

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

The McAllen Board of Commissioners convened a Regular Meeting on **Monday, November 10, 2025**, at 5:00 PM, at McAllen City Hall Third Floor (3rd) 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 Jeff Johnston, Assistant City Manager Juan Olaguibel, 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.

PROCLAMATIONS

CHILDREN'S GRIEF AWARENESS MONTH

Commissioner Rodolfo "Rudy" Castillo presented a proclamation for Children's Grief Awareness Month

TEXAS RECYCLES DAY

Commissioner Joaquin Zamora presented a proclamation for Texas Recycles Day.

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 Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

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)

Approved the R-2 Zoning at 414 N. 17th Street, in accordance with the Planning and Zoning Commission.

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)

Approved the R-3 Zoning at 1901 Freddy Gonzalez Road, in accordance with the Planning and Zoning Commission.

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)

Commissioner Joaquin Zamora announced a conflict of interest regarding item 1A3 and stated that he would abstain from both discussion and voting on the item. A formal disclosure of the conflict was submitted to the City Secretary

Approved the C-2 Zoning at 3224 Buddy Owens Boulevard, in accordance with the Planning and Zoning Commission.

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)

Approved the R-1 Zoning at 2517 Pecan Avenue, in accordance with the Planning and Zoning Commission.

Mayor Pro Tem Victor "Seby" Haddad announced that he had a conflict with item 1A4 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict form with the City Secretary.

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)

Approved the C-2 Zoning at 201 Dallas Avenue, in accordance with the Planning and Zoning Commission.

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)

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for Planned Unit Development at 2021 South Taylor Road, in accordance with the Planning and Zoning Commission.

Specific requirements for the approval of PUDs are set forth in Section 2.3.4 for Planned Developments of the Unified Development Code, and are summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Proposed uses are used permitted in the R-2 (Medium Density Residential-UDC) District for detached buildings designated as apartments.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Section 3.1.3. Two parking spaces per dwelling unit. Based on the 164 living spaces, 328 total parking spaces are required, with 4 parking spaces for Lot 26, 8 parking spaces required for Lots 1-13, 15, 20, 16-18, 21-24, 19, 25, 27-39, 16 parking spaces required for Lot 14 and 10 parking spaces for Lot 40. The overall site plan complies with parking requirements.
4. LANDSCAPING: A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped areas for non-residential lots shall be visible from the street fronting the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material.
 - a. Landscape (sod/green area) square footage requirement per Lot:

- i. Lots 4-12: 866
- ii. Lots 16-18 & 21-24: 897
- iii. Lots 27-38: 850
- iv. Lot 1: 866, Lots 2, 3: 898, Lot 13: 865, Lot 14: 2,657, Lot 15: 874, Lot 19: 897, Lot 25: 874, Lot 26: 531, Lot 39: 850, Lot 40: 1,087.

As per Section 4.6.5, when the required area being landscaped is from one to 2,000 square feet a minimum of one tree for every 200 square feet of landscape area shall be required.

- b. Tree requirements per Lot (2.5', 4', and 6' caliper size):
 - i. All lots will require a minimum of 5 trees at 2.5' caliper size, except for Lot 42 which will require 6 trees at 2.5' caliper size.
 - ii. 3 trees at 4' caliper size can also be provided for all lots, or two trees at 6' caliper size, except for Lot 14 which will require 3 trees at 6' caliper size.
- 5. **STREETS AND SETBACKS:** Final setbacks and right-of-way dedication have been established through the recording of the subdivision plat.
- 6. **DRAINAGE:** Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
- 7. **ADDITIONAL PROVISIONS:** Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 12.51 acres and are proposing detached dwellings.
- 8. Owner, Engineer and Surveyor certification and signature block need to be shown on the PUD site plan. Submitted site plan meets requirements.

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)

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar at 400 Nolana Avenue, 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 specific requirements as follows:

- 1. The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and is used to the north and east, and a water tower to the west.
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits in this commercial plaza.
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided in the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 41 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business.
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance.
- 5. Business should provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 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 Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

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)

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a Bar at 400 Nolana Avenue, Suites I, J, K, 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 specific requirements as follows:

1. The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and is used to the north and east, and a water tower to the west.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits in this commercial plaza.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, and bars. 729 parking spaces are provided as part of a common parking area in the front and rear of the building. Based on the square footage of the building, 70 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance.
5. Business should provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
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 Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

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)

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

Approved the R-3 (High-Density Residential-UDC) District zoning 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 Subdivision
- 2401 South McColl Road (Lot 1)
- 700-1021 East La Cantera Ave (Lots 78-95 and 134-150)
- 700-1017 East Myrtle Beech Avenue (Lots 101-133)
- 2701-2801 South "J" Street (Lots 96-100 and Lot A) (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, 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)

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

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

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

- Las Villita's Subdivision Lots 21-58, Hidalgo County, Texas
- 500-636 East Sandy hills Avenue
- Las Villita's Subdivision Lots 1-20 & 59-78), Hidalgo County, Texas
- 500-637 East Thornhill Avenue
- Las Villita's Subdivision Lots of A-C & 79-87 & 91-96, Hidalgo County, Texas
- 501-601 East Uphall Avenue
- Las Villita's Subdivision Lots 88-90 & 97-110, Hidalgo County, Texas
- 3800-3849 South D Street
- Las Villita's Subdivision Lots 111-124, Hidalgo County, Texas
- 3800-3825 South E Street
- La Vida Hermosa Subdivision Lot 1, Hidalgo County, Texas
- 500 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)

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

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

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

Approved the 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)

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

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

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

B) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

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 Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda except for Item 2B5 to be addressed separately and Commissioner Joaquin Zamora seconded. The motion carried unanimously.

