



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 24, 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 Rodolfo "Rudy" Castillo

PROCLAMATION - The Nutcracker 53rd Anniversary - Deborah Case

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-4 (Commercial Industrial-OC) District and R-3A (Multifamily Residential Apartments-UDC) District to C-2 (Regional Commercial-UDC): 52.0 Acres In McAllen, TX, Part of SEC. 232, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 15400 North Shary Road. (REZ2025-0200)

2. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Vitruvian Plaza Subdivision, Hidalgo County, Texas; 5320 North Mccoll Road. (REZ2025-0237).
3. Rezone from C-3 (General Business-OC) District to C-1 (Local Commercial-UDC) District: Lot 8, Lamar Acres Subdivision, Hidalgo County, Texas; 1010 North 10th Street. (REZ2025-0241)
4. Rezone from R-1 (Single-Family Residential - OC) District to C-2 (Regional Commercial - UDC) District: Lot 3 & 4, Block 2, Best Courts Subdivision, Hidalgo County, Texas; 121 South 4th Street. (REZ2025-0242)
5. Rezone from R-1 (Single-Family Residential -OC) District to R-2 (Medium Density Residential- UDC) District: Lot 16, North Depot Subdivision, Hidalgo County, Texas; 2248 Orange Avenue. (REZ2025-0243)
6. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 5, Block 3, Bonnie View Subdivision, Hidalgo County, Texas; 2117 Hackberry Avenue. (REZ2025-0246)
7. Request of Adrian Medina, for a Conditional Use Permit for one year, and adoption of an Ordinance, for a smoke shop at the West 199.03' of Lot 6, Country Club Acres Subdivision, Hidalgo County, Texas; 1902 South 10th Street. (CUP2025-0082)
8. 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:
Avignon Subdivision, Hidalgo County, Texas:
3102-3222 South 5th Lane (Lots 1-4 and 9-13)
3118-3202 South 5th Court (Lots 5-8) (REZ2025-0172)

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 Regular Meeting held October 27, 2025.
 - B)** Subdivision Monthly Report.
 - C)** Parks & Recreation November Project Status Report.
 - D)** **CONSENT COOP PURCHASES**
 1. Award of Contract for the Purchase of Three (3) New Current Model Residential Refuse Trucks utilizing BuyBoard Cooperative Pricing (Project No. 11-25-P12-01).
 2. Award of Contract for the Purchase of Three (3) Current Model Front Wheel Loaders Utilizing Sourcwell Cooperative Pricing (Project No. 11-25-P10-01).
 3. Award of Contract for the Purchase of One (1) Current Model Fuel and Lube Truck Utilizing Buyboard Cooperative Pricing (Project No. 11-25-P08-01).

E) CONSENT RESOLUTIONS

1. Resolution for the Advance Funding Agreement (AFA) with the Texas Department of Transportation for a shared-use pedestrian and bicycle path along Nolana Avenue.
2. Resolution authorizing the submission of a grant application to the Firefighters Charitable Foundation: Fire Department Equipment Program.

F) Approval of Tax Refunds over \$500.00.

1. Maldonado Castro Edgar
2. Pena Javier
3. Reyna Steven
4. Saldana Rachel & Alberto Armando Jr.
5. William Chase Hall

3. BIDS/CONTRACTS:

- A)** Award of Contract for Professional Engineering Services for The Bentsen Hike & Bike Trail (Project No. 11-25-S20-01).

4. VARIANCES:

- A)** Consideration of variance requests to 1.) Interior Street Right-of-Way requirement 2.) to exceed the maximum Block Length requirement and 3.) to exceed the Cul-De-Sac Length requirement for a proposed Alhambra on 10th Subdivision, Hidalgo County, Texas; 11265 North 10th Street.
- B)** Consideration of variance requests to 1.) Lot not fronting a public street and 2.) not to provide the 4 ft. required sidewalk for a proposed Bicentennial One Subdivision, Hidalgo County, Texas; 809 South 19th ½ Street.
- C)** Consideration of variance requests to 1.) 58.73 ft. of Right-of-Way with a 4 ft. sidewalk on the north side only, and 2.) to only dedicate 5 ft. for a total of 55 ft. Right-of-Way on North 2nd Street, and 3.) Exceeding the required Cul-De-Sac length for proposed Hidden Grove Estates Subdivision, Hidalgo County, Texas; 8601 North 2nd Street.
- D)** Consideration of Variance Request to 1) not provide additional Right-of-Way dedication to the existing Cul-De-Sac of this Re-Plat Subdivision; 2600 South 39th Street.

5. MANAGER'S REPORT:

- A)** Future Agenda Items.

6. 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)** Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

- B) Consultation with City Attorney regarding legal aspects of contracts. 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 18, 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