



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, NOVEMBER 10, 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 Joaquin Zamora

PROCLAMATIONS - Children's Grief Awareness Month - Noellynn Llasos

Texas Recycles Day - Robert Trevino

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 R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 9, Block 26, North McAllen Subdivision, Hidalgo County, Texas; 414 N. 17th Street. (REZ2025-0227)

2. Rezone from R-1 (Single-Family Residential -OC) District to R-3 (High-Density Residential- UDC) District: 15.891 acres out of Lot 10, Section 279, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 1901 Freddy Gonzalez Road. (REZ2025-0217)

3. Rezone from C-3L (Light Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3224 Buddy Owens Boulevard. (REZ2025-0222)
4. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lot 27, Frontier Development Co. Subdivision, Hidalgo County, Texas; 2517 Pecan Avenue. (REZ2025-0225)
5. Rezone from C-3 (General Business - OC) District to C-2 (Regional Commercial - UDC) District: a 1.928 acre tract of land out of Lot 8, Block 8, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. (REZ2025-0235)
6. Request of Melden and Hunt Inc., on behalf of Synergy a Real Estate Alliance LLC., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development Lots 1-40 and CA-A, Taylor Villas Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. (CUP2025- 0090)
7. Request of Ezequiel Ortiz, for a Conditional Use Permit for one year, and adoption of an ordinance for a bar (76 Bar and Kitchen) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite N-2. (CUP2025-0091)
8. Request of Israel Villarreal, for a Conditional Use Permit for one year, and adoption of an ordinance for a bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K.(CUP2025-0093)
9. City Initiated Zonings
 - a. 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:
 Country Club Heights Lot 1 Subdivision Hidalgo County, Texas 2501 South Cynthia Street and Lots 2A-5A 300-317 East Zion Avenue
 San Angel Country Lots Subdivision Hidalgo County, Texas 1A-17A 2500-2609 South "C" Street
 The Heights at McColl Lots 1-20 and 51-65 Subdivision Hidalgo County, Texas 701-1017 East Jersey Meadow Avenue
 Lots 29-50 and 66-77 700-1020 East Keeton Avenue
 Lots 21A-28 2501-2529 South "J" Street (REZ2025-0204)
 - b. 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:
 Hearthstone #3 Lot 1, Hearthstone #2 Lot 1, Heartstone Lot A1 and Ridge Plaza Lot 17 Subdivision Hidalgo County, Texas (800-1200 E Vermont Avenue)
 La Estancia Apartments Lot 1 Subdivision Hidalgo County, Texas (2401 South McColl Road)
 Lots 78-95 and 134-150 (700-1021 East La Cantera Ave)
 Lots 101-133 (700-1017 East Myrtle Beech Avenue)
 Lots 96-100 and Lot A (2701-2801 South "J" Street) (REZ2025-0205)
 - c. 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:
 Hofland Lot 1 Subdivision, Hidalgo County, Texas
 3 Old Orchard Road

Old Orchard Lot 1 Subdivision, Hidalgo County, Texas
2 Old Orchard Road
Old Orchard No. 2 Lots 1-5 Subdivision, Hidalgo County, Texas
4-9 Old Orchard Road
STN Lot 1 Subdivision, Hidalgo County, Texas
317 Byron Nelson Drive
Loma Linda Lots 7-8 BLK 4 Subdivision, Hidalgo County, Texas
312-320 Bales Road
401-501 Byron Nelson Avenue PIDS: (189378, 189377)
508-512 Bales Road PIDS: (674011, 674010) (REZ2025-0206)

d. Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-3C (Multi-family Residential Condominiums-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:

Paseo Del Lago Townhomes Subdivision, Lots 1-12 & 23-31, Hidalgo County, Texas:

3900-3923 South "M" Lane

Paseo Del Lago Townhomes Subdivision, Lots 13-22 & Lots A-D, Hidalgo County, Texas:

1410-1434 East Sundown Drive (REZ2025-0221)

e. Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-3C (Multi-family Residential Condominiums-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 Villitas Subdivision Lots 21-58, Hidalgo County, Texas

