

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **February 9, 2026, at 5:00 PM**, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Pro Tem Victor "Seby" Haddad, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca.

Absent: Mayor Javier Villalobos

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 Pro Tem Victor "Seby" Haddad called the meeting to order.

PROCLAMATIONS

NATIONAL BURN AWARENESS WEEK

Commissioner Joaquin Zamora presented a proclamation for National Burn Awareness Week.

ENGINEERS WEEK

Commissioner Antonio "Tony" Aguirre, Jr. presented a proclamation for Engineers Week.

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 Pro Tem Victor "Seby" Haddad 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 Pro Tem Victor "Seby" Haddad 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 except for item 1A5 to discussed separately and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

- 1. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL - OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL - UDC) DISTRICT: 2.70 OF ACRE TRACTS OF LAND OUT OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 2604 NORTH WARE ROAD. (REZ2025-0271)**

Approved the R-2 Zoning at 2604 North Ware Road, in accordance with the Planning and Zoning Commission.

- 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)**

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for an amendment to a Planned Unit Development at 6100 North Bentsen Road, in accordance with the Planning and Zoning Commission.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth on Article IV for Planned Developments of the Subdivision Ordinance, and are summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing multifamily residences, allowed in R-3A District.
3. OFF-STREET PARKING AND LOADING: Parking should follow Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if it in compliance.
4. LANDSCAPING: Each lot requires 10% landscaping and a minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. Tree requirement for multifamily development is calculated as Section 110-51 of Vegetation Ordinance. A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines of all nonresidential and multifamily uses contiguous to a public street, excluding driveway entrances and exits. For properties having a lot depth of less than 200 feet, the landscaped strip may be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height.
5. STREETS AND SETBACKS: A minimum of 60 ft. right-of-way with 40 ft. of pavement width is required on all internal streets, as well as a minimum of 96 ft. pavement on cul-de-sacs face to face. The applicant is offering 55 ft. of right-of-way, 5 ft. utility and sidewalk easement on both sides, and 40 ft. of pavement back-to-back an R-1 zone requires a front yard setback of 25 ft. on interior streets; 20 ft. is being proposed. The side setback for corner lots is 10 ft. or greater for easements, whichever is greater; Rear: 10 ft. or greater or easements; A 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. 5 ft. sidewalk might be required by Engineering Department prior to final plat review. Sidewalk must comply with subdivision requirements. No encroachment is allowed over the setback or easements.
6. DRAINAGE: The drainage report must be approved
7. ADDITIONAL PROVISIONS: The Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 13.116 acres and includes multifamily residences. The proposed site plan must be approved by Development Departments.
8. Owner, Engineer and Surveyor certification and signature block need to be shown on the PUD site plan. Submitted site plan meets requirements.
9. The subdivision plat and the Planned Unit Development site plan must be recorded prior to issuance of building permits. Therefore, Sunset Valley Subdivision process must be completed, and recorded together with the site plan.

If the subdivision layout changes, the PUD will need to be amended to resemble the approved subdivision plat. Any changes regarding ownership or the approved building layout may also require an amendment of the PUD. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Engineering Department, Utilities Department, Traffic Department, Fire Department, and the Environmental and Health Code Compliance Department. Finally, if this request is granted approval, all proposed structures and improvements on the recorded Subdivision Plat and PUD site plan will be required during the building permitting process.

**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)**

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for an institutional use (school) at 201 North Bentsen Road, in accordance with the Planning and Zoning Commission.

The proposed use must also comply with the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential-sized streets or disrupt residential areas and shall be as close as possible to a major arterial. Access to the property is from North Bentsen Road.
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. The parking must be clear of potholes and be properly striped per city requirements. According to approved Site Plan Review, the total parking spaces required will be 148 spaces and they are providing 184 parking spaces.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
4. The proposed use should provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas; applicant has fences on perimeter of property.
6. The number of people within the main building shall be determined by the Building Inspections Department; and
7. Sides adjacent to commercially zoned or use property shall be screened by a 6 ft. opaque fence.

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)

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for a single-family dwelling at 619 South Bicentennial Boulevard, in accordance with the Planning and Zoning Commission.

The proposed residence must comply with the following requirements:

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use; and
3. In a C-3 District, a single-family dwelling shall be located on a minimum lot size of 5,000 sq. ft. and in compliance with setbacks of the respective zoning district. The subject property is 3,500 sq. ft.

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)

Approved a Conditional Use Permit and adopted an ordinance, for two years, for an electric substation at 4551 Buddy Owens Boulevard, in accordance with the Planning and Zoning Commission.

The proposed substation must also comply with the following:

1. The proposed electric substation shall meet all the minimum standards established in applicable city ordinances; and will not be detrimental to the health welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.
2. No form of pollution shall emanate beyond the immediate property line of the permitted use.

3. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.
4. New railroad facilities and structures for private utilities, other than the usual poles, wires and underground utilities; shall require a permit.

Commissioner Antonio "Tony" Aguirre, Jr. moved to table the item and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

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)

Approved the M-2 New UDC Zoning at 2000 South Ware Road, in accordance with the Planning and Zoning Commission.

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)

Approved the A-O New UDC Zoning at 3100 South Jackson Road, in accordance with the Planning and Zoning Commission.

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

Approved the R-3 New UDC Zoning at 3108 South "K" Center Street, in accordance with the Planning and Zoning Commission.

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)

Approved the I-1 New UDC Zoning at 1400 South Jackson Road; 1330 East Oakland Avenue, in accordance with the Planning and Zoning Commission.

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**

Approved the R-2 New UDC Zoning for the following properties:

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).

Approved the A-O new UDC Zoning (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)

Staff recommended disapproval of a Conditional Use Permit and adoption of an ordinance, for life of use, for Planned Unit Development at 1300 South 10th Street, in accordance with the Planning and Zoning Commission.

Mayor Pro Tem Victor "Seby" Haddad moved to disapprove of the Conditional Use Permit as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

C) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

D) CONSIDERATION AND POSSIBLE APPROVAL OF AN ORDINANCE UPDATING THE UNIFIED DEVELOPMENT CODE.

Staff recommended adoption of an ordinance updating the Unified Development Code.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

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)

Mayor Pro Tem Victor "Seby" Haddad called the Public Hearing to order.

Staff recommended approval of the variance from Section 6-2 of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code at 316 North 29th Street, Suite 80.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the variance as recommended and seconded by Commissioner RR with Commissioner Joaquin Zamora against. The motion carried with a vote of 5-1.

END OF PUBLIC HEARING

Mayor Pro Tem Victor "Seby" Haddad 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 CDV moved to approve the items listed on the Consent Agenda with the exception of Item 2D1 to be addressed separately. The motion was seconded by Commissioner JZ and carried unanimously by those present.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD JANUARY 26, 2026.

Approved the Minutes for Workshop and Regular Meeting held January 26, 2026, as submitted.

B) AWARD OF CONTRACT FOR THE SCHOOLYARD FOREST PROJECT AT QUINTA MAZATLAN (PROJECT NO. 12-25-C09-791)

Awarded a contract to Southern Landscapes in the amount of \$2,116,900 for the Schoolyard Forest Project at Quinta Mazatlán.

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).

Approved 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.

Commissioner Joaquin Zamora moved to table the item and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

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.

Approved a 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.

Approved a 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.

Approved a 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.

Approved a 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.

Approved a 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

Approved tax refunds of over \$500.

1. 1547 CSR- MCALLEN LP C/O WILSON & FRANCO

Approved tax refunds in the amounts of \$25,191.75 and \$26,565.11.

2. BANDUCH PROPERTIES LLC

Approved a tax refund in the amount of \$4,708.12.

3. BERNARDINO ELIBERTO & DIANA YVETTE PALACIOS

Approved tax refunds in the amounts of \$559.85; \$1,492.92; and \$1,621.40.

3. MARIA GONZALEZ

Approved a tax refund in the amount of \$1,000.

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).

Staff recommended award of contract to Texas Cordia Construction, LLC in the amount of \$908,910.00 with a contract time not to exceed 120-calendar days for the Area D-5 South 2nd Street at Byron Nelson Drainage Improvements Project.

Commissioner Antonio "Tony" Aguirre, Jr. moved to award the contract as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

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).

Staff recommended adoption of an ordinance providing for the abandonment for the north 1.8-foot-wide easement at 500 East Hackberry Avenue.

Commissioner Antonio "Tony" Aguirre, Jr. moved to adopt the ordinance as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

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).

Staff recommended adoption of an ordinance providing for the abandonment of a 5 foot out of a 10-foot utility easement at 8700 North 27th Street.

Commissioner Antonio "Tony" Aguirre, Jr. moved to adopt the ordinance as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

C) MINUTE ORDER REPEALING ARTICLE 19 OF THE CITY CHARTER PURSUANT TO JUDICIAL ORDER.

Staff recommended approval of a minute order repealing Article 19 of the city charter pursuant to judicial order.

Commissioner Joaquin Zamora moved to approve the minute order as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

5. RESOLUTIONS

A) RESOLUTION IN SUPPORT FOR AVANTI IRONWOOD, LP.

Staff recommended approval of the resolution in support of Avanti Ironwood, LP.

Commissioner Rolando "Rolly" Rios moved to approve the resolution and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

B) RESOLUTION IN SUPPORT FOR AVANTI LEGACY PALMERA, LP.

Staff recommended approval of the resolution in support of Avanti Legacy Palmera, LP.

Commissioner Rolando "Rolly" Rios moved to approve the resolution and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

C) RESOLUTION IN SUPPORT FOR ORCHID PLACE, LP.

Staff recommended approval of the resolution in support of Orchid Place, LP.

Commissioner Rolando "Rolly" Rios moved to approve the resolution and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

6. MANAGER'S REPORT

A) REVIEW OF QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2025.

Staff presented the Quarterly Investment Report for the quarter ending September 30, 2025 and recommended acceptance of said report as per the Audit Investment Committee.

Commissioner Joaquin Zamora moved to approve the report as recommended. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously by those present.

B) ADVISORY BOARD APPOINTMENTS.

Various appointments were made to city boards and committees.

Mayor Javier Villalobos presented the following nominations:

- Mike Stanton – Airport Advisory Board
- Saul Sanchez – Airport Advisory Board
- Alex Lamela – Community Development
- Donna Karla Goldammer – Convention Center
- Milly Chirino – Convention Center
- Alex Lamela - Community Development
- Laura A. Villarreal – Disability Advisory Board
- Cynthia Adame – Keep McAllen Beautiful
- Gabriel Kamel – Planning and Zoning Board
- Andrea Rodriguez – Convention Center Board
- Francisco Meza -McAllen Housing Finance Corporation
- Miguel Martinez-McAllen Housing Authority

Commissioner Antonio Tony Aguirre Jr., presented the following nominations:

- Anna King – Airport Advisory Board
- Cynthia Gutierrez – Convention Center
- Nicole Aguirre – Traffic Commission

Commissioner Rolando "Rolly" Rios presented the following nominations:

- Armando Salinas III – Airport Advisory Board
- Luis Figueroa – Building Board of Adjustments & Appeals
- Andrea Rodriguez -Community Development
- Hiram Gutierrez -Community Development
- Eric Luebanos – Disability Board
- Eliseo Salinas – Golf Course Advisory Board
- Nathaniel dela Cruz – McAllen Library Board
- Brandon J. Lau - Parks and Recreation Advisory Board
- Jefferey Schmatz – Traffic Commission

Mayor Pro Tem Victor "Seby" Haddad presented the following nominations:

- Tysen Hanna – Building Board of Adjustments and Appeals
- Debbie Chavez – Community Development
- Kathryn Calloway – Traffic Commission

Commissioner Jose R. "Pepe" Cabeza de Vaca presented the following nominations:

- Suzanne Driscoll Garza – Disability Board
- Jackelin Pena – Keep McAllen Beautiful
- Matthw Meyers – Senior Citizens Advisory Board

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the nominations and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

C) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: None

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).

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 7A and 7C; and Section 551.087 Economic Development on Item 7B.

A) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION. TEX. GOV'T. CODE §551.071.

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

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

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

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

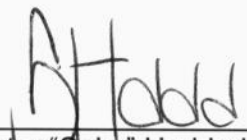
Commissioner Jose R. "Pepe" Cabeza de Vaca moved to instruct the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

ADJOURNMENT

Without objection the meeting was adjourned at 6:13 p.m.

Attest: 

Perla Lara, TRMC/CMC, CPM
City Secretary


Victor "Seby" Haddad
Mayor Pro Tem