



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, JANUARY 12, 2026 – 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 5:00pm)

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: 21,027 sq. ft. tract of land out of the Missouri Pacific Railroad Company Right-Of-Way out of Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 1001 Ash Avenue. (REZ2025-0264)
2. Rezone From C-3 (General Business-OC) District To R-2 (Medium Density Residential-UDC) District: Lot 7, Block 1, Rio Grande Securities Co. Inc Subdivision No. 3, Hidalgo County, Texas; 822 Chicago Avenue. (REZ2025-0265) (WITHDRAWN)

3. Request of Robert Wilson, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar/ Billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. (CUP2025-0106)

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 December 8, 2025.
- B)** Award of Contract for the Purchase of Fire Department Structural Personal Protective Equipment - Coats & Pants (Project No. 01-26-P21-01).
- C)** Consideration and Approval of Master Contract Agreements for General Engineering Services at McAllen International Airport (Project No. 09-25-S94-760).
- D)** Consideration and Approval of First Amendment to the Parking Facilities Management Agreement with Interstate Parking Company Airports, LLC. (Project No. 08-24-S75-52).
- E)** Consideration and Approval to Award of Contract for the McAllen International Airport Parking Lot "A" and Parking Lot "C" Project (Project No. 11-25-C07-541).
- F)** Ordinance providing for a Fiscal Year 2025-2026 Budget Amendment for Airport Improvement Projects.
- G)** Minute Order updating fees at Champion Lakes Golf Course.
- H)** Ordinance providing for a Budget Amendment for Golf Course Projects.
- I)** CONSENT COOP PURCHASES
 - 1. Award of Contract for the Purchase of Nine (9) New Current Model City Vehicles through Cooperative Pricing (Project No. 12-25-P15-205).
 - 2. Award of Contract for the Purchase of New Police Packaged Vehicles through Cooperative Pricing.
- J)** CONSENT RESOLUTION
 - 1. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2027 Rifle-Resistant Body Armor Grant Program, to request funding in the amount of \$72,000.00.
- K)** Approval of Tax Refunds over \$500.00
 - 1. Domain Development Corp.
 - 2. Jasso Genaro
 - 3. Lara Michael A & Kelly D
 - 4. Lucas Kathleen
 - 5. Sansanelli Joseph Jr

3. BIDS/CONTRACT:

- A)** Award of Contract for the Stormwater Pump Bypass Stations 254BL & 255 (Project No. 11-25-C08-578).

4. ORDINANCE:

- A)** Ordinance calling a Special Election for May 2, 2026 to fill an Unexpired Term for City Commissioner District 5. *Ordenanza convocando una elección especial para el 2 de Mayo de 2026 para distrito uní-miembro 5, término inconcluso, para comisionado de la mesa directiva de la ciudad.*

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)** Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
- B)** Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- C)** Consultation with City Attorney regarding legal aspects of newly effective legislation. Tex. Gov't. Code §551.071.
- D)** 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 January 6, 2026 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