STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **January 12, 2026, 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 Rolando "Rolly" Rios and Commissioner Rodolfo "Rudy" Castillo, 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, 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.

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

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.

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 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)

Approved the C-2 Zoning at 1001 Ash Avenue, in accordance with the Planning and Zoning Commission.

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 (REZ2025-0265) (WITHDRAWN)

Said item was withdrawn by applicant.

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)

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar at 400 Nolana Suite G, in accordance with the Planning and Zoning Commission.

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

a) The property line of the lot 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 proposed establishment is within 400 ft. of residential zones and uses, and a water tower owned by the city.
b) The above-mentioned business must be as close as possible to a major arterial and shall not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. 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 issued in this commercial plaza.
c) The abovementioned business 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. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 14,891 sq. ft. bar/billiards hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. As per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes.
d) The abovementioned business must do everything possible to prevent unauthorized parking by the patrons of such businesses on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
e) 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.
f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
g) The abovementioned business shall restrict the number of people within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

B) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

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

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD DECEMBER 8, 2025.

Approved the 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).

Awarded a contract to Galls LLC in the amount of $163,733.20 for the purchase of Fire Department Structural Personal Protective Equipment - Coats and Pants.

C) **CONSIDERATION AND APPROVAL OF MASTER-CONTRACT AGREEMENTS FOR GENERAL ENGINEERING SERVICES AT MCALLEN INTERNATIONAL AIRPORT (PROJECT NO. 09-25-S94-760).**

Approved Master Contract Agreements with Pape-Dawson Consulting Engineers, LLC and Short Elliot Hendrickson, Inc. for General Engineering Services at McAllen International Airport.

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).**

Approved the First Amendment to the Parking Facilities Management Agreement with Interstate Parking Company Airports, LLC.

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).**

Awarded a contract to Rio United Builders in the amount of $1,875,785.78 with a contract time of 200 calendar days, subject to budget amendment for the McAllen International Airport Parking Lot "A" and Parking Lot "C".

F) **ORDINANCE PROVIDING FOR A FISCAL YEAR 2025-2026 BUDGET AMENDMENT FOR AIRPORT IMPROVEMENT PROJECTS.**

Adopted an ordinance providing for a budget amendment in the amount of $626,395.00 for Airport Improvements Project.

G) **MINUTE ORDER UPDATING FEES AT CHAMPION LAKES GOLF COURSE.**

Approved Minute Order updating fees at Champion Lakes Golf Course.

H) **ORDINANCE PROVIDING FOR A BUDGET AMENDMENT FOR GOLF COURSE PROJECTS.**

Adopted an ordinance providing for a budget amendment in the amount of $900,000.00 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).

Awarded Contracts for the purchase of Nine (9) New Current Model city vehicles through cooperative pricing to Grapevine Dodge Chrysler Jeep for items 2-5; Silsbee Ford for item 6 and Bowell Elif Ford for Item 1.

2. AWARD OF CONTRACT FOR THE PURCHASE OF NEW POLICE PACKAGED VEHICLES THROUGH COOPERATIVE PRICING.

Awarded purchase contracts to Silsbee Ford, Inc for Eight (8) new current model police packaged mid-sized sport utility vehicles for a total contract amount of $461,580; Grapevine Dodge Chrysler Jeep for the purchase of Five 95) new current model AWD 4-door civilian appearance police packaged mid-size SUV for a total contract amount of $212,910; and to Randall Reed's Prestige Ford for Three (3) new current model police packaged full size sport utility vehicle for a total contract amount of $205,950.00.

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.

Approved a 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**

Approved tax refunds of over $500.

1. DOMAIN DEVELOPMENT CORP.

Approved a tax refund in the amount of $1,886.65.

2. GENARO JASSO

Approved a tax refund in the amount of $553.39.

3. MICHAEL A. & KELLY D. LARA

Approved tax refunds in the amounts of $875.83 and $1,038.34.

4. KATHLEEN LUCAS

Approved a tax refund in the amount of $3,591.13.

5. JOSEPH SANSANELLI JR.

Approved a tax refund in the amount of $1,364.96.

3. BIDS/CONTRACT

A) AWARD OF CONTRACT FOR THE STORMWATER PUMP BYPASS STATIONS 254BL & 255 (PROJECT NO. 11-25-C08-578).

Staff recommended award of contract to GO Underground LLC in the amount of $516,152.91 with a contract time not to exceed 100-working days for the Stormwater Pump Bypass Stations 254BL & 255.

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

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.

Staff recommended adoption of an ordinance calling a Special Election in the City of McAllen on May 2, 2026.

Staff mentioned that the purpose of the election was to elect (1) Commissioner, for District 5. Also mentioned were the early personal appearance polling places: Fireman's Pump House, Palm View Community Center and Lark Community Center. Staff noted that early voting will begin April 20th and run through 28th and that included Saturday, April 25th. It was noted that election day polling place will be McAllen High School.

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

5. MANAGER'S REPORT

A) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows:
- ✓ Update on the City Hall Design
- ✓ Master Plans for the following: Downtown, Parks, Convention Center

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 Items 6C and 6D; Section 551.072 Deliberation Regarding Real Property on Item 6A; and Section 551.087 Economic Development on Item 6B.

Mayor Javier Villalobos recessed the meeting at 5:09 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 6:09 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) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACTS 1. TEX. GOV'T. CODE §551.072.

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

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

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

C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF NEWLY EFFECTIVE LEGISLATION. TEX. GOV'T. CODE §551.071.

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

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

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

ADJOURNMENT

Without objection the meeting was adjourned at 6:10 p.m.

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary