

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

The McAllen Board of Commissioners convened a Special Meeting on **Friday, August 29, 2025**, at 12:00 pm at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, Mayor Pro Tem Victor "Seby" Haddad, Commissioner Joaquin Zamora, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Rolando "Rolly" Rios

Absent: Commissioner Rodolfo "Rudy" Castillo, and Commissioner Jose R. "Pepe" Cabeza de Vaca

Also, present City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Elvira Alonso, Assistant City Manager Juan Olaguible, Assistant City Manager Jeff Johnston and City Secretary Perla Lara

CALL TO ORDER

Mayor Javier Villalobos called a special meeting to order.

1. PRESENTATION AND DISCUSSION REGARDING ZONING OVERLAY DISTRICTS.

Staff delivered a brief presentation on the Entertainment and Cultural Overlay District (ECOD). The presentation included a review of the district map displayed on handouts given to council, along with a summary of its historical development in 2005, 2008, and 2016. Staff discussed the original vision for the district, the implementation of Special Use Permits, and traffic management practices such as standard street closures and commonly affected locations. Additionally, staff highlighted economic development initiatives associated with ECOD, including 380 agreements, rent buy-down programs, and the Refresh 50/50 program.

A discussion followed. Council members raised concerns regarding minimum requirements, potential violations, and enforcement of minimum standards. Additional topics included available incentive programs, exterior lighting regulations, the role of the establishments in maintaining compliance, collaboration with TABC, the involvement of landowner's associations, and strategies to enhance security within the district.

Mayor Javier Villalobos invited anyone wishing to speak regarding the item on the agenda to come forward. The following individuals addressed the Council: Mr. Jason Zuniga, Mr. Vazquez, Mr. Yahir Cruz, Ms. Melisa Cantu, Mr. Alexander, Mr. Patrick Garcia, and Ms. Angie Almaguer.

Commissioner Joaquin Zamora moved to approve the resolution as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

2. EXECUTIVE SESSION, CHAPTER 551, TEXAS OVERNMENT 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.)

Commissioner Joaquin Zamora moved to authorize the City Attorney and City Manager to proceed as discussed in executive session up to and including the filing of civil enforcement actions in district court in Hidalgo County Texas and seconded by Mayor Pro Tem Victor "Seby" Haddad. The motion carried unanimously by those present.

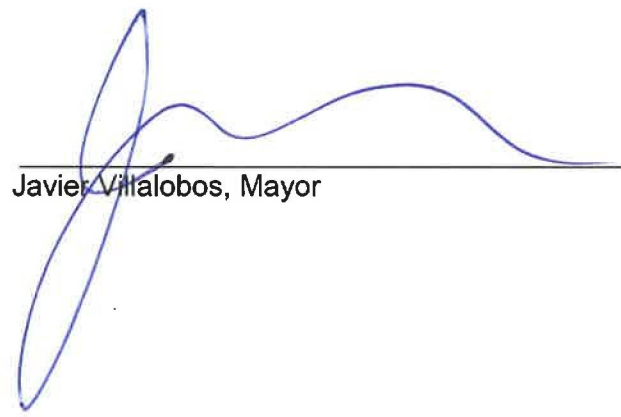
ADJOURNMENT

Without objection, the meeting was adjourned at 1:35 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Vilalobos, Mayor