ft. of a residential area and residentially zoned property and a publicly owned property (Municipal Park).
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has access to North 23rd Street.
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. During site visit, staff verified that thirty (30) parking spaces are provided on site, 9 parking spaces are required for this suite, and 14 additional parking spaces are required for other commercial suites, for a total of 23 parking spaces.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the

orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.

6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

Mayor Javier Villalobos inquired if there was anyone to speak in opposition to the item. No comments were made in opposition to the request.

Mayor Pro Tem Victor "Seby" Haddad moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

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

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

END OF PUBLIC HEARING

Mayor Javier Villalobos declared the Public Hearing closed.

2. **CONSENT AGENDA (ALL MATTERS LISTED UNDER CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE GOVERNING BODY AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS; HOWEVER, IF DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.)**

Commissioner 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 BUDGET WORKSHOPS HELD AUGUST 5TH, AUGUST 6TH, WORKSHOP AND REGULAR MEETING HELD AUGUST 11, 2025.

Approved the minutes for Budget Workshops held August 5th, August 6th, as well as the Workshop and Regular Meeting held August 11, 2025, as submitted.

B) SUBDIVISION MONTHLY REPORT.

The subdivision monthly report was reviewed and approved.

C) PARKS & RECREATION MONTHLY STATUS REPORT.

The Parks & Recreation Monthly status report was reviewed and approved.

D) ENGINEERING MONTHLY STATUS UPDATE.

The Engineering Monthly Status report was reviewed and approved.

E) AWARD OF CONTRACT FOR PROFESSIONAL DESIGN SERVICES OF VARIOUS FACILITY IMPROVEMENTS AT THE MCALLEN-HIDALGO INTERNATIONAL PORT OF ENTRY (PROJECT NO. 03-25-S41-829).

Awarded a contract to Sam Garcia Architect, LLC in the amount of \$154,000.00, or 8% of the estimated construction costs, with a reimbursable allowance of \$1,000.00 for a total contract amount of \$155,000.00 for Professional Design Services of Various Facility Improvements at the McAllen-Hidalgo International Port of Entry.

F) AWARD OF CONTRACT FOR THE DESIGN & CONSTRUCTION OF ARTIFICIAL TURF PUTTING & CHIPPING GREENS (PROJECT NO. 06-25-C27-880).

Awarded a contract to EZSCAPE, LLC in the amount of \$345,800.13 with a contract time not to exceed 45-calendar days for Design & Construction of Artificial Turf Putting & Chipping Greens.

G) AWARD OF CONTRACT FOR THE CHAMPION LAKES EROSION CONTROL PROJECT PHASE II (PROJECT NO. 07-25-C28-649).

Awarded a contract to 4MA Construction LLC in the amount of \$521,504.05, with a contract time not to exceed 120 working days for Champion Lakes Erosion Control Project Phase II.

H) CONTRACT EXTENSION FOR SUPPLY CONTRACT FOR DELIVERY OF THERMOPLASTIC MATERIAL (PROJECT NO. 05-24-SP13-233).

Awarded a contract extension to Geveko Markings LLC for one year in the amount of \$10,000 for Supply Contract for delivery of Thermoplastic Material.

I) CONSIDERATION OF AWARD FOR THE PURCHASE OF PAVEMENT & ASSET MANAGEMENT SERVICES (PROJECT NO. 08-25-S100-01).

Awarded a contract to Roadway Asset Services in the amount of \$122,820.00 for the purchase of Pavement & Asset Management Services.

J) CONSIDERATION AND APPROVAL OF FIRST AMENDMENT TO AIR CARGO FACILITY LEASE WITH AGI GROUND, INC.

Approved First Amendment to Air Cargo Facility Lease with AGI Ground, Inc.

K) CONSIDERATION AND APPROVAL OF FIRST AMENDMENT TO SIGNATORY AIR CARGO FACILITY LEASE AND OPERATING AGREEMENT WITH PRIMEFLIGHT AVIATION SERVICES, INC.

Approved First Amendment to Signatory Air Cargo Facility Lease and Operating Agreement with PrimeFlight Aviation Services, Inc.

L) CONSENT COOP PURCHASES

1. AWARD OF CONTRACT FOR THE PURCHASE OF CAMERAS AT HIDALGO INTERNATIONAL BRIDGE THROUGH THE TIPS COOPERATIVE CONTRACT (PROJECT NO. 07-25-P71-01).

Awarded a contract to Telepro Communications in the amount of \$106,912.80 for the purchase of Cameras at Hidalgo International Bridge through the TIPS Cooperative Contract.

2. CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 1 TO UNIFIRST HOLDINGS, INC. WITH ADDITIONAL ITEMS THROUGH THE EXISTING UNIFORM BUYBOARD CONTRACT (CONTRACT 07-24-S11-01).

