

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

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **November 24, 2025, at 5:00 PM**, at McAllen City Hall Third Floor (3<sup>rd</sup>) Commission Chambers, with the following present:

Mayor Javier Villalobos, Mayor Pro Tem Victor "Seby" Haddad, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, 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 called the meeting to order.

**PROCLAMATION**

**THE NUTCRACKER 53<sup>RD</sup> ANNIVERSARY**

Commissioner Rolando "Rolly" Rios presented a proclamation for The Nutcracker's 53<sup>rd</sup> Anniversary.

**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 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 there was anyone to speak in opposition to the items under this section of the agenda. No one spoke.

Commissioner Rolando "Rolly" Rios moved to approve the items listed on the Routine Items. The motion was seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca and carried unanimously.

**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)**

Approved the R-3A Zoning at 15400 North Shary Road, in accordance with the Planning and Zoning Commission.

**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).**

Approved the C-2 Zoning at 5320 N. McColl Road, in accordance with the Planning and Zoning Commission.

**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 10<sup>TH</sup> STREET. (REZ2025-0241)**

Approved the C-1 Zoning at 1010 N. 10th Street, in accordance with the Planning and Zoning Commission.

**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 4<sup>TH</sup> STREET. (REZ2025-0242)**

Approved the C-2 Zoning at 121 South 4<sup>th</sup> Street, in accordance with the Planning and Zoning Commission.

**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)**

Approved the R-2 Zoning at 2248 Orange Avenue, in accordance with the Planning and Zoning Commission.

**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)**

Item withdrawn as per applicant's request.

**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 10<sup>TH</sup> STREET. (CUP2025-0082)**

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a smoke shop at 1902 South 10<sup>th</sup> Street, in accordance with the Planning and Zoning Commission.

The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property complies with the required 400-foot buffer and is well-separated from any residentially zoned areas, schools, churches, or public property.
- 2) The abovementioned business must be as close as possible to a major arterial and should not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along South 10<sup>th</sup> Street.
- 3) The above-mentioned 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. The 1,657 square feet commercial area requires seven spaces.
- 4) The abovementioned business must do everything possible to prevent unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned 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 as much as possible of the site from a public street.
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and property.
- 7) The abovementioned 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. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

**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 5<sup>TH</sup> LANE (LOTS 1-4 AND 9-13)  
3118-3202 SOUTH 5<sup>TH</sup> COURT (LOTS 5-8) (REZ2025-0172)**

Approved the R-1 (Low-Density Residential - UDC) District zoning under the new Unified Development Code (UDC) for the following properties: Avignon Subdivision, Hidalgo County, Texas:

**Properties Rezoned:**

- 3102-3222 South 5<sup>th</sup> Lane (Lots 1-4 and 9-13)
- 3118-3202 South 5<sup>th</sup> Court (Lots 5-8) (REZ2025-0172)

**B) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.**

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance. The motion was seconded by Commissioner Antonio "Tony" Aguirre, and carried unanimously.

**END OF PUBLIC HEARING**

Mayor Javier Villalobos called the Public Hearing to order.

- 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. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr., and carried unanimously.

**A) APPROVAL OF MINUTES FOR REGULAR MEETING HELD OCTOBER 27, 2025.**

Approved the Minutes for Regular Meeting held October 27, 2025.

**B) SUBDIVISION MONTHLY REPORT.**

Approved the Subdivision Monthly Report.

**C) PARKS & RECREATION NOVEMBER PROJECT STATUS REPORT.**

Approved the 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).**

Awarded a contract to Rush Truck Center in the amount of \$1,416,654 for the purchase of three (3) new current model Residential Refuse Trucks.

**2. AWARD OF CONTRACT FOR THE PURCHASE OF THREE (3) CURRENT MODEL FRONT WHEEL LOADERS UTILIZING SOURCEWELL COOPERATIVE PRICING (PROJECT NO. 11-25-P10-01).**

Awarded a contract to Doggett Heavy Machinery in the amount of \$704,689.96 for the purchase of three (3) current model Front Wheel Loaders.

**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).**

Awarded a contract to Doggett Freightliner in the amount of \$293,247 for the purchase of one current model Fuel and Lube Truck.

**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.**

Approved 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 FIREFIGHTER'S CHARITABLE FOUNDATION: FIRE DEPARTMENT EQUIPMENT PROGRAM.**

Approved 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.**

Approved tax refunds of over \$500.

**1. EDGAR CASTRO MALDONADO**

Approved tax refunds in the amounts of \$101.10; \$97.90; \$164.63 and \$161.99.

**2. JAVIER PENA**

Approved a tax refund in the amount of \$801.22.

**3. STEVEN REYNA**

Approved a tax refund in the amount of \$1,206.

**4. RACHEL & ALBERTO ARMANDO JR SALDANA**

Approved tax refunds in the amounts of \$155.80 and \$527.03.

**5. HALL CHASE WILLIAM**

Approved a tax refund in the amount of \$756.11.

**3. BIDS/CONTRACTS**

**A) AWARD OF CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES FOR THE BENTSEN HIKE & BIKE TRAIL (PROJECT NO. 11-25-S20-01).**

Staff recommended award of contract to Marcia Appia, LLC in the amount of \$100,163 for the Bentsen Hike and Bike Trail Project.

Commissioner Joaquin Zamora moved to award the contract as recommended. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr. and carried unanimously.

**4. VARIANCES**

**A) CONSIDERATION OF VARIANCE REQUESTS 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 10<sup>TH</sup> STREET.**



Staff Recommended approval of variance Requests 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 at 11265 North 10<sup>th</sup> Street.

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

**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 19<sup>TH</sup> ½ STREET.**

Staff recommended approval of variance requests to 1.) Lot not fronting a public street and 2.) not to provide the 4 ft. required sidewalk at 809 South 19<sup>th</sup> ½ Street.

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

**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 2<sup>ND</sup> STREET.**

Staff recommended approval 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 2<sup>nd</sup> Street, and 3.) Exceeding the required Cul-De-Sac length at 8601 North 2<sup>nd</sup> Street.

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

**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 39<sup>TH</sup> STREET.**

Staff recommended approval of variance requests to 1) not provide additional Right-of-Way dedication to the existing Cul-De-Sac of this Re-Plat Subdivision; 2600 South 39<sup>th</sup> Street.

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

**5. MANAGER'S REPORT**

**A) FUTURE AGENDA ITEMS.**

Items of upcoming workshops were reviewed as follows: None

**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).**

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 Item 6B and Section 551.087 Economic Development on Item 6A.

Mayor Javier Villalobos recessed the meeting at 5:15 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 5:53 pm and noting the following city commission members present: Mayor Javier Villalobos, Mayor Pro Tem Victor "Seby" Haddad, Commissioner Rolando "Rolly" Rios, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo and Commissioner Jose R. "Pepe" Cabeza de Vaca

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

Commissioner Joaquin Zamora moved to authorize the City Attorney and City Manager to proceed as described in executive session. The motion was seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca and carried unanimously.

**B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTS. TEX. GOV'T. CODE §551.071.**

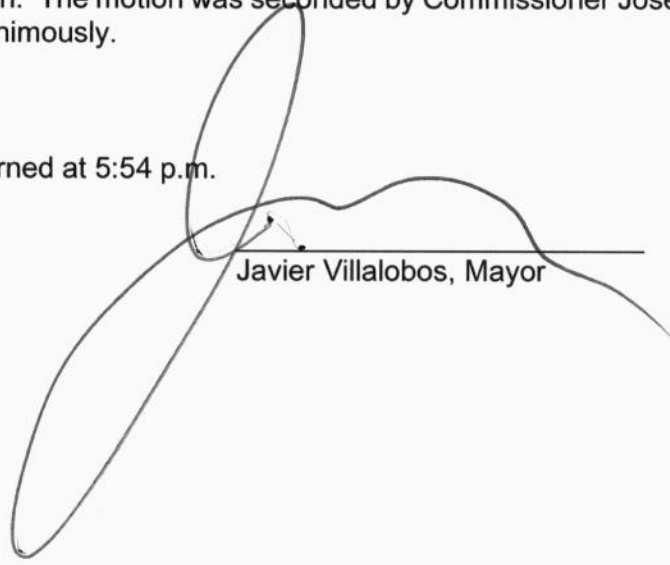
Commissioner Joaquin Zamora moved to authorize the City Attorney and City Manager to proceed as described in executive session. The motion was seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca and carried unanimously.

**ADJOURNMENT**

Without objection the meeting was adjourned at 5:54 p.m.

Attest:

  
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Perla Lara, TRMC/CMC, CPM  
City Secretary

  
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Javier Villalobos, Mayor