

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

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **October 13, 2025**, at 5:00 PM, at McAllen City Hall, Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Mayor Pro Tem Victor "Seby" Haddad, City Commissioner Rodolfo "Rudy" Castillo

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 officially called the meeting to order.

PROCLAMATIONS

BREAST CANCER AWARENESS MONTH

Commissioner Joaquin Zamora read a proclamation for Breast Cancer Awareness Month.

ARBOR DAY CELEBRATION

Commissioner Rolando "Rolly" Rios read a proclamation for Arbor Day Celebration.

NATIVE PLANT MONTH IN MCALLEN

Commissioner Jose R. "Pepe" Cabeza de Vaca read a proclamation for Native Plant Month in McAllen.

FIRE PREVENTION WEEK

Commissioner Antonio "Tony" Aguirre, Jr. read a proclamation for Fire Prevention Week.

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

Mayor Javier Villalobos officially 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 anyone had objections to the items in this part of the agenda. There was no opposition expressed.

Commissioner Joaquin Zamora made a motion to approve the items listed under the Routine Items section of the agenda and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

- 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)**

Approved the R-1 UDC Zoning at 4721 North Bentsen Road, in accordance with the Planning and Zoning Commission.

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)

Approved the C-2 UDC Zoning at 3601 Nolana Avenue, in accordance with the Planning and Zoning Commission.

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)

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar (restaurant/bar) at 2011 South 10th Street, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and other requirements as outlined in the report provided 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 property, 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 not within 400 ft. of residential zone properties;
2. The abovementioned business must be as close as possible to a major arterial and should 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 direct access to North 10th Street and does not generate traffic into residential areas.
3. The abovementioned businesses 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. Based on the square footage of the establishment where the bar and grill are proposing to operate, 46 parking spaces are required; 46 parking spaces are provided on site.
4. The above-mentioned business must do everything possible to prevent 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 above-mentioned 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 above-mentioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The above-mentioned business shall restrict the number of people within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having considered the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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)**

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-3 (High Density Residential-UDC) District zoning 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)**

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-1 (Low Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-1 (Low-Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-1 (Low-Density Residential-UDC) District zoning 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)

Approved the A-O (Agricultural and Open Space-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the C-2 (Regional Commercial-UDC) District zoning: 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)

Approved the R-1 (Low-Density Residential - UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-1 (Low-Density Residential - UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-1 (Low-Density Residential - UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following property:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-2 (Medium Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the C-2 (Regional Commercial -UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-1 (Low Density Residential -UDC) District zoning under the new Unified Development Code (UDC) for the following property:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential -UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-1 (Low Density Residential -UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)

Approved the R-1 (Low Density Residential -UDC) District zoning 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)**

Approved the R-2 (Medium Density Residential -UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential -UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential -UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential -UDC) District under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

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)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential -UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-1 (Low Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-1 (Low Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- 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)**

Approved the R-1 (Low Density Residential) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- Balboa Acres Subdivision Lots 1 through 5 & 12 through 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)**

Approved the R-3 (High Density Residential-UDC) District zoning under the new Unified Development Code (UDC) for the following properties:

Properties Rezoned:

- The Palms Tower Phase I Lot 1, (PID: 20406865), Hidalgo County, Texas.
- 4217-4301 Colbath Avenue (REZ2025-0159)

B) AMENDING THE 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 by those present.

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 Joaquin Zamora moved to approve the items listed on the Consent Agenda and Commissioner Rolando "Rolly" Rios seconded. The motion carried unanimously by those present.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD SEPTEMBER 22, 2025.

The Minutes for Workshop and Regular Meeting held September 22, 2025, were approved as submitted.

B) CONSIDERATION AND APPROVAL TO DECLARE CITY EQUIPMENT AS SURPLUS.

Authorized declaration of certain city vehicles and property as surplus and begin auction efforts.

C) CONSIDERATION AND APPROVAL OF THE MEMORANDUM OF UNDERSTANDING FOR THE CONTINUED OPERATION OF THE TEXAS ANTI-GANG (TAG) CENTER RIO GRANDE VALLEY 2025.

Approved a 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.

Approved 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.

Approved 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).

Approved Contract Amendment 38 with Regal Studios, LLC DBA Polluxcastor, Inc., for Aviation Marketing and Consulting Services at McAllen International Airport.

G) ORDINANCE PROVIDING FOR A BUDGET AMENDMENT IN THE GENERAL DEPRECIATION FUND FOR THE PURCHASE OF LAND.

Adopted an ordinance providing for a budget amendment in the amount of \$6,100,000 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).

Awarded a contract to Galls, LLC in the amount of \$132,132 for the purchase of Fire Department Uniforms.

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.

Approved a resolution authorizing the submittal of a grant application to the Firehouse Subs Public Safety Foundation, under 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.

Approved a 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).

Staff recommended award of contract to E-CON Group in the amount of \$5,689,125.11 with a contract time not to exceed 360 working days, for the McAllen Lateral Channel Drainage Improvements Project.

Council expressed various comments. Questions were raised regarding the trapezoidal profile section and the maintenance benches. Staff provided responses to the inquiries.

After due consideration, Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

B) CONSIDERATION AND APPROVAL FOR THE PURCHASE AND INSTALLATION OF AN OUTDOOR FITNESS COURT (PROJECT NO. 10-25-C05-01).

Staff recommended approval to purchase and install an outdoor fitness court.

Council expressed various comments. Questions were raised regarding the fitness stations, including inclusive units. Staff provided responses to the inquiries.

After due consideration, Commissioner Rolando "Rolly" Rios moved to approve the purchase as recommended and was seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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).

Staff Recommends approval of the Interlocal Agreement between the City of McAllen and Hidalgo County Irrigation District No. One (1) for improvements to be made to the Bentsen Hike and Bike Trail.

Council expressed various comments. Questions were raised regarding the expansion, southern limits, and Vine south to Pecan. Staff provided responses to the inquiries.

After due consideration, Commissioner Joaquin Zamora moved to approve the interlocal agreement as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

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).

Staff recommend approval to negotiate scope and services and related fees with the top ranked firm, AECOM, for Transit Oriented Development and Bus Rapid Transit Study. If negotiations are unsuccessful, staff also recommend requesting City Manager's approval to cease negotiations and initiate negotiations with next highest ranked firm.

Commissioner Joaquin Zamora moved to approve the negotiations as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

4. RESOLUTION

A) RESOLUTION TO SUBMIT A PASSENGER FACILITY CHARGE (PFC) APPLICATION TO FEDERAL AVIATION ADMINISTRATION (FAA) FOR

VARIOUS MCALLEN INTERNATIONAL AIRPORT IMPROVEMENT PROJECTS.

Staff recommends approval of the resolution to submit a Passenger Facility Charge (PFC) Application to Federal Aviation Administration (FAA) for various McAllen International Airport Improvement Projects.

Commissioner Rolando "Rolly" Rios moved to approve the resolution as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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.

Staff recommended approval of a variance request to not require right-of-way dedication for a proposed De Rios Subdivision, 3021 South "J" Street.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the variance as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

6. MANAGER'S REPORT

A) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows:

- Public Art Project at Downtown Parking Garage - October 27, 2025

7. TABLED ITEM

A) RESOLUTION NOMINATING A CANDIDATE FOR THE HIDALGO COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS.

Commissioner Joaquin Zamora moved to remove said item from the table and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

Staff recommended approval of a resolution nominating Richard Garza for the Hidalgo County Appraisal District Board of Directors.

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

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).

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 8B and 8C; and Section 551.087 Economic Development on Item 8A.

Mayor Javier Villalobos recessed the meeting at 5:47 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 6:21 pm and noting the following city commission members present: Mayor Javier Villalobos, Commissioner Rolando "Rolly" Rios, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, and Commissioner Jose R. "Pepe" Cabeza de Vaca. Absent: Mayor Pro Tem Victor "Seby" Haddad, Commissioner Rodolfo "Rudy" Castillo

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

Commissioner Joaquin Zamora moved to authorize the City Manager and City Attorney to proceed as discussed in Executive Session and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

- 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 CONTY 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.**

Commissioner Joaquin Zamora made the statutorily required motion to authorize the exercise of eminent domain authority and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTUAL AGREEMENTS. TEX. GOV'T. CODE §551.071.**

Commissioner Joaquin Zamora moved to authorize the City Manager and City Attorney to proceed as discussed in Executive Session and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

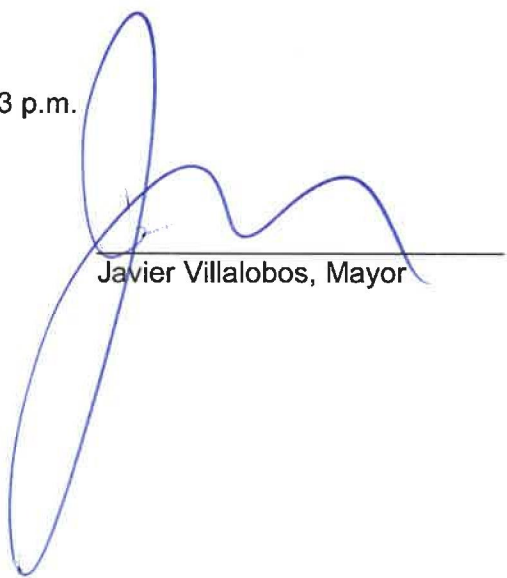
ADJOURNMENT

Without objection the meeting was adjourned at 6:23 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor