



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 27, 2026 – 5:00 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 Antonio "Tony" Aguirre, Jr.

PROCLAMATIONS - National Travel & Tourism Week - Leigh Wooldridge

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 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. Rezoning from R-1 (Single-Family Residential-OC) District and R-3T (Multifamily Residential Townhouse-OC) District to M-1 (Local Mixed Use-UDC) District: 12.27 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 601 South Taylor Road. **REZ2026-0035**

2. Rezoning from C-3 (General Business-OC) District to M-2 (Regional Mixed Use-UDC) District: Lots 6, 7, 8, & 9, International Center Block No. I (Phase I) Subdivision, Hidalgo County, Texas; 4100, 4102, 4104, and 4106 North 23rd Street. **REZ2026-0036**

3. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1–6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1911 North 23rd Street. **REZ2026-0037**
4. Rezoning from C-1 (Office Building Office-OC) District to C-1 (Local Commercial-UDC) District: Lot 1, Village Center Subdivision, Hidalgo County, Texas; 2014 North Ware Road. **REZ2026-0044**
5. Rezoning from A-O (Agricultural and Open Space-UDC) District to R-1 (Low-Density Residential-UDC) District: 38.185 acre tract of land out of Lot 3 Block 1, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 3300 Augusta Avenue. **REZ2026-0028**
6. Request of Oscar I. Guerrero for a Conditional Use Permit, for one year, and adoption of an ordinance for a Vaporizer Store at Lot 18A & 1.99% Common Area "A", Amended Map of Broadway North Subdivision, Hidalgo County, Texas; 721 Dove Avenue. **CUP2026-0012**
7. Request of Enrique Loredó III for a Conditional Use Permit, for one year, and adoption of an ordinance for a Cigar Lounge/ Workshop at the South 7' of Lot 3, all of Lot 4, and the North 23' of Lot 5, Block 1, North Center Subdivision, Hidalgo County, Texas; 1624 North 10th Street Suite 15. **CUP2026-0015**
8. ROUTINE CITY INITIATED REZONINGS
 - a. 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:
3814, 3920 and 3920 Rear Idela Avenue (PID: 270327 and 270318) **REZ2026-0029**
 - b. Rezoning from A-O (Agriculture & Open Space-OC) District and 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: McAllen Independent School District No. 3 Subdivision Lot 1, Hidalgo County, Texas
4801 South 26th Street. **REZ2026-0030**
 - c. Rezoning from I-2 (Heavy 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:
Idea Public Schools-South McAllen Subdivision Lot 1, Hidalgo County, Texas
5400 South Ware Road
South Texas College Technology Campus Subdivision Lot 1, Hidalgo County, Texas
3700 & 3900 Military Highway. **REZ2026-0033**
 - d. 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:
Lots 1 Thru 18 and F-1 Thru F-9 McAllen Produce Terminal Market Subdivision, Lots 1, 2, 6 and F-1 Thru F-9, Hidalgo County, Texas
2531, 2525, 2531, 2401, 2405, 2409, 2413, 2421, 2501, 2505, 2509, 2513, 2517, and 2521 Military Highway

Lots 1 Thru 18 and F-1 Thru F-9 McAllen Produce Terminal Market Subdivision,
Lots 7-18, Hidalgo County, Texas
6500, 6508, 6512, 6516, 6520, 6600, 6604, 6608, 6612, 6616, 6700 and 6708 South
23rd Street
Lots 5A, 5B, & 5C McAllen Produce Terminal Market Subdivision, Lots 5A, 5B, &
5C, Hidalgo County, Texas
2313, 2301 and 2361 Military Highway; 6400, 6420 South 23rd Street
Lots 3A and 4A McAllen Produce Terminal Subdivision, Lots 3A and 4A, Hidalgo
County, Texas
2421 and 2401 South 23rd Street. **REZ2026-0031**

e. Rezoning from A-O (Agricultural And Open Space-OC) District to A-O
(Agricultural And Open Space-UDC) District Under The New Unified Development
Code (UDC) For the following Properties:
2300-2301, 2322, 2500 and 2600 South Main Street (PID: 189369, 189367, 189370,
189368 and 151316)
2401, 2409 and 2421 South 23rd Street (PID: 185504, 185505 and 185508)
3212 South 10th Street (PID: 189394)
1000 Bales Road (PID: 189391)
1801 Wichita Avenue (PID: 1182608 and 1182615) **REZ2026-0034**

B) CONDITIONAL USE PERMIT:

1. Request of Eric Young on behalf of Young's Development LLC, for a Conditional
Use Permit, for life of the use, and adoption of an ordinance, for a Portable Food
Concession Stand (Young's Sno-wiz) at Lots 1–6, Block 1, La Lomita Terrace
Subdivision, Hidalgo County, Texas; 1905 North 23rd Street. **CUP2026-0016**

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

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 on April 13, 2026.
- B)** Monthly Project Status Report Parks & Recreation.
- C)** Project Status Monthly Report through March 31, 2026.
- D)** Subdivision Monthly Report.
- E)** Consideration and Approval of an Interlocal Cooperation Agreement between Hidalgo County and City of McAllen for 2026 County Library Services (Project No. 03-26-S53-01).

F) Providing for a budget amendment for Special Events Fund.

G) Approval of Tax Refunds over \$500.00.

1. Athelas LTD
2. Burger King #4824
3. Cosentino James & Debra Trsts
4. Farley David & Diane
5. Flores Fidencio & Fidencio Flores
6. General Paper Inc.
7. Jinc Properties LP
8. Midland Loan Services
9. Orson Hendrick & Sandra Co-Trustee
10. Tri Wanis Ventures LLC

3. BIDS/CONTRACTS:

- A) Award of Contract for the Purchase of Dumpster Floors (Project No. 03-26-SP08-191).
- B) Award of Contract for 29th Street Roadway Widening from FM1925 (Monte Cristo Road) to SH107 (Project No. 04-26-S75-01).
- C) Consideration and Approval of Contract Amendment No. 1 for additional services to TEDSI Infrastructure Group for 2nd Street and Wisconsin Road Roundabout Intersection Improvements (Project No. 11-24-S07-01).

4. VARIANCES:

- A) Consideration of Variance Requests to: 1) not require South 49th Street, a ¼ mile collector roadway; 2) not require East/West ¼ mile collector; 3) exceed maximum block length of 200–800 feet or 12 lots, whichever is less on the north boundary and south boundary, for The Tree House Subdivision, Hidalgo County, Texas; 801 S. Taylor Road. **VAR2026-0009**
- B) Consideration of two variance requests to 1.) not provide an additional 5 Ft. of Right-of-Way Dedication and 2.) not provide for Sidewalk for The Proposed of Rancho Subdivision Lot 45A, Hidalgo County, Texas; 5408 South 27th Street. **VAR2026-0002**

5. MANAGER'S REPORT:

- A) Future Agenda Items.

6. 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.

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 21, 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