



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, APRIL 13, 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 - Mayor Pro Tem Victor "Seby" Haddad
PROCLAMATION - Blessing Bags Awareness Day - Barbara Kelly
Community Development Week - Julia Lash
Mayor's Monarch Pledge - Colleen Hook
National Public Safety Telecommunicators Week - Chief Juan Gloria

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 Rezoning 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. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low Density Residential-UDC) District: 8.86 acres tract of land out of Lot 47, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8600 North 29th Street. **REZ2026-0018**

2. Rezone from C-3 (General Business-OC) District and R-2 (Duplex Fourplex-OC) District to M-2 (Regional Mixed Use-UDC) District: A 3.43-acre tract out of a measured 10.50-acre tract of land, out of the south 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Survey of Lands Subdivision, Hidalgo County, Texas; 11401 North 10th Street **REZ2026-0025**
3. Rezone from R-2 (Duplex Fourplex-OC) District to R-2 (Medium Density-UDC) District: 7.07-acre tract, out of a measured 10.50-acre tract of land, out of the south 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Survey of Lands, Hidalgo County, Texas; 11400 North Bicentennial Boulevard **REZ2026-0026**
4. Request of OL Beverage Holdings, LLC, on behalf of RAL Properties, LTD, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar (Ojos Locos) at Lot A2, Lots A2 & A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **CUP2026-0009**
5. ROUTINE CITY INITIATED REZONINGS
 - a. Rezoning from R-3A (Multifamily 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:
1820 South Bentsen Road (PID: 280928) **REZ2026-0019**
 - b. Rezoning from C-3 (General Business–OC) & 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:
Bentsen Road Plaza Subdivision Lots 1-3, Hidalgo County, Texas
4401, 4421, and 4501 Expressway 83
Bentsen Road Plaza Common Area Subdivision, Lot A, Hidalgo County, Texas
1620 South Bentsen Road **REZ2026-0020**
 - c. Rezoning from I-1 (Light Industrial-OC) District and I-2 (Heavy Industrial-OC) under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:
4100 and 4101 Idela Avenue (PID: 270312)
4200 Sarah Avenue (PID: 270342) **REZ2026-0021**
 - d. Rezoning from C-3 (General Business Commercial–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:
J.G Ortegon Subdivision Unit No. 2, Lot 1
4600 South 23rd Street
Idela Commercial Center, Lot A1
4800 South 23rd Street
First Cash Pawn #358, Lot 1
4820 South 23rd Street
Hutton McAllen No.1, Lot 1
4603 South 23rd Street
Park Subdivision Lot's 1-21
4900,4910,5000,5002,5012,5100,5104,5108 South 23rd Street

5201 South 23rd Street (PID:185525) **REZ2026-0022**

e. Rezoning from R-1 (Single Family Residential-OC) under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

2901 and 3221 Olga Avenue (PID: 270344, 547611)

2900 and 3300 Sarah Avenue (PID: 526268) **REZ2026-0023**

f. Rezoning from C-3 (General Business-OC) District and R-1 (Single Family Residential-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:

McAllen Third Suburban Citrus Groves, Lots 104, and 105, Block 3, Hidalgo County, Texas 2501 Expressway 83, **REZ2026-0024**

g. 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:

8600 South Bentsen Road, Rear 1, 2, 3, 4, 5, 6 (PID: 121429, 280725, 280726, 280728, 280729, 280730, 1309994)

8900 South Bentsen Road, Rear 1, 2, 3 (PID: 280723, 283065, 283064, 283066, 283067, 1112017, 1112018) **REZ2026-0027**

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)**

C) Amending the Zoning Ordinance of the City of McAllen.

D) Public Hearing and Consideration of a request from Samantha Minarro for a variance from Section 6-2 (a) of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code, at Lot 3, Wilkins Subdivision Number 3, Hidalgo County, Texas; 3732 Pecan Boulevard, Unit 5. **ABC2026-00001**

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 Workshop and Regular Meeting held March 23rd, and Special Meeting held on March 27, 2026.
- B) Award a Contract for the Purchase of an Aircraft Rescue and Firefighting (ARFF) Apparatus at McAllen International Airport (Project No. 01-26-P23-115).
- C) Award of Contract for the Purchase and Installation of Playground Equipment for Retama Playground (Project No. 02-26-C15-318).
- D) Award of Contract for Escandon Field Lighting and Electrical (Project No. 01-26-C12-385).
- E) Consideration and Approval of the Transit Title VI Plan Update.
- F) Consideration and Approval of a Federal Transit Administration & TXDOT Certifications & Assurances.
- G) Consideration and Authorization to remove 4th Quarter of Fiscal Year 2024-25 Uncollectible Sanitation & Drainage Fee Accounts from the General Ledger and begin Write-off procedures.
- H) Consideration and Approval of Change Order No. 1 Champions Lake Golf Course Erosion Control Phase II (Project No. 07-25-C28-649).
- I) **CONSENT RESOLUTIONS**
 - 1. Amendment to Resolution No. 2026-13 to incorporate language as required by 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. Amendment to Resolution No. 2026-21 to increase the maximum requested amount from \$815,000.00 to \$1,104,196.00 for funding under the Fiscal Year 2026 State and Homeland Security Program – Regular Projects (SHSP-R).
 - 3. Amendment to Resolution No. 2025-13 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Assessment and Evaluation Projects to accept funding in the amount of \$166,400.00.
 - 4. Amendment to Resolution No. 2025-12 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Governance and Planning Projects, to accept funding in the amount of \$24,000.00.
 - 5. Amendment to Resolution No. 2025-11 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects, to accept funding in the amount of \$412,000.00.
 - 6. Amendment to Resolution No. 2025-14 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Workforce Development Projects, to accept funding in the amount of \$10,000.00.
- J) Approval of Tax Refunds over \$500.00
 - 1. ABC Supply Co Inc
 - 2. Burger King #1904
 - 3. Burger King #9688
 - 4. Burger King #16761
 - 5. Cotality Tax Services

6. Falcon International Bank
7. JPO Wash Systems LLC
8. Lereta LLC DBA Accumatch
9. Miller Jeremy & Elvira
10. Pausa Cocina De Autor LLC
11. Popeyes N2930-99
12. Popeyes P8101-99
13. RGV SSS Properties LLC
14. Rodriguez Yolanda C
15. RYAN LLC for Grifols Inc
16. TEJAS Equipment Rental
17. Trad Antonio Naim
18. Valdez Catarino A Jr & Leticia

3. BIDS/CONTRACTS:

- A) Award of Contract for Idela Avenue Extension from SS115 (23rd Street) to SH336 (10th Street) (Project No. 04-26-S76-01).
- B) Award of Contract for Idela Avenue Extension from Los Indios Parkway to 40th Street (Project No. 04-26-S77-01).
- C) Award of Contract for Lark Avenue Roadway Widening Taylor Road to 29th Street (Project No. 04-26-S73-01).
- D) Award of Contract for Sprague Avenue Roadway Widening from FM2220(Ware Road) to SH336(10th Street) (Project No. 04-26-S74-01).

4. ORDINANCES:

- A) Consideration and possible approval of an ordinance updating the city's advisory boards.
- B) Consideration and possible approval of an ordinance providing for an amendment to the membership of the Zoning Board of Adjustment.

5. RESOLUTION:

- A) Consider and possible action to adopt resolution for EDA application for Warehouse Kingdom.

6. VARIANCE:

- A) Consideration of a variance request to not provide alley Right-of-Way dedicated and escrow requirements for the proposed Verona Heights Subdivisions, Hidalgo County, Texas; 2604 N. Ware Road.

7. MANAGER'S REPORT:

- A) Review of the Quarterly Investment Report for Quarter Ended December 31, 2025.
- 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) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
 - B) Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
 - C) Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.
 - D) 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 April 7, 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