



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, MARCH 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 Rodolfo "Rudy" Castillo

PROCLAMATIONS - Texas High School Coaches Association Coach of the Year - Felicia Ramirez

Grant Professional's Day - Julia Lash

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:

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 A-O (Agricultural and Open Space- UDC) District: 7.635 Acre Tract of land out of Lots 20, 21, 22, and 23, Ebony Heights Citrus Groves Unit No.1 Subdivision, Hidalgo County Texas, 1604 Frontera Road. **(REZ2026-0003)**

2. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lot 22, Block 2, Pecan Acres Subdivision, Hidalgo County, Texas; 802 Orange Avenue. **(REZ2026-0005)**

3. Request of Jorge G. Martinez on behalf of Lunalj LLC., for a Conditional Use Permit, for two years, and an adoption of an ordinance, for an Event Center (Casa Luna) at Lot 5A, Kingwood Estates Phase II Subdivision, Hidalgo County, Texas; 5245 North 23rd Street. **(CUP2025-0119)**

4. ROUTINE CITY INITIATED REZONINGS

a. 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:

H.G.P., Inc. Subdivision Lot A, McAllen Pavilion Subdivision II Lots 1A-3A, McAllen Pavilion Lots A1 & B-F, Concord Property Corp. Subdivision No. 1 Lots 1-3, Concord Property Corp. Subdivision No. 2 Lot 4, Renaissance Pointe Lots 1-2B, River Valley Subdivision Lot 2B and 3, and Jackson Triangle Subdivision Lots 1-2, Hidalgo County, Texas.

300, 400, 410, 420, 500, 504, 506, 510, 514, 606, 614, 620, 700, 708, 800, 810, 900, 910, 924, 1200, 1300, 1304, 1312, 1316, 1400 and 1420 East Expressway 83.

REZ2025-0244

b. Rezoning from C-3L (Light Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

3916 Idela Avenue (PID: 270320)

4400 South Ware Road (Rear) (PID: 270324, 270325, 270326)

4500 South Ware Road (Rear) (PID: 270328). **REZ2026-0006**

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:

Los Alegres Unit No. 1 Subdivision Lots 5-6, Hidalgo County, Texas

200 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 9-10, Hidalgo County, Texas

308 and 316 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 13-14, Hidalgo County, Texas

400 and 408 Wichita Avenue

Los Alegres Unit No. 1 Subdivision Lots 17-18, Hidalgo County, Texas

416 and 424 Wichita Avenue. **REZ2026-0007**

d. Rezoning from R-2 (Duplex-Fourplex Residential-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:

Taylor Villas Subdivision, Lot A, Hidalgo County, Texas

5150 Uvalde Avenue

Taylor Villas Subdivision, Lot B, Hidalgo County, Texas

2050 South 50th Lane. **REZ2026-0008**

e. Rezoning from R-1 (Single-Family Residential District-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:

2800 South McColl Road (PID: 290252)
2800 South McColl Road (Rear) (PID: 655180). **REZ2026-0009**

B) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 8, Block 1, Redwood Park Addition Subdivision, Hidalgo County, Texas; 1708 North 8th Street. **(REZ2026-0004)**

C) 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)**

D) 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 the Workshop and Regular Meeting held February 23, 2026.
- B)** Consideration and Approval of an Interlocal Agreement for the 2026 South Texas All Hazard Conference.
- C)** Award of Contract for the 2026 Single Machine Repaving (Project No. 02-26-C18-510).
- D)** Award of Contract for the Purchase & Delivery of Type "D" Hot Mix Asphaltic Concrete (Project No. 02-26-P27-134).
- E)** Consideration and Approval of Change Order No. 1 and Final Reconciliation for the Passenger Boarding Bridge Improvements at McAllen International Airport (Project No. 05-24-C15-379).
- F)** Consideration and Approval of Change Order No. 2 for the Transit Department Fuel Station and Bus Wash improvements (Project No. 05-25-C23-240).
- G)** Ordinance providing for a budget amendment in the General Fund for Quinta Mazatlan for appropriation of Insurance Claims Proceeds.
- H)** Ordinance providing for a budget amendment in the McAllen Convention Center Fund for Appropriation of Insurance Claims Proceeds.
- I) CONSENT RESOLUTIONS**
 - 1. Resolution adopting a new City of McAllen Employee 457b Plan with Nationwide.

2. Resolution establishing a City of McAllen Post Employment Health Plan with Nationwide.
3. Resolution authorizing the submission of a grant application to the U.S. Department of Transportation for funding under the Fiscal Year 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant to request funds in the amount of \$9,000,000.00.
4. Resolution authorizing the submission of a grant application to the Office of the Governor for funding under the Fiscal Year 2026 State and Homeland Security Program – Regular Projects (SHSP-R) to request funds in an amount not to exceed \$815,000.00.

J) Approval of Tax Refunds over \$500.00.

1. Affordable Homes of South Texas
2. Alvarez Juan A & Blanca A
3. Corelogic Solutions LLC
4. Cotality Tax Services
5. Del Valle Veterinary Services Inc
6. Litif Crizelda V
7. Nunez Jorge Alejandro & Patricia
8. Salinas Romulado Jr. & Myriam
9. Soberon Garbriel & Patricia
10. Suerte Group
11. Vantage Bank
12. Zuniga Nathaniel & Priscilla Trevino

3. BIDS/CONTRACTS:

- A)** Consideration and Approval of a Memorandum of Understanding between City of McAllen and DSE Hockey Club, L.P. for the upgrade of Multipurpose Pavilion Improvements and acquisition of hockey gear.
- B)** Consideration and Approval of an Interlocal Agreement between Hidalgo County Precinct 4 and City of McAllen, on receiving exercise equipment for installation at City parks.
- C)** Consideration and Approval of an Interlocal Cooperation Agreement between City of McAllen County of Hidalgo through Precinct 3 and 4 for the Mile 9 North Road and North Shary Road Reconstruction Project.

4. ORDINANCES:

- A)** Request to abandon a 5-foot utility easement on the west side of Lot 2 and a 5-foot utility easement on the east side of Lot 3 for a total of 10 feet Utility Easement at Lots 2 and 3, Trenton Pecan Subdivision Phase I, Hidalgo County, Texas; 1705 and 1709 Umar Avenue. **(ABD2023-0010)**
- B)** Request to abandon a 10-foot utility easement running along the north side of Lot 2, McAllen Near-Shoring Industrial Park Subdivision, Hidalgo County, Texas; 4601 South 40th Street. **(ABD2026-0013)**

5. VARIANCES:

- A) Consideration of variance requests to: 1) exceed maximum block length required of 1,200 feet and 2) not dedicate ROW on West side of the Subdivision for the proposed Zuma Subdivision, Hidalgo County, Texas; 11001 N. Bentsen Palm Drive. **VAR2025-0043**
- B) Consideration of variance request to a Lot not front a public street for the proposed Mediterranean Subdivision, Hidalgo County, Texas; 13931 N. Ware Rd. **VAR2025-0047**

6. MANAGER'S REPORT:

- A) 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) Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
- B) Deliberation regarding critical infrastructure facility. Tex. Gov't. Code § 551.0761.

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 March 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