

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

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **February 23, 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 Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and 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.

PROCLAMATIONS

BLACK HISTORY MONTH

Commissioner Rodolfo "Rudy" Castillo read a proclamation for Black History Month.

WOMEN'S HISTORY MONTH & INTERNATIONAL WOMEN'S DAY

Commissioner Rolando "Rolly" Rios read a proclamation for Women's History Month and International Women's Day.

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) 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 1-6, AND PIDS: 189432, 189433, 189431, 189407, 189437, 189438, 189439, 1894439, 189443, 189446, 189436, 189435, AND 18944, 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

Staff recommended approval of the CC-DT zoning at the following properties:

- 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

PROPERTIES REZONED:

- 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, in accordance with the Planning and Zoning Commission.

A lengthy discussion followed during which Council members expressed various comments and concerns. Staff provided responses and clarifications as needed.

Commissioner Joaquin Zamora moved to table the request and place as a workshop item. The motion failed due to the lack of a second.

Comments and concerns followed. After careful consideration, Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the item with Commissioner Antonio "Tony" Aguirre, Jr seconding the motion. The motion carried with four affirmative votes. Commissioners Joaquin Zamora and Commissioner Victor "Seby Haddad voted against.

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)

Item remained tabled.

C) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and was seconded by Commissioner Rolando "Rolly" Rios. 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 Joaquin Zamora moved to approve the items listed on the Consent Agenda except for Item 2E to be addressed separately. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD FEBRUARY 9, 2026.

The minutes of the Workshop and Regular meeting held February 9, 2026, were reviewed and approved as submitted.

B) PARKS & RECREATION MONTHLY PROJECT STATUS REPORT.

Approved Parks & Recreation Monthly Project Status report.

C) PROJECT STATUS MONTHLY REPORT THROUGH JANUARY 31, 2026.

Approved Project Status Monthly report through January 31, 2026.

D) SUBDIVISION MONTHLY REPORT.

Approved Subdivision Monthly report.

E) CONSIDERATION AND APPROVAL OF NON-EXCLUSIVE TRANSPORTATION NETWORK COMPANY OPERATING PERMITS AT MCALLEN INTERNATIONAL AIRPORT.

Staff recommended awarding non-exclusive transportation network company operating permits to Raiser, LLC & Lyft, Inc. at McAllen International Airport.

A lengthy discussion followed, during which Council members expressed various comments and concerns. Staff provided responses and clarifications as needed.

After careful consideration, Commissioner Victor "Seby" Haddad moved to approve and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried with five affirmative votes. Commissioner Joaquin Zamora voted against it.

F) AWARD OF CONTRACT FOR THE PURCHASE AND PICK-UP OF TYPE "D" HOT MIX (PROJECT NO. 01-26-SP06-152).

Awarded a contract to Frontera Materials (Primary) and to Terra Firma Materials, LLC (Secondary) in the amount of \$303,560.00 for the purchase and pick-up of Type "D" Hot Mix.

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).

Awarded a contract to ODRA, LLC in the amount of \$375,123.00 for the purchase of one (1) New Current Model Street Sweeper.

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).

Awarded a contract to Silsbee Ford, Inc. in the amount of \$212,172.42 for the purchase of three (3) New Police Packaged Vehicles through Cooperative Contract Pricing.

3. AWARD OF CONTRACT FOR THE PURCHASE OF VIRTUALIZATION (VMWARE) SOFTWARE (PROJECT NO. 02-26-P30-01).

Awarded a contract to Feeit Data Solution in the amount of \$131,610.08 for the purchase of Virtualization (VMWARE) Software.

4. AWARD OF CONTRACT FOR THE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AND SHADE FOR DOC NEUHAUS PLAYGROUND (PROJECT NO. 02-26-P29-01).

Awarded a contract to Park Place Recreation Designs in the amount of \$114,044.42 for the purchase and installation of playground equipment and shade for Doc Neuhaus Playground.

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.

Approved a resolution authorizing the submittal 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.

Approved a resolution for an update to the Public Transportation Agency Safety Plan.

3. CONSIDERATION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING REGIONAL TRAILS LIGHTING INITIATIVE.

Approved 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.

Approved 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.

Approved tax refunds of over \$500.

1. ALVAREZ, VICENTE

Approved tax refunds in the amount of \$704.89, \$54.00, \$54.87, \$57.58, \$59.48.

2. CORELOGIC CENTRALIZED REFUNDS

Approved a tax refund in the amount of \$1,433.27.

3. EDWARDS ABSTRACT & TITLE CO.

Approved a tax refund in the amount of \$719.39.

4. GMG DESIGN & CONSTRUCTION, LLC

Approved a tax refund in the amount of \$3,020.14.

5. RIVAS, ISRAEL

Approved a tax refund in the amount of \$2,221.62.

3. BIDS/CONTRACTS

A) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 9 AND FINAL FOR THE ANZALDUAS BRIDGE IMPROVEMENTS PROJECT NO. 07-22-C29-802).

Staff recommended approval of Change Order No. 9 in the amount of \$408,690.52 with 260 additional working days for a final contract amount of \$84,384,423.56 and final contract time of 660-working days for the Anzalduas Bridge Improvements Project.

Commissioner Rolando "Rolly" Rios moved to approve Change Order No. 9 as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously.

B) CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 4 FOR CONSTRUCTION PHASE SERVICES: ANZALDUAS INTERNATIONAL NB/SB FULL COMMERCIAL PROJECT NO. 10-19-S03-648).

Staff recommended approval of Change Order No. 4 in the amount of \$294,451.08 for a final contract amount of \$5,084,432.06 for the Construction Phase Services: Anzalduas International NB/SB Full Commercial Project.

Commissioner Antonio "Tony" Aguirre, Jr., moved to approve Change Order No. 4 as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously.

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).

Staff recommended award of contract to RRP Consulting Engineers, LLC for the Master Service Agreement for various improvements at the Anzalduas International Port of Entry.

Commissioner Joaquin Zamora moved to award the contract as recommended. The motion was seconded by Commissioner Rudolfo "Rudy" Castillo and carried unanimously.

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).

Staff recommended award of contract to L & G Consulting Engineers, Inc. in the amount of \$543,127.01, for the Nolana Avenue Widening from FM2220 (Ware Road) to FM1926 (23rd Street).

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

E) AWARD OF CONTRACT FOR THE PURCHASE OF PREFABRICATED RESTROOMS FOR MCALLEN HIKE & BIKE PROJECT (PROJECT NO. 02-26-P28-01).

Staff recommended award of contract to CXT Incorporated in the amount of \$326,359.72, for the purchase of prefabricated restrooms for McAllen Hike & Bike Project.

Commissioner Joaquin Aguirre moved to award the contract as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously.

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).

Staff recommended award of contract to Victus Advisors to negotiate with top ranked firm for a Market Feasibility and Needs Assessment for the Convention Facilities Master Plan.

Commissioner Joaquin Zamora moved to award the contract as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously.

G) CONSIDERATION AND APPROVAL TO TERMINATE THE CONTRACT WITH CLAIMS ADMINISTRATIVE SERVICES AND AWARD TO THE NEXT HIGHEST BIDDER ATHENS ADMINISTRATORS.

Staff recommended approving the City Manager terminating the contract to award to the next higher administrators.

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

4. ORDINANCES

A) PROVIDING FOR A BUDGET AMENDMENT FOR THE DESIGN DEVELOPMENT SERVICES OF NOLANA AVENUE FROM FM2220 (WARE ROAD) TO FM1926 (23RD STREET).

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$395,000,000.00 for the design development services of Nolana Avenue from FM2220 (Ware Road) to FM1926 (23rd Street).

Commissioner Rolando "Rolly" Rios moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

B) PROVIDING A BUDGET AMENDMENT FOR FISCAL YEAR 2025-2026 CAPITAL PROJECTS ROLLOVERS.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$19,000.00 for the Fiscal Year 2025-2026 Capital Projects Rollovers.

Commissioner Rolando "Rolly" Rios moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

5. MANAGER'S REPORT

A) PRESENTATION OF CURRENT TAX YEAR AND DELINQUENT TAX COLLECTION REPORTS.

Kelly Salazar of Linebarger, Goggan Blair & Sampson gave a presentation of Year-to-Date Delinquent Tax Collection Report.

B) ADVISORY BOARD APPOINTMENTS.

Various appointments were made to city boards and committees.

Commissioner Joaquin Zamora presented the following nominations:

- Abner Gudino - Community Development Block Grant
- Maria Elena Saenz - Senior Citizens' Center Board
- Ruben Flores - Traffic Commission
- Eric Elizondo - Keep McAllen Beautiful

Commissioner Rolando "Rolly" Rios presented the following nomination:

- Isela Vieyra Rios - Planning and Zoning Board

Commissioner Rodolfo "Rudy" Castillo made the following nominations:

- Brisa Castillo - Airport Advisory Board
- Alma Garza - Community Development Block Grant
- Thomas Brownmiller - Keep McAllen Beautiful

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

- Douglas Silva - McAllen Housing Finance Corporation

Commissioner Joaquin Zamora moved to approve the nominations as resented. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously.

C) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: Street Light Update

6. TABLED ITEM

A) RESOLUTION NOMINATING A REPRESENTATIVE FOR THE HIDALGO COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS 2026.

Commissioner Joaquin Zamora moved to remove item from table. The motion was seconded by Commissioner Victor "Seby" Haddad and carried unanimously.

Commissioner Joaquin Zamora moved to nominate Mario I, Reyna. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr. and carried unanimously.

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

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

Commissioner Joaquin Zamora moved to instruct the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

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

Commissioner Joaquin Zamora moved to instruct 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 passed with five votes in the affirmative with Commissioner Victor "Seby" Haddad voting against.

C) 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.

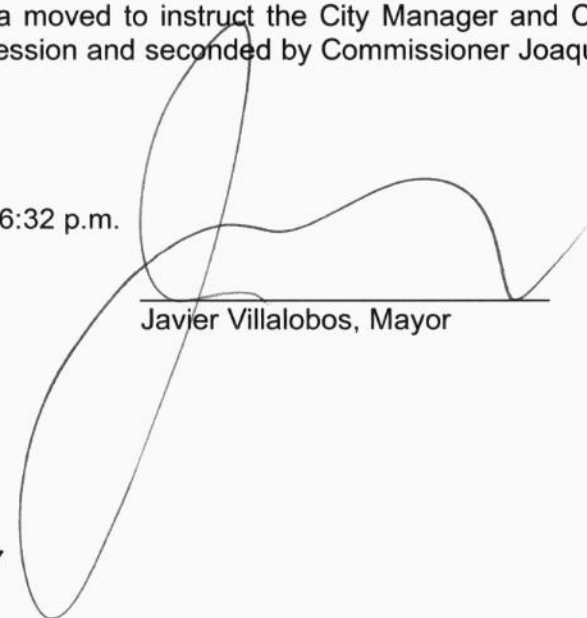
ADJOURNMENT

Without objection the meeting was adjourned at 6:32 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary


Javier Villalobos, Mayor