



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 26, 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 - Mayor Pro Tem Victor "Seby" Haddad
PROCLAMATION - Navy Week - Elvira Alonzo

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 R-3A (Multi-Family Residential Apartments-OC) District to C-2 (Regional Commercial- UDC) District: 0.29 of an acre tract of land out of Lot 1, Contreras Subdivision, Hidalgo County, Texas, 301 South Taylor Road. (REZ2025-0253)
2. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: 0.10 acre tract out of Lots 5-9, Guerra's Addition Subdivision, Hidalgo County Texas, 808 South 19th Street. (REZ2025-0254)

3. Rezone from R-2 (Duplex-Fourplex Residential -OC) District to R-2 (Medium Density Residential-UDC) District: Lot 10 Block 2 Hackberry Place Subdivision, Hidalgo County, Texas, 917 North 9th Street. (REZ2025-0255)
4. Rezone from R-3T (Multi-Family Residential Townhouse-OC) District to R-3 (High Density Residential-UDC) District: Lots 1-32, Common Area, and Lot A (Drainage Detention Pond), Turin Estates Phase I Subdivision, Hidalgo County Texas, 3400-3622 Zinnia Avenue. (REZ2025-0256)
5. Rezone from R- 4 (Mobile Home & Modular Home-OC) District to R-1 (Low-Density Residential- UDC) District: 0.16 of an acre tract of Land out of Lot 8, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 302 Date Palm Avenue. (REZ2025-0266)
6. Rezone from R-4 (Mobile Home & Modular Home-OC) District to C-2 (Regional Commercial-UDC) District: A 1.12 acre and 0.372 acre tract of land out of Lot 8, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 200 & 216 Date Palm Avenue. (REZ2025-0267)
7. Rezone from C-2 (Regional Commercial - UDC) District to M-2 (Regional Mixed Use - UDC) District: A 5.0 acre tract of land consisting of all of Lot 11, Kings Hiway Subdivision, Hidalgo County, Texas; 421 South Ware Road. (REZ2025-0269)
8. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 416 South 28th Street. (REZ2025-0252)
9. Request of Dalinda Alcantar, on behalf of Boys and Girls Club of McAllen, for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for an Institutional Use (Boys & Girls Club of McAllen) at Lot 67 & W 2 AC of Lot 70, Block 2, McAllen Second Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2400 Jordan Road. (CUP2025-0103)
10. Request of Ahmed Alsabahi, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Blazin Smoke Shop) at Lot 1B, McAllen Convention Center Subdivision, Hidalgo County, Texas; 3400 Expressway 83, Suite 120. (CUP2025-0113)
11. Request of David M. Rossow, for a Conditional Use Permit, for two years, and adoption of an ordinance, for a Vape Shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street, Suite 35. (CUP2025-0112)
12. Request of Eloy Morin, on behalf of Texas Borders Hemp Company, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at north ½ of Lot 19 Block 1, Eltus Subdivision, Hidalgo County, Texas; 1631 North 10th Street. (CUP2025-0115)
13. Request of Ramon R. Martinez, on behalf of Believe Investments, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, of a Food Truck Park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East US Business 83. (CUP2025-0118)

- B)** Amending the Zoning Ordinance of the City of McAllen.
- C)** Public Hearing and Consideration of a request by Sonjack Group, LLC for a variance from Section 6-2 (A) of the City of McAllen Code of Ordinances of the Alcoholic

Beverage Code at north 100 feet of Lot 1, Professional Center Subdivision, Hidalgo County, Texas; 920 North Main Street, Suite 160. (ABC2025-00003)

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 January 12, 2026.
- B) Subdivision Monthly Report.
- C) Parks & Recreation Project Monthly Status Report.
- D) Project Status Monthly Report through December 31, 2025.
- E) Consideration and Approval of an Agreement for Fiscal Year 2025-2026 Texas Department of Transportation (TXDOT) Allocation Funding.
- F) Consideration and Authorization to remove 2nd & 3rd Quarters of Fiscal Year 2024-2025 Uncollectible Sanitation and Drainage Fee Accounts and begin write-off procedures.
- G) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase and Installation of Playground Equipment for Municipal West Playground. (Project No. 01-26-P24-01).
 - 2. Award of Contract for the Purchase of VMware Maintenance Subscription through Texas Department of Information Resources (DIR) (Project No. 01-26-P25-01).
- H) **CONSENT RESOLUTIONS**
 - 1. Resolution of the Board of Commissioners of the City of McAllen, Hidalgo County, Texas, Amending Texpool Authorized Representatives and providing an effective date.
 - 2. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2027 Operation Lone Star Grant Program (OLS) to request funds in the amount of \$508,503.57.
 - 3. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2027 Texas Anti-Gang Program to request funds in the amount of \$600,000.00.
- I) Approval of Tax Refunds over \$500.00.
 - 1. Woods Malina P & Carl O

3. BIDS/CONTRACTS:

- A) Award of Contract for Nolana Avenue Widening from Col. Rowe Boulevard (2nd Street) to Jackson Road (Project No. 01-26-S36-01 - Phase I).
- B) Award of Contract for the Quinta Mazatlan Schoolyard Forest Project (Project No. 12-25-C09-791).

4. VARIANCE:

- A) Consideration of variance requests to: 1) not dedicate Right-of-Way on Military Highway; and 2) Exceed the maximum Cul-De-Sac length requirement for proposed Military Industrial Park Subdivision, Hidalgo County, Texas; 1300 Military Highway.

5. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Boards and Committees Served by Elected Officials.
- C) 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) Consultation with City Attorney regarding pending litigation. Tex. Gov't Code §551.071.
- B) Consultation with City Attorney regarding legal matters related to adoption of proposed ordinances. 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 20, 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