Approved of Contract Amendment No. 1 to Unifirst Holdings, Inc. with additional items through the existing Uniform Buyboard Contract. (Contract No. 07-24-S11-01).

M) APPROVAL OF TAX REFUNDS OVER \$500.00.

Approved tax refunds of over \$500.

1. BERGER BARRY DEAN & NORMA AMELIA

Approved a tax refund in the amount of \$874.44.

2. BOCANEGRA ROBERTO & NORA

Approved tax refunds in the amount of \$437.23, \$1,227.16.

3. DILLARDS TEXAS, LLC

Approved tax refunds in the amount of \$26,951.67, \$22,988.86.

4. FLANS OUTLET MANHATTAN ENTERPRISES, LLC

Approved tax refunds in the amount of \$558.69, \$406.95.

5. CAPITAL TITLE OF TEXAS, LLC

Approved a tax refund in the amount of \$1,923.35.

6. CORELOGIC CENTRALIZED REFUNDS

Approved a tax refund in the amount of \$16,421.66.

3. BIDS/CONTRACTS

A) CONSIDERATION AND POSSIBLE APPROVAL OF AN INTERLOCAL COOPERATION AGREEMENT WITH MCALLEN INDEPENDENT SCHOOL DISTRICT FOR CURRICULUM-DRIVEN SCIENCE PROGRAMS AT QUINTA MAZATLAN.

Staff recommended approval of an Interlocal Cooperation Agreement with McAllen Independent School District to support curriculum-driven science programs at Quinta Mazatlan. This will ensure the continuation of valuable environmental education programs, promote community collaboration, and leverage municipal and educational resources efficiently. Additionally, proper oversight should be assigned to monitor program implementation and ensure compliance with the contract terms.

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

B) CONSIDERATION AND APPROVAL OF THE CFR 200 FEDERAL ASSURANCES THAT APPLY TO ALL FEDERALLY FUNDED PROJECTS.

Staff recommended approval of the CFR 200 Federal Assurances that apply to all Federally Funded Projects.

Commissioner Joaquin Zamora moved to approve the CFR 200 as recommended and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously.

4. ORDINANCES

A) PROVIDING ADOPTION OF AN ORDINANCE TO INCREASE LOCAL GOVERNMENT COMPETITIVE PROCUREMENT THRESHOLDS FROM \$50,000.00 TO \$100,000.00 AND INCREASE TO PAYMENT AND PERFORMANCE BOND REQUIREMENTS.

Staff recommended adoption of an ordinance to increase local government competitive procurement thresholds from \$50,000 to \$100,000. As approved by Texas Senate Bill 1173 on May 29, 2025. Therefore, departments will have more flexibility to pay for goods and services that are below \$100,000.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously.

B) PROVIDING ADOPTION OF AN ORDINANCE FOR THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO \$50,000.00.

Staff recommended adoption of an ordinance for the City Manager to approve Change Orders up to \$50,000.00.

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

5. RESOLUTIONS

A) DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD REGARDING THE ISSUANCE OF WATERWORKS AND SEWER SYSTEM BONDS BY THE CITY FOR THE ACQUISITION OF WATER RIGHTS AND RELATED ISSUANCE COSTS AND APPROVING THE OBLIGATIONS OF THE CITY WITH RESPECT TO SUCH

AGREEMENT; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT.

Staff recommended approval to adopt a resolution financing agreement with the Texas Water Development Board regarding the issuance of waterworks and sewer system bonds by the city for the acquisition of Water Rights and related issuance costs, and approving the obligations of the city with respect to such agreement; and resolving other matters relating to the subject.

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

B) DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD REGARDING THE ISSUANCE OF WATERWORKS AND SEWER SYSTEM BONDS BY THE CITY FOR A BRACKISH GROUNDWATER TREATMENT PLANT, SUPPORTING INFRASTRUCTURE AND RELATED ISSUANCE COSTS, AND APPROVING THE OBLIGATIONS OF THE CITY WITH RESPECT TO SUCH AGREEMENT; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT.

Staff recommended approval to adopt a resolution financing agreement with the Texas Water Development Board regarding the issuance of waterworks and sewer system bonds by the city for a Brackish Groundwater Treatment Plant, supporting infrastructure and related issuance costs, and approving the obligations of the city with respect to such agreement; and resolving other matters relating to the subject.

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

6. VARIANCE

A) CONSIDERATION OF VARIANCE REQUESTS TO NOT REQUIRE RIGHT-OF-WAY DEDICATION FOR U.S. EXPRESSWAY 83 FOR THE PROPOSED FREEDOM SOUTH MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 100 EXPRESSWAY 83.

Staff Recommended disapproval of variance requests to not require Right-of-Way dedication for U.S. Expressway 83 for the proposed; 100 Expressway 83.