500-636 East Sandyhills Avenue

Las Villitas Subdivision Lots 1-20 & 59-78), Hidalgo County, Texas

500-637 East Thornhill Avenue

Las Villitas Subdivision Lots A-C & 79-87 & 91-96, Hidalgo County, Texas

501-601 East Uphall Avenue

Las Villitas Subdivision Lots 88-90 & 97-110, Hidalgo County, Texas

3800-3849 South D Street

Las Villitas Subdivision Lots 111-124, Hidalgo County, Texas

3800-3825 South E Street

La Vida Hermosa Subdivision Lot 1, Hidalgo County, Texas

500 E El Rancho Road

3517 South McColl Road (PID 290260) (REZ2025-0223)

f. 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:

Idelas Corner Subdivision Lot 1, Hidalgo County, Texas

4524 South Ware Road (REZ2025-0224)

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:
2305 South 26th Street (PID: 211110) (REZ2025-0226)

h. 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:
201-301 Bales Road (NORTH CHATEAU HEIGHTS 1-24)
3100 South 2nd Street (CHATEAU HEIGHTS BLK 4-9, 13) (REZ2025-0229)

i. 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:
2725-2729 South 29th Street (Prop ID: 230698, 230699) (REZ2025-0230)

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:
2716-2800 South 26th Street (Prop ID: 230703, 230704)
2720 South 26th 1/2 Street (Prop ID: 230702) (REZ2025-0231)

k. 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:
301 East Hackberry Avenue (PID: 1568078) (REZ2025-0236)

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 October 27, 2025.

B) CONSENT COOP PURCHASES

1. Award of Contract for the Purchase of a Fire Engine (Project No. 11-25-P06-01).

2. Award of Contract for the Purchase of Various Refuse Containers through Cooperative Purchasing Contracts (Project No. 11-25-P09-01).

3. Award of Contract for the Purchase of One (1) New Current Model Kobelco Excavator (Project No. 11-25-P04-01).

4. Award of Contract for the Procurement Card Program for the City of McAllen through Tarrant County Cooperative (Project No. 11-25-S04-03).

5. Consideration and Approval of a selection of Highest-Scoring Firms for the General Civil Engineering Services Pool 2025 (Project No. 08-25-S89-557).

C) CONSENT RESOLUTIONS

1. Resolution to enter into an Advanced Funding Agreement (AFA) with the Texas Department of Transportation for an Intelligent Transportation System (ITS) Plan.
2. Resolution to enter into an Advanced Funding Agreement (AFA) with the Texas Department of Transportation for an Active Transportation Plan (ATP).
3. Resolution authorizing the submission of a grant application to the Office of the Governor, Public Safety Office for funding under the Fiscal Year 2026 Bullet-Resistant Components for Law Enforcement Vehicles Program.

3. BIDS/CONTRACTS:

- A)** Award of Contract for the Consulting Services for Coordination and Planning Support on Federal Projects through the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) (Project No. 11-25-S11-01).
- B)** Award of Contract for Freddy Gonzalez Drive Roadway Improvements from FM494 (Shary Rd.) to SH336 (10th Street) (Project No. 11-25-S12-01).
- C)** Award of Contract for the Harvey Avenue Stormwater Pump Station Improvements (Project No. 10-25-C04-1090).
- D)** Award of Contract for the Robin Ditch - Northwest Blueline Interconnect Improvements (Project No. 10-25-C02-645).
- E)** Award of Contract for the El Rancho Park Project (Project No. 10-25-C01-1230).

4. ORDINANCE:

- A)** Providing for a Budget Amendment for the Ederra, LLC Property at La Lomita Irrigation & Construction Company Subdivision.

5. RESOLUTION:

- A)** Resolution casting votes for the Hidalgo County Appraisal District Board of Directors.

6. MANAGER'S REPORT:

- A)** Future Agenda Items.

7. TABLED ITEM:

- 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.

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)** 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 November 4, 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