



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, FEBRUARY 9, 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 Joaquin Zamora
PROCLAMATIONS - National Burn Awareness Week - Mario Lizcano
Engineers Week - Eduardo Mendoza

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-1 (Single Family Residential - OC) District to R-2 (Medium-Density Residential - UDC) District: 2.70 of an acre tract of land out of Lot 129, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2604 North Ware Road. (REZ2025-0271)

2. Request of M2 Engineering, PLLC, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an amendment to a Planned Unit Development For Lots

1-36, Sunset Valley Subdivision, Hidalgo County, Texas: 6100 North Bentsen Road. (CUP2025-0120)

3. Request of Roan G. Gomez on behalf of Idea Public School, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Institutional Use (School) at Lot 1, at Idea Public Schools-McAllen Subdivision, Hidalgo County, Texas; 201 North Bentsen Road. (CUP2025-0124)

4. Request of Fermin Leija Jr., for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Single Family Dwelling (Home) at the South ½ of Lot 11, Block 56, McAllen Addition Subdivision, Hidalgo County, Texas; 619 South Bicentennial Boulevard. (CUP2025-0125)

5. Request of Nathan Chamberlain, P.E. on behalf of AEP Texas for a Conditional Use Permit, for two years, and adoption of an ordinance, for an Electric Substation at a 5.55 acre tract described as west 250 feet of the east 756.45 feet of the south 986.84 feet of land out of Lot 328, John H Shary Subdivision, Save and Except the west 100 feet of the north 50 feet, Hidalgo County, Texas; 4551 Buddy Owens Boulevard. (CUP2025-0129)

6. CITY INITIATED REZONINGS

a. Rezoning from A-O (Agricultural & Open Space-OC) District and R-3A (Multi-Family Residential Apartment-OC) District under the Old Code (OC) to M-2 (Regional Mixed Use - UDC) District under the New Unified Development Code (UDC) for the following properties:

Case REZ2025-0247:

2000 South Ware Road (PID: 230670, 230672, 230671)

b. Rezoning from A-O (Agricultural & Open Space-OC) District under the Old Code (OC) to A-O (Agricultural & Open Space - UDC) District under the New Unified Development Code (UDC) for the following properties:

Case REZ2025-0248:

3100 South Jackson Road (PID:231208)

c. Rezoning from R-3A (Multi-Family 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 property:

CASE REZ2025-0249:

Las Canadas, Lot 9 Block 2 Hidalgo County, Texas.

3108 South "K" Center Street

d. Rezone from I-1 (Light Industrial - OC) District to I-1 (Light Industrial- UDC) District:

CASE REZ2025-0250:

Jackson South Subdivision, Lot 1, Hidalgo County, Texas.

1400 South Jackson Road

1330 East Oakland Avenue (Prop ID: 231175)

e. Rezoning from R-2 (Duplex-Fourplex-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2025-0251:

Las Canadas Subdivision Lots 1-8 & 15-20 Block 2 Hidalgo County, Texas.
3000-3104 South "K Center" Street
Las Canadas Subdivision Lots 10-14 & 33-36 Block 2 Hidalgo County, Texas.
1200-1312 East Pineridge Avenue
Las Canadas Subdivision Lots 21-29A Block 2 Hidalgo County, Texas.
3002-3016 South "L" Street
Las Canadas Subdivision Lots 30-32 & 37-39 Block 2 Hidalgo County, Texas.
3002-3011 South "L" Lane
Las Canadas Subdivision Lots 40-42 Block 2 Hidalgo County, Texas.
3000-3008 South "M" Street
Las Canadas Subdivision Lots 43-52 Block 2 Hidalgo County, Texas.
1201-1325 East Olympia Avenue

f. Rezoning from A-O (Agricultural and Open Space-OC), I-1 (Light Industrial-OC), and C-1 (Office Building-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE: REZ2025-0272:

3101 Jordan Road Rear (PID: 230684).

2301-3401 Jordan Road (PID: 230681, 230682, 230683).

2701-3501 South Ware Road (PID: 230656, 230637, 270303, 270304, 270305).

B) CONDITIONAL USE PERMIT:

1. Request of Michael Fallek for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Planned Unit Development at 13.661 acres out of Lot 9 & 16 Section 7, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1300 South 10th Street (CUP2025-0126)

C) Amending the Zoning Ordinance of the City of McAllen.

D) Consideration and possible approval of an ordinance updating the Unified Development Code.

E) Public Hearing and Consideration of a request by Felipe D. Alvarado, on behalf of Mymama LTD ,for a variance from Section 6-2 (a) of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code at north 120 feet of Lot 16, Alaniz Subdivision, Hidalgo County, Texas; 316 North 29th Street Suite 80. (ABC2025-00002)

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 26, 2026.
- B) Award of Contract for the Schoolyard Forest Project at Quinta Mazatlan (Project No. 12-25-C09-791)
- C) Consideration and Approval of a Drainage and Detention Easement Agreement between the Tres Lagos Public Improvement District, City of McAllen, and the Texas Department of Transportation (FM 2220).
- D) **CONSENT RESOLUTIONS**
 - 1. Resolution nominating a representative for the Hidalgo County Appraisal District Board of Directors 2026.
 - 2. Resolution authorizing the submission of a grant application to the National Endowment for the Arts, under the Fiscal Year 2027 Grants for Arts Projects (GAP): Design & Our Town Program to request funding in the amount of \$100,000.00.
 - 3. Resolution authorizing the submission of a grant application to the Texas Commission on the Arts for funding under the Arts Create (2nd Year Funding) Grant Program, to request funding in the amount of \$15,000.00.
 - 4. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2027 State and Local Cybersecurity Grant Program (SLCGP) – Governance and Planning Projects, to request funds in the amount of \$35,000.00.
 - 5. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2027 State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects, to request funds in the amount of \$350,000.00.
 - 6. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2027 State and Local Cybersecurity Grant Program (SLCGP) – Assessment and Evaluation Projects, to request funds in the amount of \$105,000.00.
- E) Approval of Tax Refunds over \$500.00
 - 1. 1547 CSR-McAllen LP c/o Wilson & Franco
 - 2. Banduch Properties LLC
 - 3. Bernardino Eliberto & Diana Yvette Palacios
 - 4. Gonzalez Maria

3. **BID/CONTRACT:**

- A) Award of Contract for Area D-5 South 2nd Street at Byron Nelson Drainage Improvements (Project No. 12-25-C10-638).

4. **ORDINANCES:**

- A) Providing an abandonment for the north 1.8-foot-wide easement out of the 10-foot-wide easement at Lot 1, 500 Mac Subdivision, Hidalgo County, Texas, 500 East Hackberry Avenue (ABD2025-0006).
- B) Providing an abandonment for a 5 foot out of a 10-foot Utility Easement adjacent to the south property line of Lot 12, Imperio Estates Subdivision, Hidalgo County, Texas, 8700 North 27th Street (ABD2024-0017).

- C) Minute order repealing Article 19 of the city charter pursuant to judicial order.

5. RESOLUTIONS:

- A) Resolution in Support for Avanti Ironwood, LP.
- B) Resolution in Support for Avanti Legacy Palmera, LP.
- C) Resolution in Support for Orchid Place, LP.

6. MANAGER'S REPORT:

- A) Review of Quarterly Investment Report for the Quarter Ended September 30, 2025.
- B) Advisory Board Appointments.
- C) Future Agenda Items.

7. 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) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- C) Consultation with City Attorney regarding legal aspects of enacted legislation. 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 February 3, 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