Mayor and City Commissioner engaged in discussion and posed various questions regarding the proposed rezoning. Topics included:

- Subdivisions to the east
- Blocking the view
- 350 feet Right-of-Way
- 320 feet Right-of-Way
- Commercial property to the east
- Granting the variance
- Comments or opinions from TxDot
- Objections from the development group

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

7. MANAGER'S REPORT

A) DISCUSSION OF 2025 PROPOSED TAX RATE, TAKE A RECORD VOTE AND SCHEDULE PUBLIC HEARING AND ANNOUNCE THE MEETING DATE TO ADOPT THE TAX RATE.

Staff provided a summary of the proposed tax rate and anticipated revenue tax and noting that in accordance with state law, only one public hearing is required. The proposed tax rate of \$0.448989 per \$100 valuation has been proposed. It was further noted that tax rate may be adopted following the public hearing, which is scheduled for Monday, September 22, 2025, at

5:00 pm in the City Commission Chambers.

A discussion followed, during which the Mayor and City Commission expressed comments and concerns. Mrs. Rebecca Grime addressed questions posed by the Council.

Following the discussion on item 7A a Roll Call vote was conducted:

ROLL CALL VOTE:

Ayes: Commissioners Rolando "Rolly" Rios, Jose R. "Pepe" Cabeza de Vaca, Joaquin Zamora, Antonio "Tony" Aguirre, Jr., Rodolfo "Rudy" Castillo, Mayor Pro Tem Victor "Seby" Haddad, and Mayor Javier Villalobos

Nays: None

B) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows:

- August 29, 2025, Special Meeting Workshop

8. 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.

Item remained tabled.

9. 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 9A and 9B; and Section 551.087 Economic Development on Item 9C.

Mayor Javier Villalobos recessed the meeting at 5:43 pm to go into Executive Session. Mayor Pro Tem Victor "Seby" Haddad reconvened the meeting at 6:18 pm and noting the following city commission members present: Mayor Pro Tem Victor "Seby" Haddad, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Joaquin Zamora. Absent: Mayor Javier Villalobos and Commissioner Jose R. "Pepe" Cabeza de Vaca

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

Commissioner Joaquin Zamora moved to authorize the City Manager to take action as discussed during executive session. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and was approved unanimously by those present.

B) CONSULTATION WITH CITY ATTORNEY REGARDING PERSONNEL MATTERS. TEX. GOV'T. CODE §551.071.

Commissioner Joaquin Zamora moved to authorize the City Manager to proceed as described in executive session. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and was approved unanimously by those present.

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

Mayor Pro Tem Victor "Seby" Haddad declared that he had a conflict with Item 9C and would abstain from both discussion and voting on said matter. A formal conflict disclosure was subsequently filed with the City Secretary.

After due consideration, Commissioner Joaquin Zamora moved to authorize the City Manager to proceed as described in executive session. The motion carried with 5 votes in favor of the request, and Mayor Pro Tem Victor "Seby" Haddad was in abstention.

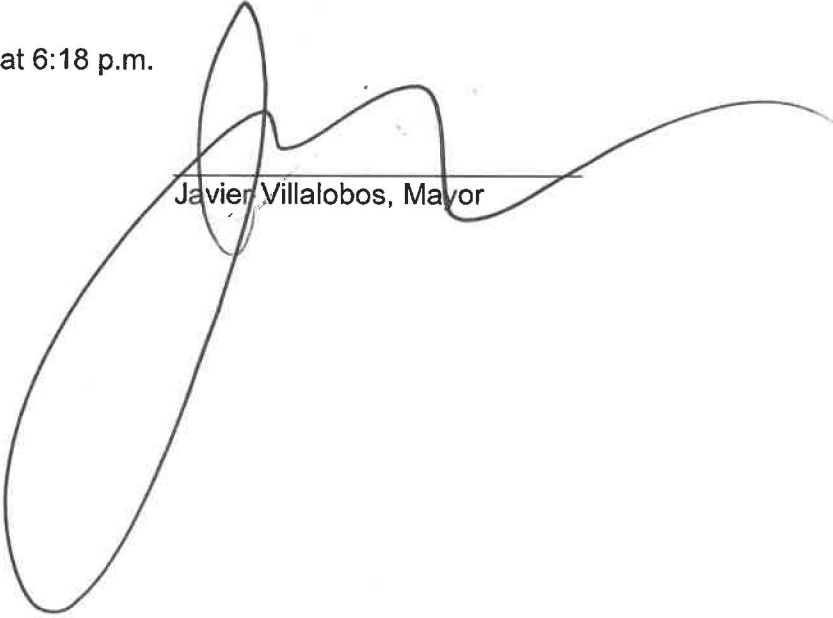
ADJOURNMENT

Without objection the meeting was adjourned at 6:18 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor