



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, MAY 11, 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 Joaquin Zamora
- PROCLAMATIONS** - Public Works Week - Robert Trevino
 Peace Officers' Memorial Week - Chief Victor Rodriguez

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 C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 7, Lazy-A Ranch Addition Subdivision, Hidalgo County, Texas; 2400 Maple Avenue. **REZ2026-0038**

B) ROUTINE CITY INITIATED REZONINGS

1. Rezoning from I-2 (Heavy Industrial-OC) District under the Old Code (OC) to I-2 (Heavy Industrial- UDC) District under the new Unified Development Code (UDC) for

the following properties:

McAllen Near-Shoring Industrial Park Subdivision, Lots 1-3 and 6-7, Hidalgo County, Texas

4600-4901 South 40th Street

McAllen Near-Shoring Industrial Park Subdivision, Lots 4-5 and 8-9, Hidalgo County, Texas

3701-4300 Melba Avenue

McAllen Near-Shoring Industrial Park Subdivision, Lots 10-15, Lots 1-A and 1-B

McAllen Southwest Industrial District Unit #5 Subdivision, Lots 1-A and 1-B, McAllen

Southwest Industrial District Unit No. 1 Subdivision, Lots 4-12, Hidalgo County, Texas

5000-5201, 5800, 5900, 6100, 6110, and 6200 South 42nd Street

McAllen Southwest Industrial District Unit 5 Subdivision, Lots 4, 7-10, 6A and 6B,

McAllen Southwest Industrial District Unit 5 Lots 2A and 3A Subdivision, Lots 2A and

3A, Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5A,

Hidalgo County, Texas

3700-4200 Ursula Avenue

Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5B, Hidalgo County, Texas

5900 South Ware Road

Industrial Park Subdivision Unit 1 Subdivision, Lot A, Industrial Park Subdivision Unit

2 Subdivision, Lot 1, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots

1-3 and 13-24, Hidalgo County, Texas

3500, 3600, 4000, and 4324 Military Highway

3916 Military Highway (PID: 509812). **REZ2026-0032**

2. Rezoning from I-1 (Light 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:

Sharyland Service Center Subdivision, Lots 1 and 2, Hidalgo County, Texas

4600 and 4712 Military Highway. **REZ2026-0039**

3. 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:

7700 South Shary Road (PID: 280751)

8100 South Shary Road (PID: 280737)

7700-8201 South Glasscock Road & Rear 1-2 (PID: 280734, 280735, 280736, 280744,

280745, 280746, 280747, 280748, 280749, 280750, 346134, 352221,

997032). **REZ2026-0040**

4. 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:

Sharyland Service Center No. 1 Subdivision, Lot 12, Sharyland Service Center Lot 7A

Subdivision, Lot 7A, Sharyland Service Center No. 4 Subdivision, Lot 10, Sharyland

Business Park Lot 23A and 25 Subdivision, Lots 23A and 25, Hidalgo County, Texas

5700, 5901, 6100, 6901, and 7115 South International Parkway

Sharyland Business Park - Project Circle Subdivision, Lot 1, Sharyland Service Center

No. 4 Subdivision, Lots 11-A and 11-B, Hidalgo County, Texas

4800, 5001, and 5109 Tanya Avenue

Sharyland Service Center No. 4 Subdivision, Lot 8, Sharyland Service Center No. 3

Subdivision, Lot 5, Sharyland Service Center No. 7 Subdivision, Lot 9, Sharyland Business Park Phase 1 Lots 4 & A Subdivision, Lot 4, Sharyland Business Park Lot 14 Subdivision, Lot 14, Hidalgo County, Texas
 4400, 4403, 4621, 5000, and 5100 Military Highway
 Sharyland Service Center Lot 7B Subdivision, Lot 7B, Sharyland Service Center No. 2 Subdivision, Lots 3 and 4, Hidalgo County, Texas
 4301, 4400, and 4701 Wanda Avenue
 Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 3, Hidalgo County Texas
 6700 South Bentsen Road
 4800 South International Parkway (PID: 699739)
 5801 South International Parkway & Rear 1 and 2 (PID: 352440, 516680, 638525)
 6602 South International Parkway (PID: 583395)
 6800 and 6801 South International Parkway (PID: 573499)
 6805 South International Parkway and Rear (PID: 573501 & 583396)
 4713 and 4801 Military Highway (PID: 517339)
 5150 Tanya Avenue (PID: 674385). **REZ2026-0041**
 5. 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:
 7701 South Bentsen Road (PID: 644464)
 7800 South Bentsen Road & Rear (PID: 280757, 280755)
 8100 South Bentsen Road & Rear 1-2 (PID: 280742, 280741, 280739). **REZ2026-0042**
 6. 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:
 7300 South Shary Road & Rear (PID: 280760 & 280761)
 7405 South Shary Road & Rear 1-3 (PID: 280762, 280763, 280764, 280765)
 7705 South Shary Road & Rear 1-4 (PID: 280752, 280753, 280754, 280756, 1310009)
 8105 South Shary Road & Rear (PID: 280738, 550076, 280740)
 5125 Honduras Avenue Rear (PID: 722966)
 7100 South International Parkway Rear (PID: 713488)
 7100 South Bentsen Road & Rear (PID: 280773, 692367). **REZ2026-0043**