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

The minutes of the Workshop and Regular meeting held October 27, 2025, were reviewed and approved as submitted.

B) CONSENT COOP PURCHASES

1. AWARD OF CONTRACT FOR THE PURCHASE OF A FIRE ENGINE (PROJECT NO. 11-25-P06-01).

Awarded a contract to Metro Fire Apparatus Specialists, Inc. in the amount of \$1,297,239 for the purchase of a Fire Engine.

2. AWARD OF CONTRACT FOR THE PURCHASE OF VARIOUS REFUSE CONTAINERS THROUGH COOPERATIVE PURCHASING CONTRACTS (PROJECT NO. 11-25-P09-01).

Awarded a contract to Box Gang Manufacturing in the amount of \$141,673 for the purchase of various refuse containers.

3. AWARD OF CONTRACT FOR THE PURCHASE OF ONE (1) NEW CURRENT MODEL KOBELCO EXCAVATOR (PROJECT NO. 11-25-P04-01).

Awarded a contract to Anderson Machinery in the amount of \$376,235.42 for the purchase of One (1) New Current Model Kobelco Excavator.

4. AWARD OF CONTRACT FOR THE PROCUREMENT CARD PROGRAM FOR THE CITY OF MCALLEN THROUGH TARRANT COUNTY COOPERATIVE (PROJECT NO. 11-25-S04-03).

Awarded a contract to JP Morgan for an initial term of three (3) years for the Procurement Card Program.

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).

Approved the selection of 42 highest-scoring firms for Professional Civil Engineering Services Pool for an initial term of one (1) year. Additionally, the contract may be extended to one (1) year increments upon approval from the City Manager, as long as performance and service remain satisfactory.

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.

Approved a resolution entering 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).

Approved a resolution entering 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.

Approved a 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).

Staff recommended award of contract to GDJ Engineering LLC in the amount of \$44,353.28 for the consulting services for coordination and planning support on federal projects through the Rio Grande Valley Metropolitan Planning Organization (RGVMPO).

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

B) AWARD OF CONTRACT FOR FREDDY GONZALEZ DRIVE ROADWAY IMPROVEMENTS FROM FM494 (SHARY RD.) TO SH336 (10TH STREET) (PROJECT NO. 11-25-S12-01).

Staff recommended award of contract to GDJ Engineering LLC in the amount of \$634,150.64 for the Freddy Gonzalez Drive Roadway Improvements from FM494 (Shary Rd.) to SH 336 (10th Street).

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

C) AWARD OF CONTRACT FOR THE HARVEY AVENUE STORMWATER PUMP STATION IMPROVEMENTS (PROJECT NO. 10-25-C04-1090).

Staff recommended award of contract to RGV Industrial Machine Shop & Pumps, LLC in the amount of \$768,920 for the Harvey Avenue Stormwater Pump Station Improvements.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

D) AWARD OF CONTRACT FOR THE ROBIN DITCH - NORTHWEST BLUELINE INTERCONNECT IMPROVEMENTS (PROJECT NO. 10-25-C02-645).

Staff recommended award of contract to Artillery LLC in the amount of \$125,000.00 for the Robin Ditch - Northwest BlueLine Interconnect Improvements Project.

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

E) AWARD OF CONTRACT FOR THE EL RANCHO PARK PROJECT (PROJECT NO. 10-25-C01-1230).

Staff recommended award of contract to Fuerza Construction LLC in the amount of \$263,724.00 for the El Rancho Park Project.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to award the contract as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

4. ORDINANCE

A) PROVIDING FOR A BUDGET AMENDMENT FOR THE EDERRA, LLC PROPERTY AT LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$7.5 million to fund Ederra LLC property, La Lomita Irrigation and Construction Company Subdivision.

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

5. RESOLUTION

A) RESOLUTION CASTING VOTES FOR THE HIDALGO COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS.

Staff recommended approval of a resolution authorizing 112 votes to Richard A. Garza for the upcoming election of 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.

6. MANAGER'S REPORT

A) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: No future agenda items were discussed.

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.

Said item was withdrawn by applicant.

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 Item 8A.

Mayor Javier Villalobos recessed the meeting at 5:15 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 5:34 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) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTUAL AGREEMENTS. TEX. GOV'T. CODE §551.071.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to instruct the City Manager and City Attorney to proceed as discussed in Executive Session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

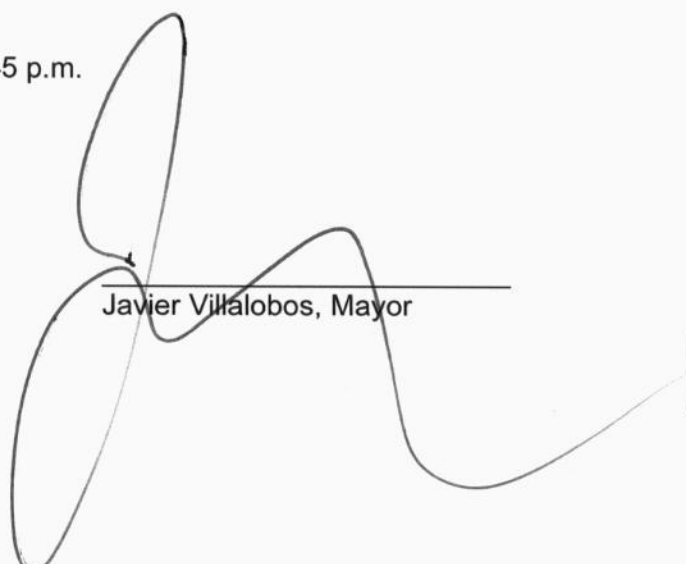
ADJOURNMENT

Without objection the meeting was adjourned at 5:45 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor