



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 JOINT MEETING WITH THE
MCALLEN PUBLIC UTILITY BOARD
MONDAY, MARCH 23, 2026 – 4:45 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 Jose R. "Pepe" Cabeza de Vaca

PROCLAMATION - McAllen High School Boys Basketball Team Day - Stephanie Friedlein

Ava Aragon Day - Stephanie Friedlein

Great American Cleanup - Claudia Gutierrez

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 3:30pm)

1. JOINT MEETING WITH THE MCALLEN PUBLIC UTILITY BOARD:

- A) Consideration and Approval of the Annual Comprehensive Financial Report for Fiscal Year 2024-2025.

END OF JOINT MEETING

2. 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-1 (Low-Density Residential-UDC) District: Lot 9, Hackberry Terrace Subdivision, Hidalgo County, Texas; 220 Hackberry Avenue **REZ2025-0275**
2. Rezone from R-3A (Multi-Family Residential Apartment-OC) District To R-1 (Low Density Residential-UDC) District A 24.457-Acre Tract Of Land Out Of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 801 South Taylor Road. **REZ2026-0015**
3. Request of Muhammad Ahktar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Vape Time Mcallen) at Lot A, Tiffany Plaza Subdivision, Hidalgo County, Texas; 1001 South 10th Street Suite Q. **CUP2025-0131**

4. ROUTINE CITY INITIATED REZONINGS

- a. Rezoning from A-O (Agricultural and Open Space – 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:

1450 South Jackson Road (PID: 509982)

1208 East Jackson Avenue (PID: 508228, 655625) **REZ2025-0245**

- b. 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:

Quincy Subdivision Lots 16-17, Hidalgo County, Texas 1604 & 1608 Richmond Avenue **REZ2025-0258**

- c. Rezoning from C-1 (Office Building Office-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:

David Farb Subdivision, Lot A Hidalgo County, Texas

101 Expressway 83

Tavarez Medical Center Subdivision, Lot 1 Hidalgo County, Texas

100 Ridge Road

Ridgeview Place Unit No. 1, Lots 1-4 Hidalgo County, Texas

1901 - 1913 South 1st Street

Ridgeview Place Unit No. 1, Lots 5 & 6 Hidalgo County, Texas

105 - 109 East Toronto Avenue

Ridgeview Place Unit No. 1, Lots 7A & 8A Hidalgo County, Texas

201 - 205 East Toronto Avenue

Medical Estates Unit No. 2, Lot 1 Hidalgo County, Texas

110 East Savannah Avenue

Medical Estates Unit No. 1, Lot 1 Hidalgo County, Texas

222 East Ridge Avenue

HCA Rio Grande Regional Subdivision, Lots 1 & 2 Hidalgo County, Texas

1801 - 1809 South Cynthia Street

1901 South Cynthia Street (Prop ID: 513301)
Med Plex South Subdivision, Lots A, B & C Hidalgo County, Texas
1913 - 2101 South Cynthia Street
500 East Ridge Rd (Prop ID: 552572)
Medcath Subdivision, Lot A Hidalgo County, Texas
1900 South D Street
Timberwalk Subdivision, Lot 1 Hidalgo County, Texas
510 East Ridge Rd
Timberwalk Subdivision No. 2, Lot A Hidalgo County, Texas
1817 South D Street
Timberwalk Subdivision No.3, Lot 1 Hidalgo County, Texas
1901 South D Street
Ridgeview Place Unit No. 3, Lot 2
2010 South Cynthia Street **REZ2025-0259**

d. Rezoning from C-1 (Office Building-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:

South Main Street Subdivision Lots 3-4, Block 4, Hidalgo County, Texas
1711-1715 Savannah Avenue **REZ2025-0260**

e. 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:

South Main Street Subdivision Lots 1-8, Block 1, Hidalgo County, Texas
1409-1517 Savannah Avenue
South Main Street Subdivision Lots 13-20, Block 1, and Lots 1-7, Block 2, Hidalgo County, Texas
1408-1517 Toronto Avenue
South Main Street Subdivision Lots 5-13, Block 4, Hidalgo County, Texas
1601-1705 Savannah Avenue
South Main Street Subdivision Lots 14-26, Block 4, and Lots 1-13, Block 3, Hidalgo County, Texas
1600-1721 Toronto Avenue **REZ2025-0261**

f. 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:

Toys R Us Subdivision, Lot 1A, Hidalgo County, Texas
1109 Expressway 83
1101 Expressway 83 (PID: 503420)
CW Manhattan No. 1 Subdivision, Lot A, Hidalgo County, Texas
901 Expressway 83
Red Lobster Subdivision, Lot 1, Hidalgo County, Texas
701 Expressway 83
Tex-Mex Ut. No. 2 Subdivision, Lot 1 and Property ID: 211084
3100-3212 Colbath Avenue
Savannah Park Subdivision, Lots 1A-2A & 4A, Hidalgo County, Texas

601 & 617 U.S Expressway 83
 Circuit City Subdivision, Lot 2A, Hidalgo County, Texas
 501 Expressway 83
 Circuit City Subdivision, Lot 1, Hidalgo County, Texas
 507 Expressway 83
 McAllen Methodist Hospital Subdivision, Lot 1, Hidalgo County, Texas
 301 Expressway 83
 Property ID: 230478; McAllen Methodist Hospital Subdivision, Lots 4-AR & 5-BR;
 Parc Pointe, Lot A; Studio Plaza Subdivision, Lot 1; Savannah Professional
 Subdivision, Lots 1 & 2; Funville Subdivision, Lots 1-6 and Lots 9-11, Hidalgo
 County, Texas
 501-809 Savannah Avenue
 McAllen Methodist Hospital Lot 2B, Hidalgo County, Texas
 1800 South 5th Street
 Savannah Park Subdivision, Lot 5A, Hidalgo County, Texas
 1800 South 6th Street
 International Bank Subdivision, Lot 1-A, Artie Eugenia Subdivision, Lot 1; HLH
 Enterprise Inc, Lot 1 A; Funville Lot 12A; Granada Inn, Lot 1; La Copa Hotel-S 10th
 St, Lot 1; Texas State Bank La Plaza Mall, Lot 1, & PIDS: 189483, 184345, 154238,
 154242, Hidalgo County, Texas
 1700-2020 South 10th Street
 1823 South 11th Street (PIDS: 1124935 & 696092)
 La Plaza Subdivision, Lot 3A, Hidalgo County, Texas
 1500 Wichita Avenue
 1700 Uvalde Avenue (PID: 189497)
 1700 Wichita Avenue (PID: 189495)
 La Plaza PH 1A Subdivision, Lots 1B, 2B, 4A, 6B, 3C and 7, Hidalgo County, Texas
 2200 South 10th Street **REZ2025-0263**

g. Rezoning from C-4 (Commercial Industrial-OC) District under the Old Code (OC)
 to I-1 (Light Industrial-UDC) District under the new Unified Development Code
 (UDC) for the following properties

3001 Expressway 83 (PID: 531528) **REZ2026-0001**

h. Rezoning from C-4 (Commercial Industrial-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:

Judco No. 2 Subdivision Lots 1-2, Hidalgo County, Texas
 3025 Expressway 83
 3101 Expressway 83
 Foodmaker Subdivision Lot A, Hidalgo County, Texas
 1601 South 23rd Street
 Martinez Subdivision Lot 1, Hidalgo County, Texas
 1609 South 23rd Street
 D. Castilla Subdivision Lot 1, Hidalgo County, Texas
 1809 South 23rd Street

Martinez Subdivision Unit 2 Lot 1, Hidalgo County, Texas
1900 South 23rd Street
2900 Colbath Road (PID: 211087)
1605 South 23rd Street (PID: 185472) **REZ2026-0002**

i. Rezoning from R-3A (Multi-Family Residential Apartments-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 properties:
McAllen Builders Subdivision Lot 73, Hidalgo County, Texas
2132 South 32nd Street **REZ2026-0011**

j. 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:
El Collado Lot 12, Hidalgo County, Texas
2538 and 2540 Savannah Avenue **REZ2026-0012**

k. Rezoning from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial -UDC) District under the new Unified Development Code (UDC) for the following properties:
Colbath Plaza Lot 1, Hidalgo County, Texas
1901 South Taylor Rd. **REZ2026-0013**

l. Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-1 (Single-Family Residential-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 properties:
Villa Hermosa Subdivision, Hidalgo County, Texas
1200-1332 E. Agusta Avenue (Lots 10-40, Common Area, Block 1)
3400-3525 South "M" Street (Lots 1-9 and Lots 41-52, Block 1)
3400-3500 South Jackson Road (Lots 1 and 2, Block 2)
Georgetown Park Subdivision, Hidalgo County, Texas
3400-3533 South "K" Center Street (Lots 1-21 and Common Lots A & B)
3402-3534 South "K" Lane (Lots 22-54)
3400-3528 South "L" Street (Lots 55-84 and Common Lot C)
1400 East El Rancho Road (PID: 568175)
1400 East El Rancho Road Rear (PID: 568148)
1412 East El Rancho Road (PID: 568149) **REZ2026-0016**

m. Rezoning from C-2 (Neighborhood 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
4200 South McColl Road (PID: 817895) **REZ2026-0017**

n. Rezoning from C-3 (General Business-OC), and R-2 (Duplex-Fourplex-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:

Main Place Lot 5 and Quincy Lots 1-4, Hidalgo County, Texas:

1501-1613 Expressway 83

Quincy Lots 6-7

1701-1705 Expressway 83

Valram Heights Lots 1A-2B and Property ID: 211089, Hidalgo County, Texas:

2601-2901 Expressway 83

Tex-Mex Ut. No. 2 Lots 2-3, O'Neall Lot 1 and Property IDS: 211078, 211081, 211079, 195365, Hidalgo County, Texas:

3317-3621 Expressway 83

Tex-Mex Ut. No. 2 Lot 1 and Property ID: 211084, Hidalgo County, Texas:

3100-3212 Colbath Avenue

Speedy Stop Lot A and Property IDS: 230736, 230735, Hidalgo County, Texas:

1600-1606 South 23rd Street

Velez Lot 1, Hidalgo County, Texas:

1713 Quebec Avenue

Quincy Lot 18, Hidalgo County, Texas:

1600 Richmond Avenue

Quincy Lots 12-15, Hidalgo County, Texas:

1612-1704 Richmond Avenue

Main Place Lot 4 and South Main Street Block 1 Lot 9, Hidalgo County, Texas:

1400-1405 Savannah Avenue

South Main Street Block 4 Lots 1-2, Hidalgo County, Texas:

1717-1721 Savannah Avenue

South Main Street Block 2 Lots 8-10, Hidalgo County, Texas:

1401-1409 Toronto Avenue

Jones Lot 1, Hidalgo County, Texas:

1821 South Bicentennial Boulevard

Main Place Lots 2-3 and Common Area, Hidalgo County, Texas:

1800-1812 South 16th Street

Main Place Lot 1 and South Main Street Block 1 Lots 10-12, Hidalgo County, Texas:

1800-1916 South Main Street

Quincy Lot 5, Hidalgo County, Texas:

1617 Expressway 83 **REZ2026-0257**

B) REZONINGS:

1. Rezone from I-1 (Light Industrial-OC) District to A-O (Agricultural and Open Space-UDC) District: 10.94 Acres out of Lot 1, Section 3, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7401 South 10th Street Rear 5. **REZ2025-0270**

2. Rezone from R-1 (Single-Family Residential-OC) District to C-1 (Local Commercial-UDC) District: Lot 13, Block 9, Milmore Subdivision, Hidalgo County, Texas; 1320 Kendlewood Avenue. **REZ2026-0014**

3. 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 (TABLED)**

C) CONDITIONAL USE PERMITS:

1. Request of Jhossep J. Gil Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar (Toloa Rooftop) at Lot 3, North Park Village Phase II Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue Suite 360. **CUP2026-0002**

2. 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

3. 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 March 9, 2026.
- B)** Subdivision Monthly Report.
- C)** Park Monthly Status Report.
- D)** Project Status Monthly Report through February 28, 2026.
- E)** Award of Contract for 35 ft. Bus Rehab (Project No. 03-26-S56-01).
- F)** Award of Contract for the Purchase of One (1) Galaxy VS 100 KW APC Uninterrupted Power Supply (UPS) System with Selected Options. Project No. 03-26-P31-01.
- G)** Consideration and Approval of the Memorandum of Understanding between the Rio Grande Valley Metropolitan Planning Organization and City of McAllen regarding the distribution and maintenance of bicycle and pedestrian counter equipment.
- H)** Consideration and Approval to extend award of business for Employee Life & Disability Plans.
- I)** Consideration and Approval of a Lease Agreement with Aeronautical Radio, Inc. for Terminal Leased Space at McAllen International Airport.
- J)** Consideration and Approval of Third Amendment to Lease Agreement with Davila's Delivery Services, Inc. at McAllen International Airport's Cargo Facility.
- K)** Consideration and Approval of the Federal Aviation Administration Memorandum of Agreement (MOA) for Aeronautical Navigational Aids at McAllen International Airport.
- L)** Approval of Tax Refunds over \$500.00.
 - 1. Acosta Miguel et al

2. Bose Subhash & Sarojini LP
3. Divec Holdings LLC
4. Esperanza Homes McAllen LLC
5. FOX Packaging
6. Garza Valerie & Monico Menchaca
7. Marky Holdings LTD
8. Martinez Juan H
9. Meza Enterprises Inc.
10. Pierre-Louis Michael Max
11. Rodriguez Luis & Nancy
12. RSRH Properties LP
13. Salinas Advento & Marisela
14. SHOPPES at Tres Lagos LLC
15. Sweeney Patrick Michael & Lauren

4. **BIDS/CONTRACTS:**

- A) Consideration and Approval of Contract Amendment No. 1-2025GECPD with Pape-Dawson Consulting Engineers, LLC regarding Passenger Boarding Bridge Improvements at McAllen International Airport (Project No. 03-26-S54-01).
- B) Award of Contract for Grant Compliance Services (Project No. 01-26-S22-360).
- C) Consideration and Acceptance of donation of various parcels in Tres Lagos.

5. **ORDINANCES:**

- A) Providing an abandonment for a 10x10 water easement along the east side of Lot 1 (proposed Lot 1b), Casa Corsica Subdivision, Hidalgo County, Texas; 3601 Nolana Avenue. **ABD2026-0002**
- B) Providing a Budget Amendment for the Improvement of Shary Road and Mile 9 Road.
- C) Providing a Budget Amendment to fund City Hall Land Acquisition, PACE Program, Chamber of Commerce, MEDC, and Affordable Homes.
- D) Consideration and Approval of a substantial amendment to Ordinance 2025-86 / FY 2024-2025 Annual Action Plan.

6. **VARIANCES:**

- A) Consideration of variance requests to: 1) not dedicate Right of Way on Galveston Avenue; and 2) not to dedicate Right of Way on Houston Avenue for proposed McAllen O.T. Lots 1A & 2A, Block 58 Subdivision, Hidalgo County, Texas; 1619 Galveston Avenue. **VAR2025-0044**
- B) Consideration of a variance request to allow a lot not fronting a public street for the Proposed Premier Estates Subdivision, Hidalgo County, Texas; 4232 S. Ware Rd. **VAR2025-0003**
- C) Consideration of variance requests to: 1) exceed maximum block length requirement of 1,200 feet and 2) request for variance to waive street improvement escrow for N. 29th Street & N. 25th Street for proposed Victoria Acres Subdivision, Hidalgo County, Texas; 13424 N. 29th street. **VAR2025-0041**

7. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Future Agenda Items.

8. 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.

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 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