

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

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **March 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

TEXAS HIGH SCHOOL COACHES ASSOCIATION COACH OF THE YEAR

Commissioner Jose R. "Pepe" Cabeza de Vaca read a proclamation for Texas High School Coaches Association Coach of the Year.

GRANT PROFESSIONAL'S DAY

Mayor Pro Tem Victor "Seby" Haddad read a proclamation for Grant Professional's Day.

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

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 Joaquin Zamora moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

- 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)**

Approved the A-O Zoning at 1601 Frontera Road, in accordance with the Planning and Zoning Commission.

- 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)**

Approved the R-1 Zoning at 802 Orange Avenue, in accordance with the Planning and Zoning Commission.

**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)**

Approved a Conditional Use Permit and adopted an ordinance, for two years, for an Event Center at 5245 North 23rd Street, in accordance with the Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements are as follows:

- 1) The property line of the lot of any of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The subject property is within 400 feet of single-family residential properties.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Zinnia Avenue and North 23rd Street.;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 2,340 square feet commercial suite requires twenty-three parking spaces, which is provided within 55 shared parking spaces for the plaza.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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**

Approved the C-2 Zoning at 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, in accordance with the Planning and Zoning Commission.

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

Approved the C-1 Zoning at 3916 Idela Avenue, 4400 South Ware Road (Rear), 4500 South Ware Road (Rear), in accordance with the Planning and Zoning Commission.

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

Approved the R-1 Zoning at 200 Wichita Avenue, 308 and 316 Wichita Avenue, 400 and 408 Wichita Avenue, 416 and 424 Wichita Avenue, in accordance with the Planning and Zoning Commission.

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

Approved the R-2 Zoning at 5150 Uvalde Avenue and 2050 South 50th Lane, in accordance with the Planning and Zoning Commission.

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

Approved the R-1 Zoning at 2800 South McColl Road and 2800 South McColl Road (Rear), in accordance with the Planning and Zoning Commission.

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)

Item was tabled as requested by the applicant.

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

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)

Item remained tabled.

D) AMENDING THE ZONING 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.

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 Joaquin Zamora moved to approve the items listed on the Consent Agenda, except for Items 2C & 2D to be addressed separately. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

A) APPROVAL OF MINUTES FOR THE WORKSHOP AND REGULAR MEETING HELD FEBRUARY 23, 2026.

The minutes of the Workshop and Regular meeting held February 23, 2026, were reviewed and approved as submitted.

B) CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT FOR THE 2026 SOUTH TEXAS ALL HAZARD CONFERENCE.

Approved 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).

Staff recommended to award a contract to Cutler Repaving, Inc. in the amount of \$1,287, 236.00 for the 2026 Single Paving Machine Repaving.

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

D) AWARD OF CONTRACT FOR THE PURCHASE & DELIVERY OF TYPE "D" HOT MIX ASPHALTIC CONCRETE (PROJECT NO. 02-26-P27-134).

Staff recommended to award a contract to Terra Firma Materials, LLC. in the amount of \$1,125,240.00 with a contract time of 100-calendar days for the purchase and delivery of Type "D" Hot Mix Asphaltic Concrete.

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

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).

Approved Change Order No. 1 in the deduct amount of \$167,750.00 for a final contract amount of \$2,921,689.00 for the Passenger Boarding Bridge Improvements at McAllen International Airport Project.

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).

Approved Change Order No. 2 in the amount of \$141,369.31 with 150 additional calendar days for a revised contract amount of \$1,140,149.11 and changed contract time of 330-calendar days for the Transit Department Fuel Station and Bus Wash Improvements Project.

G) ORDINANCE PROVIDING FOR A BUDGET AMENDMENT IN THE GENERAL FUND FOR QUINTA MAZATLAN FOR APPROPRIATION OF INSURANCE CLAIMS PROCEEDS.

Adopted an ordinance providing for a budget amendment in the amount of \$3,150.00 for 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.

Adopted an ordinance providing for a budget amendment in the amount of \$185,337.00 for 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.

Approved a 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.

Approved a 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.

Approved a resolution authorizing the submittal 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.

Approved a resolution authorizing the submittal 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.

Approved tax refunds of over \$500.

1. AFFORDABLE HOMES OF SOUTH TEXAS

Approved a tax refund in the amount of \$1,893.98.

2. ALVAREZ JUAN A. & BLANCA A.

Approved tax refunds in the amount of \$45.73, 684.55.

3. CORELOGIC SOLUTIONS, LLC.

Approved a tax refund in the amount of \$1,100.04.

4. COTALITY TAX SERVICE

Approved a tax refund in the amount of \$13,622.00.

5. DEL VALLE VETERINARY SERVICES, INC.

Approved a tax refund in the amount of \$623.14.

6. LITIF CRIZELDA V.

Approved tax refunds in the amount of \$794.21, \$240.22, \$45.73.

7. NUNEZ GEORGE ALEJANDRO & PATRICIA

Approved a tax refund in the amount of \$681.99.

8. SALINAS ROMULADO, JR. & MYRIAM

Approved tax refunds in the amount of \$241.19, \$717.59.

9. SOBERON GABRIEL & PATRICIA

Approved a tax refund in the amount of \$657.18.

10. SUERTE GROUP

Approved tax refunds in the amount of \$1,528.33, \$1,528.33, \$868.21, \$311.15.

11. VANTAGE BANK

Approved tax refunds in the amount of \$713.80, \$765.24.

12. ZUNIGA NATHANIEL & PRISCILLA TREVINO

Approved a tax refund in the amount of \$1,219.39.

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.**

Staff recommended approval of the Memorandum of Understanding between the City of McAllen and DSE Hockey Club, L.P. for the upgrade of Multipurpose Pavilion Improvements and acquisition of hockey gear.

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

- 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.**

Staff recommended approval of the Interlocal Agreement between Hidalgo County Precinct 4 and City of McAllen for the installation of park equipment at five (5) park locations.

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

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.

Staff recommended approval of Interlocal Cooperation Agreement between City of McAllen and County of Hidalgo through Precincts 3 and 4 for the Mile 9 North Road and North Shary Road Reconstruction Project.

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

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)

Staff recommended adoption of an ordinance providing for the abandonment of a 5-foot utility easement of land at 1705 and 1709 Umar 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) 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)

Staff recommended adoption of an ordinance providing for the abandonment of a 10-foot utility easement of land at 4601 South 40th 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.

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

Staff recommended approval 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.

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

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

Staff recommended approval of a variance request to a Lot not front a public street for the proposed Mediterranean Subdivision, Hidalgo County, Texas; 13931 N. Ware Rd.

Mayor Pro Tem Victor "Seby" Haddad announced that he had a conflict with item 5B and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict form with the City Secretary.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the variance as recommended. The motion was seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca and carried away unanimously by those present.

6. MANAGER'S REPORT

A) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: Update on Metro McAllen (Bus Routes, Passenger Count, Bus Stops, etc.)

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 Section 551.0761 Deliberation Regarding Critical Infrastructure Facility.

A) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACTS 1. TEX. GOV'T. CODE §551.072.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the City Manager, City Attorney, and Director of Information Technology to proceed as described in executive session and seconded by Commissioner Rolando "Rolly" Rios. The motion was carried unanimously by those present.

B) DELIBERATION REGARDING CRITICAL INFRASTRUCTURE FACILITY. TEX. GOV'T. CODE § 551.0761.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the City Manager, City Attorney, and Director of Information Technology to proceed as described in executive session and seconded by Commissioner Rolando "Rolly" Rios. The motion was carried unanimously by those present.

ADJOURNMENT

Without objection the meeting was adjourned at 5:37 p.m.

Attest:



Perla Lara, TRMG/GMC, CPM
City Secretary



Victor "Seby" Haddad
Mayor Pro Tem