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 April 27, 2026.
 - B)** Award of Contract for Employee Dental Plan (Project No. 04-26-S67-01).
 - C)** Award of Contract for the Implementation of a Mass Emergency Communication System, in the total amount of \$120,701.70 (GSA contract 47QTCA24D0083) (Project No. 04-26-S70-01).

- D) Consideration and Authorization to execute a Memorandum of Understanding with Hidalgo County - Urban County Program for the development of the 2028-2032 Five-Year Consolidated Plan and Strategy for funds from the U.S. Department of Housing and Urban Development (HUD/CDBG).
- E) Consideration and Approval of Change Order No. 3 and Final Reconciliation for the Terminal HVAC & Lighting Efficiency Improvements at McAllen International Airport (Project No. 7-23-C37-645).
- F) Approval of Tax Refunds over \$500.00.
 - 1. Aerie By American Eagle
 - 2. Akamai Technologies Inc
 - 3. Bazan Gerardo & Paulo Angela
 - 4. E.T.A. Asset Holdings
 - 5. Gonzalez Adolfo
 - 6. Gonzalez Oscar & Rosalie
 - 7. Granados Anibal & Christina
 - 8. HPIII McAllen LLC
 - 9. Jaramillo Yolanda
 - 10. Landing on 6th VV LLC
 - 11. LERETA LLC
 - 12. LKAD LLC
 - 13. Lynch Timothy & Rebecca
 - 14. Montautti Carlos & Lata
 - 15. Muldrow Clarence S
 - 16. Orfanos John & Leticia
 - 17. Revelo Olivia
 - 18. Rodriguez Luis & Nancy
 - 19. Safir Larry E
 - 20. Salinas Elisa

3. BIDS/CONTRACTS:

- A) Award of Contract for the Dallas Avenue at South 1st Street Drainage Improvements (Project No. 04-26-C26-681).

4. VARIANCES:

- A) Consideration of a variance request to reduce the Right-of-Way on Military Hwy (F.M 1016) (from the required 150 feet to 100-foot Right-of-Way) for proposed Blue Jay Phase I Subdivision, Hidalgo County, Texas; 6000 S. Jackson Road. **VAR2026-0014**
- B) Consideration of a variance request to reduce the Right-of-Way on Military Hwy (F.M 1016) (from the required 150 feet to 100-foot Right-of-Way) for proposed McColl Crossing- Apartments Subdivision, Hidalgo County, Texas; 5801 S. McColl Road. **VAR2026-0013**
- C) Consideration of variance requests: Exceed maximum block length of 200-800 feet or 12 lots, whichever is less for proposed Cascada at Champion Lakes Subdivision, Hidalgo County, Texas; 3300 Augusta Ave. **VAR2026-0011**

- D) Consideration of a variance request to exceed the maximum block length for proposed Eider Subdivision, Hidalgo County, Texas; 6200 S. 23rd Street. **VAR2025-0049**
- E) Consideration of variance requests to: 1) Internal Road Right-of-Way width; 2) Exceeding the maximum Cul-de-sac Length; and 3) to provide only a 4 ft. sidewalk on the north side of Hummingbird Avenue for proposed Habitat at Ware Phase II Subdivision, Hidalgo County, Texas; 6117 N. Ware Road. **VAR2026-0007**
- F) Consideration of variance requests: 1) waive the required total right-of way dedication of 50 feet along E. Olympia Avenue, 2) waive the cul-de-sac turnaround requirement of not less than 100 feet in right-of-way diameter with and 80-foot pavement diameter in residential areas; and 3) waive sidewalk requirements along E. Olympia Avenue and E. Pineridge Avenue for the proposed Mariel Lucille Subdivision, Hidalgo County, Texas; 836 E. Olympia Avenue. **VAR2026-0012**

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).

7. ORDINANCES:

- A) Official Canvass of Election Returns for the City's Special Election held May 2, 2026. *Convocación oficial de los resultados de la Elección Especial de la Ciudad de McAllen que se llevó a cabo el 2 de Mayo del 2026.*
- B) Ordinance calling a Run-off Election for June 13, 2026 to fill an Unexpired Term for City Commissioner District 5. *Ordenanza convocando una elección de desempate para el 13 de Junio de 2026 para distrito uní-miembro 5, término inconcluso, para comisionado de la mesa directiva de la ciudad.*

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 May 5, 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