



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 23, 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 Rolando "Rolly" Rios
PROCLAMATIONS - Black History Month - Minerva Gatling
Women's History Month - Irma Chapa

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) REZONING

1. Rezoning from R-2 (Duplex-Fourplex Residential - OC), R-3A (Multifamily Residential Apartments - OC), R-3T (Multifamily Residential Townhomes - OC), C-1 (Office Building - OC), C-2 (Neighborhood Commercial - OC), and C-3 (General Business - OC) Districts under the Old Code (OC) to CC-DT (City Core-Downtown - UDC) District under the new Unified Development Code (UDC) for the following properties:

REZ2026-0010:

McAllen Addition Blocks 1-14 and 19-64, McAllen State Bank Lot A, Nelson Addition Blocks 1-4, 1515 Houston Lot 1, Nelson Addition Lots 5A-6A, South McAllen Additions Block 1-6, and PIDS: 189432, 189433, 189431, 189407, 189437, 189438, 189439, 189440, 189441, 189442, 189443, 189446, 189436, 189435, and 189444, Hidalgo

County, Texas:

- 101, 209, 213, 215, 217, 221, 303, 305, 309, 311, 315, 317, 321, 401, 405, 409, 413, 415, 417, 501, 509, 513, 515, 517, 601, 603, 615, 617, 619, 701, 709, 713, 717, 721, 801, 803, 807, 809, 813, 815, 817, 819, 821, 823, 825, 901, 903, 905, 907, 911, 913 and 917 South Bicentennial Blvd.
- 20, 200, 302, 320, 404, 420, 500, 520, 600, 608, 620, 700, 704, 720, 800, 802, and 900 South 10th Street
- 1001, 1023, 1101, 1117, 1123, 1201, 1217, 1411, 1501, 1601 and 1701 Highway 83
- 3-714 South 11th Street
- 13- 904 South 12th Street
- 713 South Broadway Street
- 1-920 South Main Street
- 15-921 South 15th Street
- 100-920 South 16th Street
- 800-921 South 16 1/2 Street
- 100-722 South 17th Street
- 800-917 South 17 1/2 Street
- 1000-1720 Austin Avenue
- 1200-1721 Beaumont Avenue
- 1200-1717 Chicago Avenue
- 1405-1515 Dallas Ave
- 1000-1720 Erie Avenue
- 1000-1717 Fresno Avenue
- 1101-1720 Galveston Ave
- 1000-1720 Houston Avenue
- 1400-1720 Ithaca Avenue
- 900, 1300 and 1308 Jackson Avenue

B) CONDITIONAL USE PERMIT

1. 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) **(TABLED)**

C) 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 February 9, 2026.
- B)** Parks & Recreation Monthly Project Status Report.
- C)** Project Status Monthly Report through January 31, 2026.

- D) Subdivision Monthly Report.
- E) Consideration and Approval of Non-Exclusive Transportation Network Company Operating Permits at McAllen International Airport.
- F) Award of Contract for the Purchase and Pick-Up of Type “D” Hot Mix (Project No. 01-26-SP06-152).
- G) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of One (1) New Current Model Street Sweeper (Project No. 01-26-P26-01).
 - 2. Rescind Award and Re-Award Contract for the Purchase of Three (3) New Police Packaged Vehicles through Cooperative Contract Pricing (Project No. 12-25-P11-144).
 - 3. Award of Contract for the Purchase of Virtualization (VMWARE) Software (Project No. 02-26-P30-01).
 - 4. Award of Contract for the Purchase and Installation of Playground Equipment and Shade for Doc Neuhaus Playground (Project No. 02-26-P29-01).
- H) **CONSENT RESOLUTIONS**
 - 1. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2027 Border Zone Fire Departments (BZFD) Grant Program, to request funding in an amount up to \$90,000.00.
 - 2. Resolution for an Update to the Public Transportation Agency Safety Plan.
 - 3. Consideration and possible approval of a resolution authorizing Regional Trails Lighting Initiative.
 - 4. Consideration and possible approval of a resolution authorizing the Convention and Visitors’ Bureau to apply for the Office of the Governor- Texas Film Commission Film Friendly Texas certification and adopting related guidelines.
- I) Approval of Tax Refunds over \$500.00.
 - 1. Alvarez Vicente
 - 2. Corelogic Centralized Refunds
 - 3. Edwards Abstract & Title Co
 - 4. GMG Design & Construction LLC
 - 5. Rivas Israel

3. **BIDS/CONTRACTS:**

- A) Consideration and Approval of Change Order No. 9 and Final for the Anzalduas Bridge Improvements Project (Project No. 07-22-C29-802).
- B) Consideration and Approval of Contract Amendment No. 4 for Construction Phase Services: Anzalduas International NB/SB Full Commercial Project (Project No. 10-19-S03-648).
- C) Award of Contract of a Master Service Agreement for Various Improvements at the Anzalduas International Port of Entry (Project No. 12-24-S10-739).
- D) Award of Contract for the Nolana Avenue Widening from FM2220 (Ware Road) to FM1926 (23rd Street) (Project No. 02-26-S46-01 - Phase II).
- E) Award of Contract for the Purchase of prefabricated restrooms for McAllen Hike & Bike Project (Project No. 02-26-P28-01).

- F) Consideration and Authorization to Negotiate with Top Ranked Firm for a Market Feasibility and Needs Assessment for the Convention Facilities Master Plan (Project No. 10-25-S02-524).
- G) Consideration and Approval to terminate the contract with Claims Administrative Services and award to the next highest bidder Athens Administrators.

4. ORDINANCES:

- A) Providing for a budget amendment for the design development services of Nolana Avenue from FM2220 (Ware Road) to FM1926 (23rd Street).
- B) Providing a Budget Amendment for Fiscal Year 2025-2026 Capital Projects Rollovers.

5. MANAGER'S REPORT:

- A) Presentation of Current Tax Year and Delinquent Tax Collection Reports.
- B) Advisory Board Appointments.
- C) Future Agenda Items.

6. TABLED ITEM:

- A) Resolution nominating a representative for the Hidalgo County Appraisal District Board of Directors 2026.

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 legal aspects of contracts. Tex. Gov't. Code §551.071.
- B) Consultation with City Attorney regarding potential and pending litigation. Tex. Gov't. Code §551.071.
- C) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

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 17, 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