



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 27, 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 - Commissioner Antonio "Tony" Aguirre, Jr.

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 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.)*

1. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 2.75 Acre tract of land out of Block 3, Amended Broadlawn Terrace Unit No. 1 Subdivision, Hidalgo County, Texas; 3201 North 10th Street. (REZ2025-0201)
2. Rezone from R-3C (Multifamily Residential Condominium-OC) District to C-2 (Regional Commercial-UDC) District: A 0.24 Acre tract of land out of Lot 1, Fernwood Subdivision, Hidalgo County, Texas; 3117 North 11th Street. (REZ2025-0202)

3. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 1.03 Acre tract of land out of Lot 5, Block 10 Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1017 Fern Avenue. (REZ2025-0203)
4. Rezone from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 27, Almon Estates Subdivision, Hidalgo County, Texas; 7601 North 29th Street. (REZ2025-0160)
5. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 5.404 Acres out of Lot 4, Block 3 Steele and Pershing Subdivision, Hidalgo County, Texas; 120 Trenton Road (REZ2025-0178)
6. Rezone from R-3T (Multifamily Residential Townhouse-OC) District to R-3 (High Density Residential-UDC) District: A 5.734 Acre tract of land out of Lot 5, Section 278, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 1200 Freddy Gonzalez Road. (REZ2025-0182)
7. Rezone From R-1 (Single-Family Residential-OC) District To I-1 (Light Industrial-UDC) District: 12.815 Acre tract of land out of the south 12.815 Acres of Lot 6, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas; 7701 South Mccoll Road. (REZ2025-0197)
8. Rezone from C-3 (General Business-OC) District to R-1 (Low Density Residential-UDC) District: A 0.99 of an acre tract of land out of Lot 12, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas; 9901 North 10th Street. (REZ2025-0198)
9. Rezone from R-3T (Multi-Family Townhouse-OC) District to R-1 (Low Density Residential-UDC) District: A 13.14- Acre tract of land out of Lot 12, Section 278, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas; 9901 North 10th Street (Rear). (REZ2025-0199)
10. Request of Samuel Chi on behalf of Bronx Social Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lot 6B, Valencia Marketplace Subdivision, Hidalgo County, Texas; 1300 Trenton Road. (CUP2025-0088)
11. Request of Ricardo de la Garza on behalf of South Texas College, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (College Campus) at Lot 1, Medical Treatment and Education Center Subdivision, Hidalgo County, Texas; 2101 South McColl Road. (CUP2025-0086)
12. Request of Shawn Boreta on behalf of Rhodes Property Management LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a food truck park at Lot 1, Community Center at Tres Lagos Subdivision, Hidalgo County, Texas; 4900 Tres Lagos Boulevard. (CUP2025-0083)
13. City Initiated Zonings
 - a. 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 property: 2700 Uvalde Avenue (PID: 230687, 230688) (REZ2025-0161)
 - b. 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 Independent School District No. 1, Hidalgo County, Texas. 2901 Colbath Avenue (Lot 1) 2900 Uvalde

Avenue (Lot 2) (REZ2025-0162)

c. Rezone from R-3C (Multi-Family- OC) District to R-3 (High Density Residential-UDC) District: 3710-3712 Howard Drive (Hamer Hollow Subdivision Lot 1 and PID: 23065, 230638, 230639, 230640, 230642, 230641, 230643, 230644) (REZ2025-0163)

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:
2501 Jordan Road (PID: 230719) (REZ2025-0164)

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:
McAllen Elks Lodge #1402 Subdivision, Lot 1, Hidalgo County, Texas. 3500 Jordan Road (REZ2025-0165)

f. 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:
5201 South 27th Street (PID: 270346, 270347) Fire Station No. 6 Subdivision Lot 1, Hidalgo County, Texas. 5500 South 23rd Street (REZ2025-0166)

g. 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:
4601 Expressway 83 (PID: 280925),
Ginther Estates Subdivision, Lot 1, Sharybak Subdivision, Lot 1, Shary Gateway Subdivision, Lots 1-4, Hidalgo County, Texas.
4801-5025 Expressway 83
Sky Sports Subdivision, Lot 1, and PID: 280853
4801-4901 Colbath Road, (REZ2025-0167)

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:
2400 Military Highway (PID: 514805) (REZ2025-0168)

i. Rezoning from A-O (Agricultural & Open Space-OC) District under the Old Code to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:
1928 South 23rd Street (PID. 211099)
2016 South 23rd Street (PID. 211100)
2100 South 23rd Street (PID. 211106)

2105 South 26th Street (PID. 211107) (REZ2025-0169)

j. 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:
4414 South Ware Road (PID: 270330) (REZ2025-0170)

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:
701 Bales Road (PID. 189389)
3110 South 6th Lane (PID. 1310473)
3221 South 10th Street (PID. 189392) (REZ2025-0171)

l. Rezoning from R-3A (Multifamily Residential Apartment-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:
2336 Jordan Road (PID: 230715) (REZ2025-0173)

m. 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:
La Paz Subdivision, Hidalgo County, Texas.
3100-3207 South 6th Lane (Lots 1-13) (REZ2025-0174)

n. 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:
Trad Subdivision Lot 1, Hidalgo County, Texas.
3300 South 2nd Street (REZ2025-0175)

o. Rezoning from R-3C (Multi-Family 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 property:
La Plaza Regency No. 2 Subdivision Lot 1, Hidalgo County, Texas.
700 Bales Road (REZ2025-0176)

p. 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:
2500-2520 Jordan Road, Hidalgo County, Texas. (El Buen Pastor Subdivision Lot 1 and PID: 230706, 230707, 230712, 230711, 230708) (REZ2025-0177)
2513 South 26th Street (PID: 230710)
2601 South 26th Street (PID: 230709)
Community Hope Projects Inc. Phase 1, Lot 1, Hidalgo County, Texas.

2332 Jordan Road (REZ2025-0177)

q. Rezoning from R-3C (Duplex-Fourplex Residential-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:

Country Club Subdivision, Lot A, Hidalgo County, Texas. 2700 South Cynthia (REZ2025-0179)

r. 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:

Jackson Meadows Subdivision, Lots 1-65, Hidalgo County, Texas.

1300-1328 East Myrtle Beach Avenue

1300-1329 East La Cantera Avenue

1300-1333 East Keeton Avenue

2700-2812 South L Street

2501-2817 South M Street (REZ2025-0180)

s. 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:

J South Ware Road Plaza Subdivision Lots 1-2, Ernesto Guerrero Subdivision, Lot 1, Ernesto Guerrero Subdivision No 1, Lot 1 Hidalgo County, Texas.

4100-4206 South Ware (REZ2025-0181)

t. 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:

Country Club Terrace Subdivision, Hidalgo County, Texas.

100-120 Northwest Augusta Square (Lots 48-50, 87-92)

102-115 Northeast Augusta Square (Lots 51-54, 83-86)

2200-2408 West Augusta Square (Lots 1-6, 18-21, 45-46, N 85.3' Of 93-95)

2109-2409 East Augusta Square (Lots 55-N ½ Of 61, 72-82)

100-121 Southwest Augusta Square (Lots 7-17)

102-120 Southeast Augusta Square (Lots S ½ Of 61-71)

100-104 Northwest Greenbriar Square (Lots 42-44a)

101 Northeast Greenbriar Square (Lot 39 Less S 45.6' Lots 40 & 41)

2300-2312 West Greenbriar Square (Lots 22-25, 28-30)

2300-2309 East Greenbriar Square (Lots 31a, 37-S 45.6' Of Lot 39)

101-105 Southwest Greenbriar Square (Lots 26-27)

100-104 Southeast Greenbriar Square (Lots 34-36) (REZ2025-0183)

u. Rezoning from R-3A (General Business-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:

Jackson Meadows Subdivision, Hidalgo County, Texas.

1412-1413 East Keeton Avenue (Lots 66A and 67A) (REZ2025-0184)

v. Rezoning from R-3T (General Business-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:
MFTWS LLC Subdivision, Hidalgo County, Texas.
401-501 East Yuma Avenue (Lots 1-4) (REZ2025-0185)

w. Rezoning from R-3A (Multi-Family Residential Apartment-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:
701 Uvalde Avenue, (Uvalde Villas, Lot 1) - (PIDS: 1562585 AND 1562592)
(REZ2025-0186)

x. 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:
Pineridge Subdivision, Hidalgo County, Texas.
200-308 Pineridge Lane (Lots 1-19 A, Block 1) (REZ2025-0187)

y. 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:
Lots 1 thru 28 Camelot Retirement Community, Lots 2-28, Hidalgo County, Texas.
2105 South Cynthia Street (REZ2025-0190)

z. 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 properties:
Lots 1 thru 28 Camelot Retirement Community, Lot 1, Hidalgo County, Texas.
2105 South Cynthia Street (REZ2025-0191)

aa. 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:
3031 Neuhaus Circle (PID:1111974), (REZ2025-0192)

bb. 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:
San Isidro Estates Subdivision Lot 1A and 2A, Hacienda Treviño, Hidalgo County, Texas.
2100-2128 South Jackson Road (REZ2025-0193)

cc. Rezoning from R-3T (Multi-family Residential Townhouse) District under the Old Code (OC) to R-3 (High Density Residential) District under the new Unified Development Code (UDC) for the following properties
Amended Fairway Grande Village, Hidalgo County, Texas.
3000-3305 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 1-22 & Lots 27-57)

3012-3116 South Rose Ellen Boulevard (Fairway Grande Village Unit 2 Lots 21-23 & Lots 83-87 & Lot 93 & Lots 96-98, Lots 102 & 103) (REZ2025-0189)

dd. 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:

Fairway Grande Village Unit No. 2, Hidalgo County, Texas.

601 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lot 34)

605-617 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 27-33)

600-617 East Pineridge Avenue (Fairway Grande Village Unit 2 Lots 35-44)

600-617 East Olympia Avenue (Fairway Grande Village Unit 2 Lots 45-48 & 51, 52, 64 & 66-67 & 69)

600-624 East Nassau Avenue (Fairway Grande Village Unit 2 Lots 53-62 & 65) (REZ2025-0194)

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

Los Candiles Subdivision, Amended Fairway Grande Village Unit 1, Fairway Grande Village Unit 2, Hidalgo County, Texas

408-520 East St George Avenue (Fairway Grande Village Unit 2 Lots 1-18)

408-600 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 19, 20 & 24, 25 & 81, 82 & 88, 89 & 92 & 99-101)

3012-3108 South Mockingbird Street (Fairway Grande Village Unit 2 Lots 75 & 80 & 90, 91, 94, 95)

2916-2920 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 23 & 24)

401-513 East Nassau Avenue (Fairway Grande Village Unit 1 Lots 25 and 26, & Fairway Grande Village Unit 2 Lots 49, 50 & 63 & 68 & 70-74 & 76-79)

3002-3115 South Rose Ellen Boulevard (Los Candiles Lots 1-10 & Lot A) (REZ2025-0196)

ff. 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:

4211 Colbath Road (PID: 230679) (REZ2025-0207)

gg. Rezoning from C-3L (Light Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

Orgo Lot 1 Subdivision

3701 Colbath Avenue, (REZ2025-0208)

hh. 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:

3200-4000 South 23rd Street (PIDS: 211113, 270298, 270299, 270300), Hidalgo County, Texas.

2901-3800 South 29th Street (PIDS: 211114, 715627, 684329)

2600 Covina Avenue (PID: 270301) (REZ2025-0209)

ii. 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:

Stone Oak Plaza Phase I Lot 1-2, Stone Oak Plaza Phase II Lots 4-5, Citrus Grove Plaza Lots 3-8, 12-13 and 19, Citrus Grove Plaza Phase 1A Lots 9-11, Citrus Grove Plaza Amended Lots 14-16 and (PID:195354)

2701-4317 Expressway 83

Stone Oak Plaza Phase I Lot 3

1800 South Ware Road (REZ2025-0210)

jj. Rezoning from C-3L (Light Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

4208 South Ware Road (PID: 270315)

4224-4232 South Ware Road (PID: 270316, 270336, 270337) (REZ2025-0211)

kk. 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:

4300 South Ware Road(rear) (PID: 270317)

Macias-Torres Subdivision, Lopez-Torres Subdivision, Los Arcos Subdivision, Hidalgo County, Texas

4220 South Ware Road (Macias – Torres Lot 1)

4300 South Ware Road (Lopez – Torres Lot 1)

4400 South Ware Road (Los Arcos Subdivision Lot 1) (REZ2025-0212)

ll. 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:

Hollenbeck Lots 7A, 9A-9B, 15A-15B, 16A, 17A-17B,

600-908 Uvalde Avenue

600-908 Uvalde Avenue (PID ID: 194177, 194178, 194187, 194188, 194190, 194191, 194192) (REZ2025-0213)

mm. Rezoning from A-O (Agricultural and Open Space-OC) District & 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:

501 & 615 Wichita Avenue (Property IDs: 189363, 189364) (REZ2025-0214)

nn. 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:

628 Sunset Drive (REZ2025-0215)

oo. 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:

Lot 1 Subdivision, Hidalgo County, Texas

2400 South Country Club Lane

Fairway Acres Lots 7 and 14 Subdivision, Hidalgo County, Texas

1-2 South Country Club Lane

Fairway Acres Lots 1-6 and 8-13 Subdivision, Hidalgo County, Texas

200-316 Ben Hogan Drive

Fairway Acres Lots 15-22 and Lot A Subdivision, Hidalgo County, Texas

2408-2612 South 2nd street

Fairway Acres Lots 23-31 Subdivision, Hidalgo County, Texas

200-300,308-316 and 400-408 Byron Nelson Avenue

Los Alegres No. 1 Lots 4, 7-8, 11-12, 15-16 and Lot 19 Subdivision, Hidalgo County, Texas

201,01,307,315,401,415 and 423 Victoria Avenue

Los Alegres No. 1 Lots 20-25 Subdivision, Hidalgo County,

2200-2220 South 5th Street (REZ2025-0216)

pp. Rezoning from R3-C (Multi-Family Condominium Residential-OC), R-3T (Multi-Family Residential Townhouses) & R3-A (Multi-Family Apartment-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:

Fairway North Subdivision, Lots 1-12, Hidalgo County

600-817 Toronto Avenue

Rio Del Valle Subdivision, Lot 1

1921 South 8th Street

Fairway Development Corp Subdivision, Lot 2, Hidalgo County

600 Wichita Avenue

Los Alegres No. 2 Subdivision , Lots 140-143, Hidalgo County

2000-2100 South 5th Street

Los Alegres No. 2 Subdivision, Lots 117-129 And 144-149, Hidalgo County

220-436 Toronto Avenue

Los Alegres No. 2 Subdivision Lots 150a-154, Hidalgo County

2001-2221 South 3rd Street

Fairway Development Corp Subdivision, Lots 1-27, Hidalgo County

2101-2212 South 6th Street

S 747 Square Feet Of Lot 1 Subdivision, Springfield Heights, Hidalgo County

500 Wichita Avenue

Los Alegres No. 1 Subdivision, Lots 26-51, Hidalgo County

300-429 Vermont Avenue

Los Alegres No. 1 Subdivision, Lots 52-64, Hidalgo County

300, 304, 308, 312, 316, 400, 404, 408, 416, 420, 424, 428 Victoria Avenue

Los Alegres No. 2 Subdivision , Lots 65-90, Hidalgo County

300-429 Uvalde Avenue

Los Alegres No. 2 Subdivision , Lots 91-116, Hidalgo County

300-429 Tyler Avenue

601 Uvalde Avenue (PID: 189502) (REZ2025-0218)

qq. 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:

2701-2901 South Colonel Rowe Boulevard (Property IDs: 290253, 290254, 692813, 694658), Hidalgo County, Texas (REZ2025-0219)

rr. 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:

2621 Colbath Road (Property ID: 211104) (REZ2025-0220)

B) CONDITIONAL USE PERMIT:

1. Request of Maria D. Acuna, for a Conditional Use Permit, for two years, and adoption of an ordinance, for an Outdoor Commercial Recreation (Soccer Fields), at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road.

C) 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 Joint Meeting, Workshop, and Regular Meeting held October 13, 2025.
- B)** Subdivision Monthly Report.
- C)** Parks & Recreation Monthly Status Report.
- D)** Project Status Monthly Report through September 30, 2025.
- E)** Award of Contract for the Purchase of Sixteen (16) Digital In-Car Video Recording Systems With Selected Options.
- F)** Consideration and Approval of an Interlocal Agreement between the City of McAllen and Allied States/ Region 19 Purchasing cooperative (Project 10-25-S10-01).
- G) CONSENT RESOLUTIONS**
 - 1. Resolution authorizing a Depository Agreement with Lone Star National Bank.
 - 2. Resolution to allow City of McAllen to apply for EDA Disaster Recovery Grant Funding for public infrastructure improvements.

3. ORDINANCE:

- A)** Providing adoption of an ordinance for the 2024 Building Codes.

4. RESOLUTION:

- A) Resolution adopting the 2025 City of McAllen Tax Roll.

5. VARIANCE:

- A) Consideration of a variance request to not require the subdivision process at the 5.35 acres of land out of Lot 11, Section 280, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 11421 North 23rd Street.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Boards and Committees Served by Elected Officials.
- C) Presentation of Year-to-Date Tax Reports.
 - 1. Fiscal Year 2024-2025 Tax Collections for current tax year taxes.
 - 2. Fiscal Year 2024-2025 Delinquent Tax Collections for prior year taxes.
- D) Future Agenda Items.

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).

- A) Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code § 551.07.
- B) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

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 21, 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