



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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.1.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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
2. Party Making Request: Omar Sotelo
3. Applicant: Refugio Hinojosa on behalf of L&R Duo Investments LLC
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/29/2026
Michelle Rivera	Approved - 05/01/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Approval of C-1 and the owner's representative was ok with that.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Memo

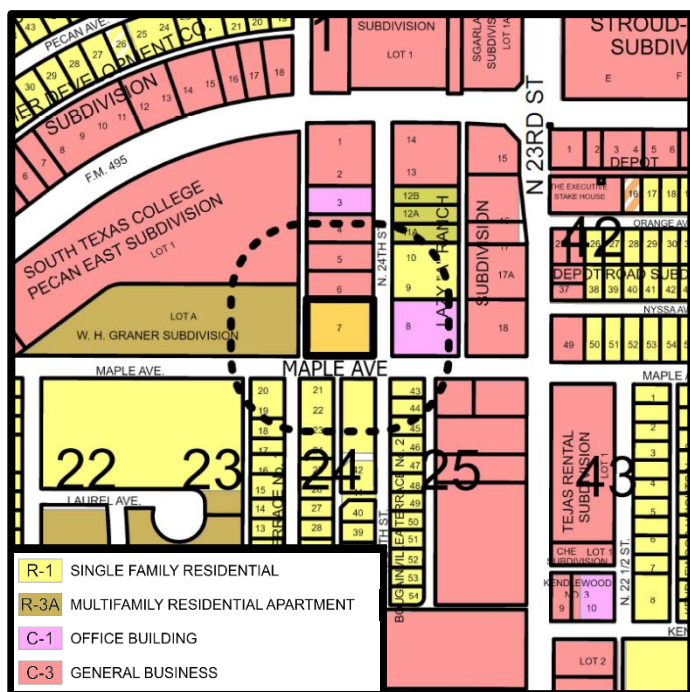
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: May 11, 2026

SUBJECT: 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)

LOCATION: The subject property is located at the northwest corner of Maple Avenue and North 24th Street.



PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an existing daycare.

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the northeast and south, R-3A (Multifamily Residential Apartment-OC) District to the west, C-1 (Office Building-OC) District to the east, and C-3 (General Business-OC) District to the north.

LAND USE: Surrounding uses include single-family homes, apartments, a college building, an office, and a church.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend along Maple Avenue is single-family and multifamily homes.

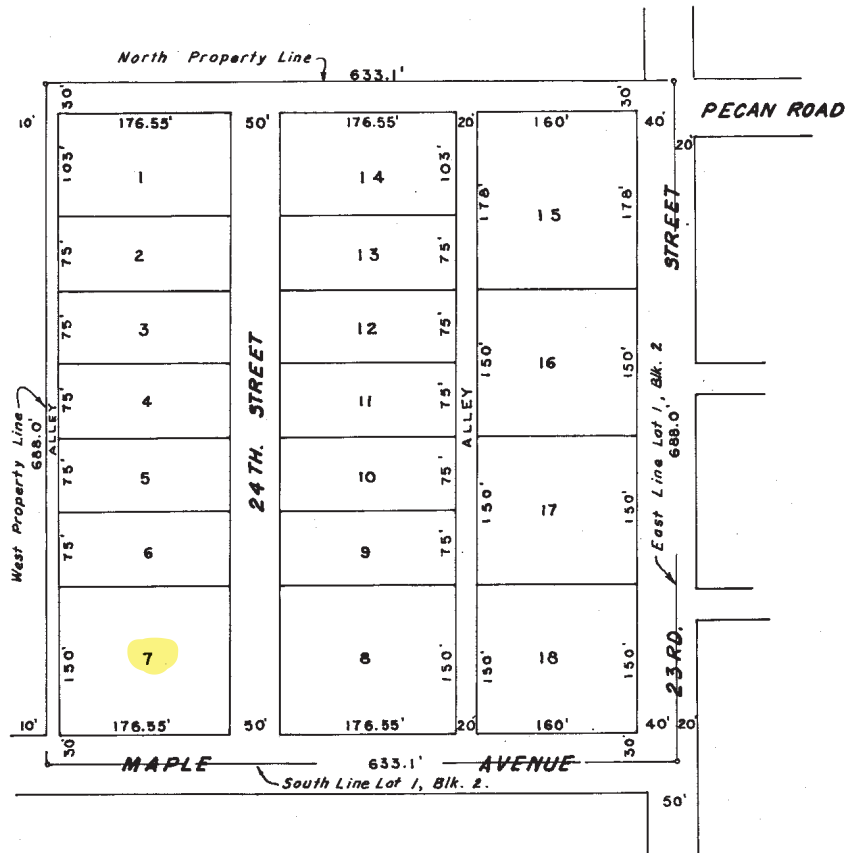
HISTORY: Lazy-A Ranch Addition Subdivision was recorded on October 17, 1950. City Commission approved rezoning requests for the subject property from R-1 (Single-Family Residential-OC) District to C-1 (Office Building-OC) District on August 17, 2006 and from C-1 (Office Building-OC) District to C-2 (Neighborhood Commercial-OC) District on June 24, 2013. City Commission approved rezoning requests for the properties north of the subject property from R-1 (Single-Family Residential-OC) District to C-1 (Office Building-OC) District on September 20, 2006 and from C-1 (Office Building-OC) District to C-3 (General Business-OC) District on March 9, 2015.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of April 21, 2026, no one appeared in opposition to the rezoning request. Mr. Macario Garcia was present and spoke on behalf of the applicant. He stated that the applicant would accept C-1 (Local Commercial-UDC) District, in lieu of C-2 (Regional Commercial-UDC) District, as recommended by staff. Following a brief discussion, the board unanimously voted to recommend approval of the rezoning request to C-1 (Local Commercial-UDC) District. There were six members present and voting.



I, C. L. Fabian, A Licensed Land Surveyor, do hereby certify the foregoing map to be a true & correct representation of the lands hereon described as set out by me on the ground.

C. L. Fabian
C. L. FABIAN
Licensed Land Surveyor
Mc Allen, Texas.

State of Texas:
County of Hidalgo:

We, Lee Akin & Jack Akin, owners of the property, hereon described, do hereby adopt, dedicate & confirm the foregoing map, and do hereby dedicate to the public the streets and alleys designated thereon.

Lee Akin
Lee Akin
Jack Akin
Jack Akin

State of Texas:
County of Hidalgo:

Subscribed and sworn to before me on this the 16th day of Oct. A. D. 1950.

Samuel Lopez
Notary Public in and for
Hidalgo County, Texas

Approved by the Mc Allen Zoning and Planning Board September 10, 1950.

E. A. Greene
E. A. Greene, chairman

MAP
OF
LAZY-A RANCH ADDITION
TO MC ALLEN, TEXAS.

BEING A SUBDIVISION
OF

THE SOUTHEAST 10.0 ACRES OF LOT 1, BLK. 2,
C. E. HAMMOND'S SUBDIVISION IN PORCIONES 61, 62, 63 & 64,
HIDALGO COUNTY, TEXAS.

PREPARED BY
C. L. FABIAN
LICENSED LAND SURVEYOR
MCALLEN, TEXAS

SCALE: 1"=100'

DATE: Sept. 23, 1950

18221

FILED FOR RECORD THIS DATE
11 00 O'clock AM

OCT 17 1950

G. A. WEBER
County Clerk, Hidalgo County, Texas
G. A. Weber

Recorded: October 28, 1950



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.B.1.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/29/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: May 11, 2026

SUBJECT: **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:**

CASE REZ2026-0032:

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, Lot A, Industrial Park Subdivision Unit 2, Lot 1,

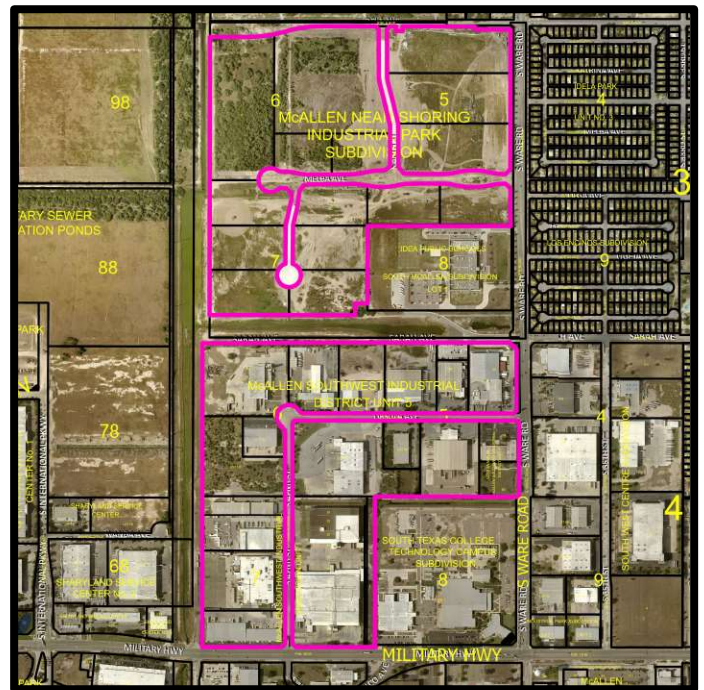
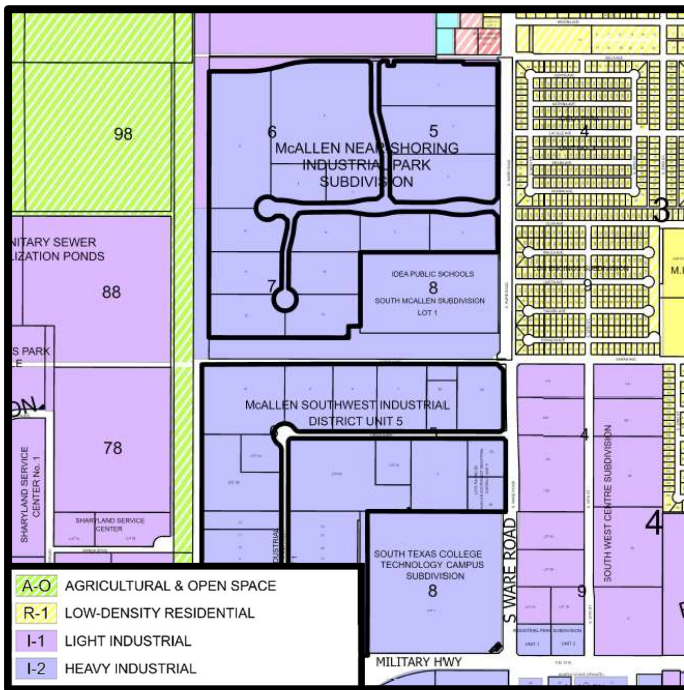
McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 1-3 and 13-24, Hidalgo County, Texas

3500, 3600, 4000, and 4324 Military Highway

3916 Military Highway (PID: 509812)

LOCATION: The subject properties are located on the west side of South Ware Road, north of Military Highway.

PROPOSAL: The City of McAllen is requesting to rezone the properties to I-2 (Heavy Industrial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).



ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural & Open Space-UDC) District to the west, R-1 (Low Density Residential-UDC) District to the east, I-1 (Light Industrial-OC) District to the north and east, and I-2 (Heavy Industrial-OC) District to the south and between the subject properties.

LAND USE: The subject properties are vacant and have existing industrial uses. Surrounding uses include single-family homes, a gas station, a public school, a college, and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial. The Industrial category is largely confined to the southern portion of the city. This category should be located away from uses likely to cause compatibility concerns for both future businesses and residents. Industrial allows for major manufacturing and major employers, along with some supportive retail and office.

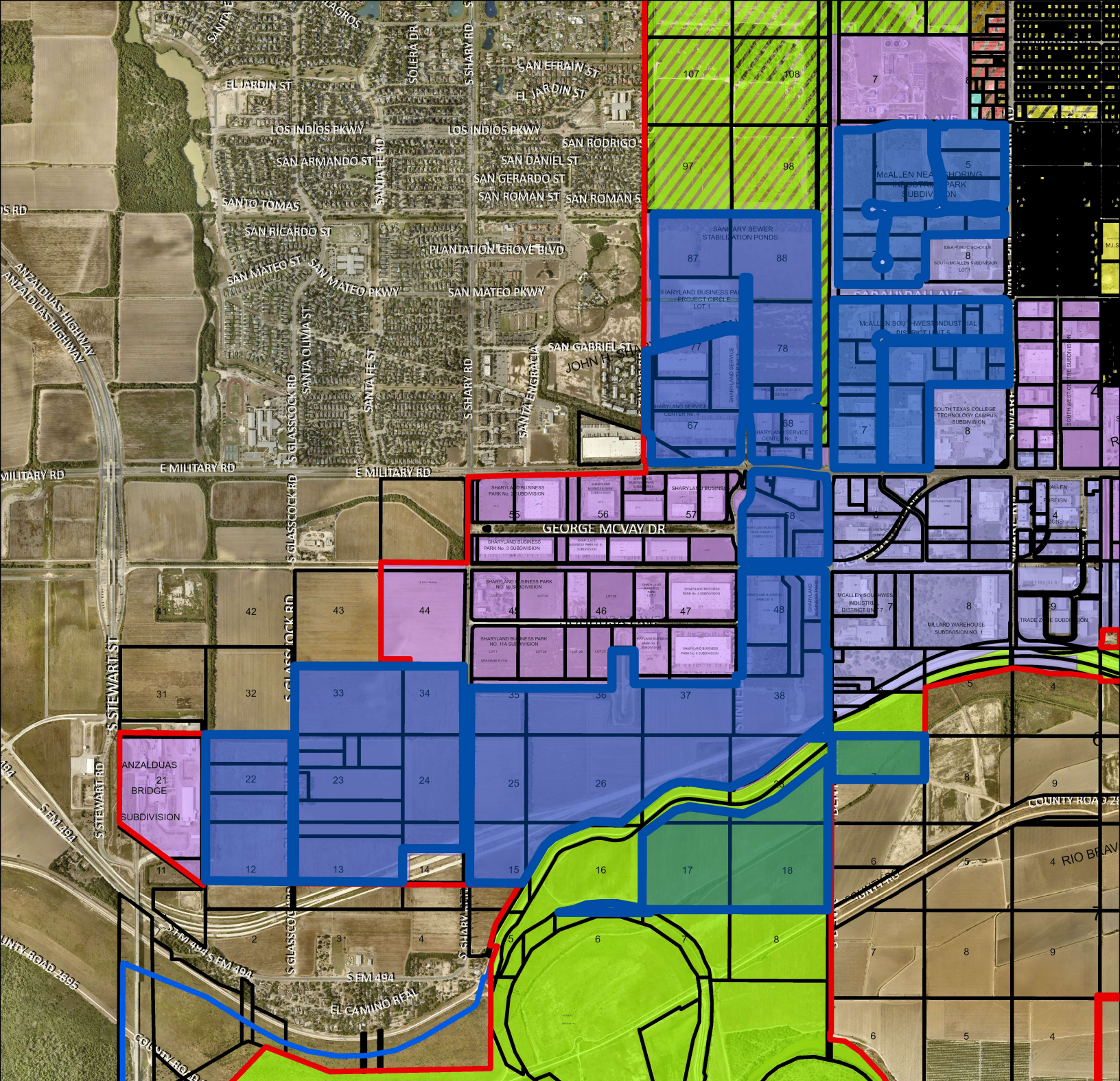
DEVELOPMENT TRENDS: The development trend along South Ware Road is industrial uses.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of April 21, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to I-2 (Heavy Industrial-UDC) District. There were six members present and voting.

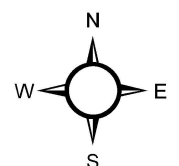


CITY OF MCALLEN PLANNING DEPARTMENT

 SUBJECT PROPERTY

LEGEND
SCALE: N.T.S.

AREA MAP



OLD ZONE

-  A-O (AGRICULTURAL & OPEN...)
-  R-1 (SINGLE FAMILY RES...)
-  R-2 (DUPLEX-FOURPLEX)

UDC ZONE

-  A-O (AGRICULTURAL & OPEN...)
-  R-1 (LOW DENSITY RES...)

-  R-3A (APARTMENTS)
-  R-3C (CONDOMINIUMS)
-  R-3T (TOWNHOMES)
-  R-4 (MOBILE HOMES)

-  R-2 (MEDIUM-DENSITY RES...)
-  R-3 (HIGH-DENSITY RES...)
-  C-1 (LOCAL COMMERCIAL)

-  C-1 (OFFICE BUILDING)
-  C-2 (NEIGHBORHOOD COMM...)
-  C-3 (GENERAL BUSINESS)
-  C-3L (LIGHT COMMERCIAL)

-  C-2 (REGIONAL COMMERCIAL)
-  I-1 (LIGHT INDUSTRIAL)
-  I-2 (HEAVY INDUSTRIAL)

-  C-4 (COMMERCIAL IND...)
-  I-1 (LIGHT INDUSTRIAL)
-  I-2 (HEAVY INDUSTRIAL)
-  M-1 (LOCAL MIXED USE)
-  M-2 (REGIONAL MIXED USE)
-  C-C (CITY CORE)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.B.2.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/27/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

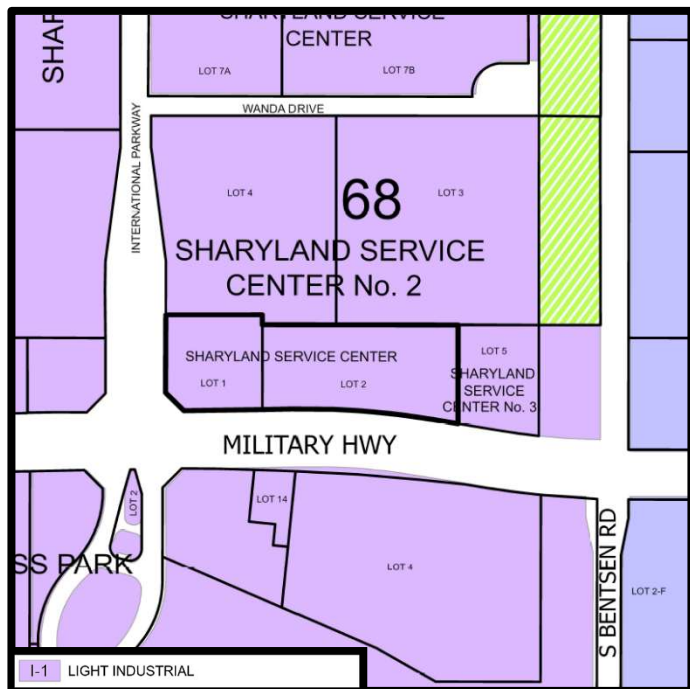
DATE: May 11, 2026

SUBJECT: 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:

CASE REZ2026-0039:

Sharyland Service Center Subdivision, Lots 1 and 2, Hidalgo County, Texas
4600 and 4712 Military Highway

LOCATION: The subject properties are located on the north side of Military Highway, east of South International Parkway.



PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) District in all directions.

LAND USE: The subject properties are being used as a gas station, restaurants, and offices. Surrounding uses include light industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial. The Industrial category is largely confined to the southern portion of the city. This category should be located away from uses likely to cause compatibility concerns for both future businesses and residents. Industrial allows for major manufacturing and major employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend along Military Highway is commercial, office, and light industrial uses.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees. Convenience stores and restaurants are permitted in a C-2 (Regional Commercial-UDC) District but not in an I-1 (Light Industrial-UDC) District. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of April 21, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to C-2 (Regional Commercial-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.B.3.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/27/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Planning Department

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: May 11, 2026

SUBJECT: 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:

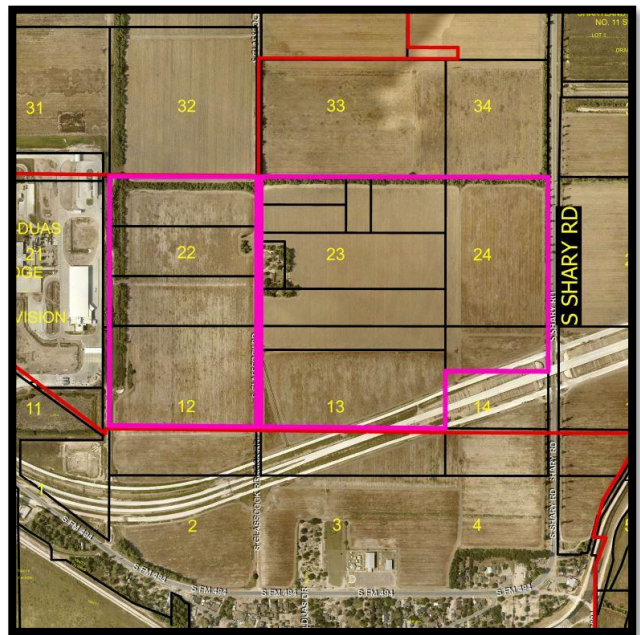
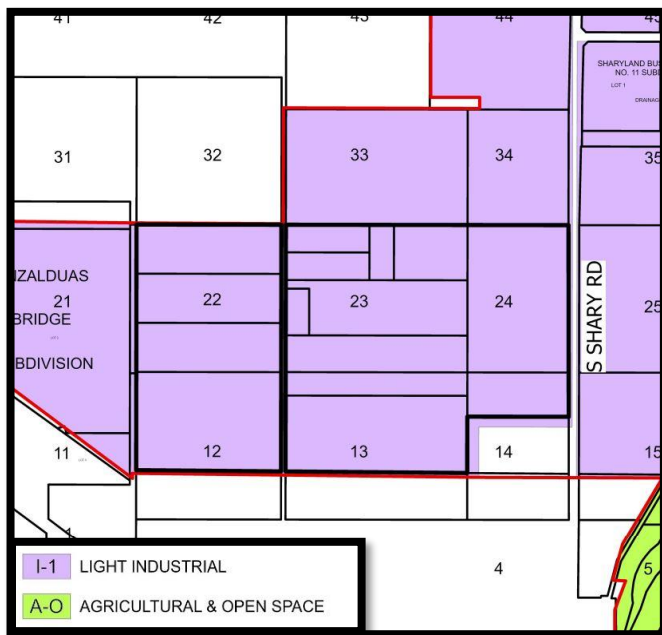
CASE REZ2026-0040:

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)

LOCATION: The subject properties are located along the west side of South Shary Road and south of Old Military Highway.



PROPOSAL: The City of McAllen is requesting to rezone the properties to I-1 (Light Industrial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) to the northeast, east, and west, and outside the city limits to the northwest and south.

LAND USE: Surrounding uses include agricultural land and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

DEVELOPMENT TRENDS: The development trend of this area is industrial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of April 21, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to I-1 (Light Industrial-UDC) District. There were six members present and voting.

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.B.4.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Jessica Cavazos
Omar Sotelo
Michelle Rivera
Martin Canales

Created/Initiated - 04/27/2026
Approved - 04/27/2026
Approved - 05/02/2026
Final Approval - 05/04/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: May 11, 2026

SUBJECT: 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:

CASE REZ2026-0041:

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

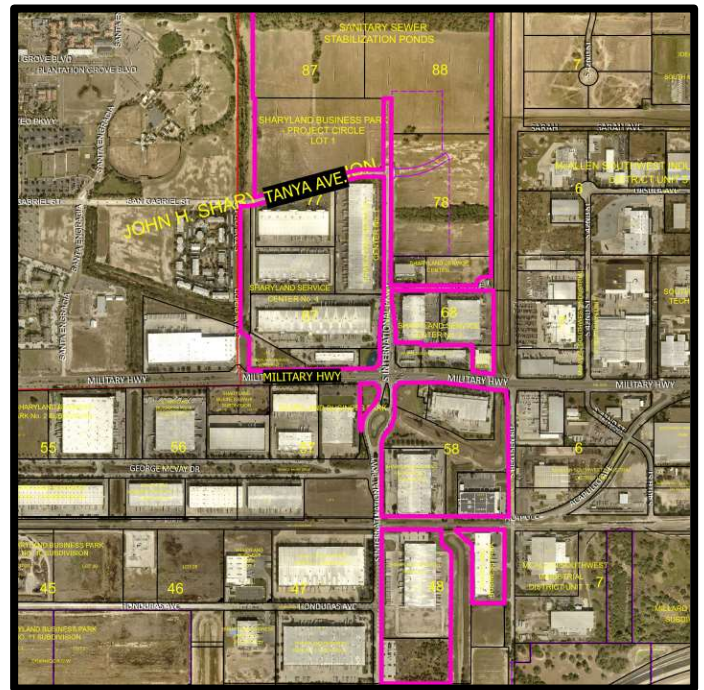
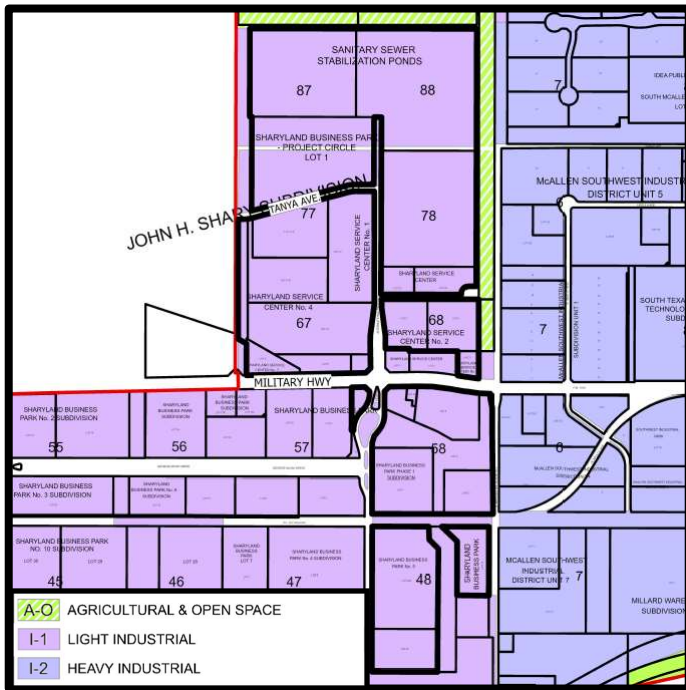
4400, 4403, 4621, 5000, and 5100 Military Highway
Sharyland Service Center Lot 7B Subdivision, Lot 7B, Sharyland Service Center No. 2 Subdivision, Lots 3 and 4, Hidalgo County, Texas

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)

LOCATION: The subject properties are located along both sides of South International Parkway and Military Highway.

PROPOSAL: The City of McAllen is requesting to rezone the properties to I-1 (Light Industrial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).



ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) District to the south and I-2 (Heavy Industrial-OC) District and A-O (Agricultural & Open Space-UDC) District to the east.

LAND USE: The subject properties are being used as light industrial spaces. Surrounding uses include industrial uses, a gas station, restaurants, and offices.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial. The Industrial category is largely confined to the southern portion of the city. This category should be located away from uses likely to cause compatibility concerns for both future businesses and residents. Industrial allows for major manufacturing and major employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend along Military Highway is light industrial uses.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of April 21, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to I-1 (Light Industrial-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.B.5.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/27/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: May 11, 2026

SUBJECT: 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:

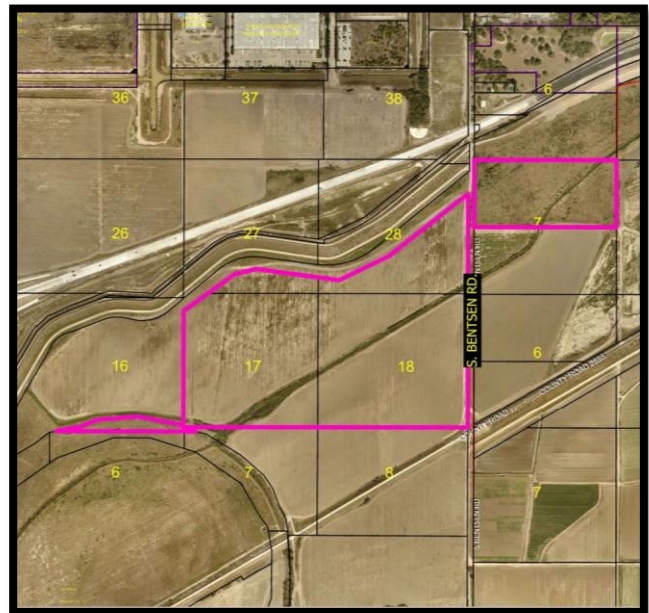
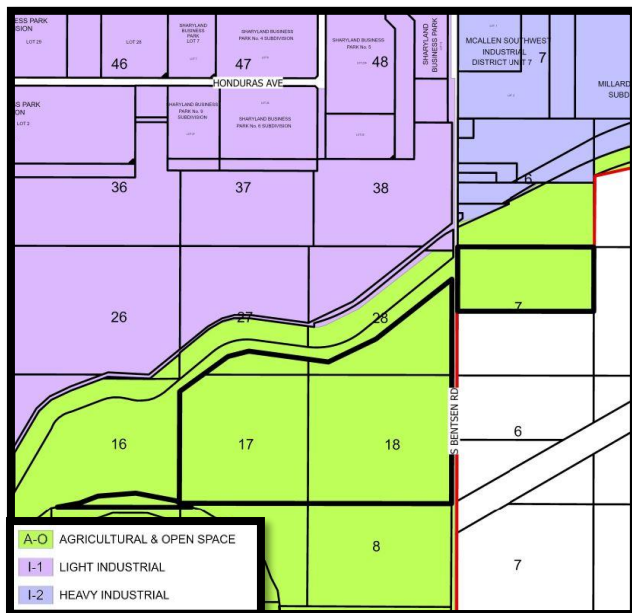
CASE REZ2026-0042:

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)

LOCATION: The subject properties are located along both sides of South Bentsen Road and south of Honduras Avenue.



PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agricultural and Open Space-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural and Open Space-OC) to the north, west, and south, and outside the city limits to the south and east.

LAND USE: Surrounding uses include agricultural land and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Parks and Open Space.

DEVELOPMENT TRENDS: The development trend of this area is agricultural and industrial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of April 21, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to A-O (Agricultural and Open Space-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.B.6.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**

2. Party Making Request: Omar Sotelo

3. Applicant: City of Mcallen

4. Nature of Request: 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**

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Jessica Cavazos

Omar Sotelo

Michelle Rivera

Martin Canales

Created/Initiated - 04/27/2026

Approved - 04/27/2026

Approved - 05/02/2026

Final Approval - 05/04/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve. IJT

Planning Department

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

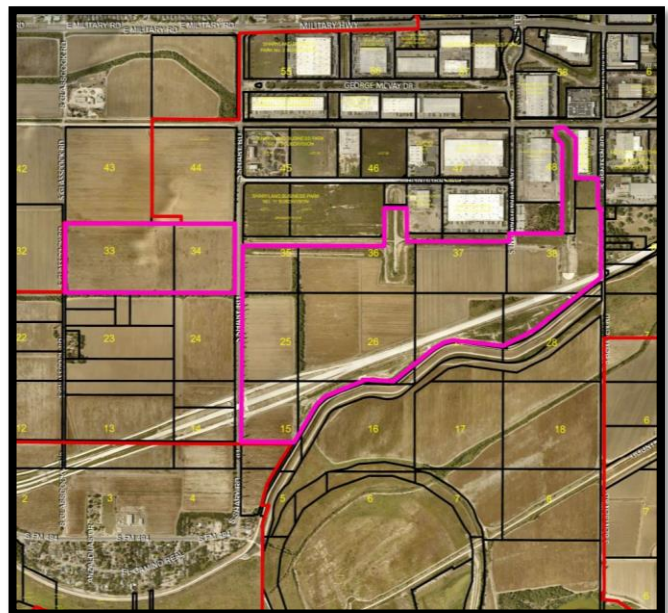
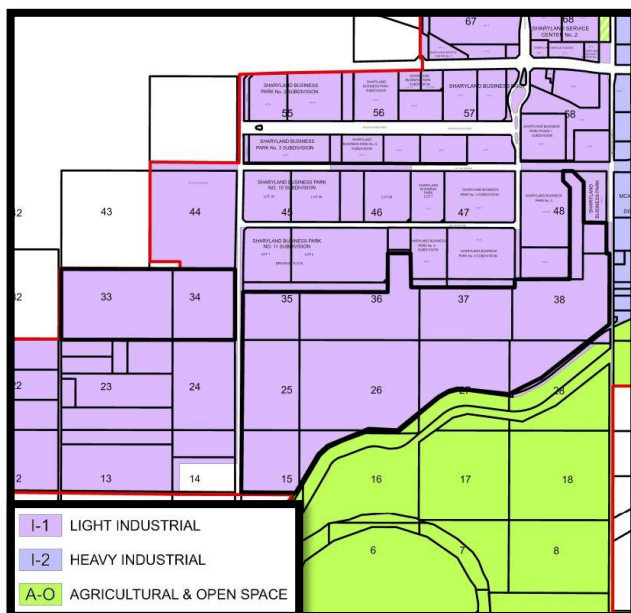
DATE: May 11, 2026

SUBJECT: 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:

CASE REZ2026-0043:

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)

LOCATION: The subject properties are located along the west side of South Shary Road and south of Old Military Highway.



PROPOSAL: The City of McAllen is requesting to rezone the properties to I-1 (Light Industrial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) to the north and west, I-2 (Heavy Industrial-OC) to the east, and A-O (Agricultural and Open Space-OC) to the south.

LAND USE: Surrounding uses include agricultural land and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

DEVELOPMENT TRENDS: The development trend of this area is industrial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of April 21, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to I-1 (Light Industrial-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.C.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: Amending the Zoning Ordinance of the City of McAllen.

2. Party Making Request: Omar Sotelo

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Matthew Juarez

Created/Initiated - 04/27/2026

Omar Sotelo

Approved - 04/29/2026

Michelle Rivera

Approved - 05/02/2026

Martin Canales

Final Approval - 05/04/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve. IJT

ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN, TEXAS, BY PROVIDING THAT THE FOLLOWING PROPERTIES, ALL LOCATED IN HIDALGO COUNTY TEXAS, SHALL BE REZONED FROM THE NOTED OLD CODE (OC) CLASSIFICATION TO THE NOTED UNIFIED DISTRICT CLASSIFICATION (UDC) AS DESCRIBED HEREIN, AND AMENDING THE ZONING MAP TO CONFORM TO THE CHANGES:

- (1) LOT 7, LAZY-A RANCH ADDITION SUBDIVISION, FROM C-2 (OC) TO C-1 (UDC);**
- (2) LOTS 1 AND 2, SHARYLAND SERVICE CENTER SUBDIVISION, FROM I-1 (OC) TO C-2 (UDC);**
- (3) PIDS: 280751, 280737, 280734, 280735, 280736, 280744, 280745, 280746, 280747, 280748, 280749, 280750, 346134, 352221, 997032, FROM I-1 (OC) TO I-1 (UDC);**
- (4) LOT 12, SHARYLAND SERVICE CENTER NO. 1 SUBDIVISION, LOT 7A, SHARYLAND SERVICE CENTER LOT 7A SUBDIVISION, LOTS 8, 10, 11-A, AND 11-B, SHARYLAND SERVICE CENTER NO. 4 SUBDIVISION, LOTS 23A AND 25, SHARYLAND BUSINESS PARK LOT 23A AND 25 SUBDIVISION, LOT 1, SHARYLAND BUSINESS PARK - PROJECT CIRCLE SUBDIVISION, LOT 5, SHARYLAND SERVICE CENTER NO. 3 SUBDIVISION, LOT 9, SHARYLAND SERVICE CENTER NO. 7 SUBDIVISION, LOT 4, SHARYLAND BUSINESS PARK PHASE 1 LOTS 4 & A SUBDIVISION, LOT 14, SHARYLAND BUSINESS PARK LOT 14 SUBDIVISION, LOT 7B, SHARYLAND SERVICE CENTER LOT 7B SUBDIVISION, LOTS 3 AND 4 SHARYLAND SERVICE CENTER NO. 2 SUBDIVISION, LOT 3, SHARYLAND BUSINESS PARK PHASE 1 LOTS 2 & 3 SUBDIVISION, AND PIDS: 699739, 352440, 516680, 638525, 583395, 573499, 573501, 583396, 674385, 517339, FROM I-1 (OC) TO I-1 (UDC);**
- (5) PIDS: 644464, 280757, 280755, 280742, 280741, 280739, FROM A-O (OC) TO A-O (UDC);**
- (6) PIDS: 280760, 280761, 280762, 280763, 280764, 280765, 280752, 280753, 280754, 280756, 1310009, 280738, 550076, 280740, 722966, 713488, 280773, 692367, FROM I-1 (OC) TO I-1 (UDC);**
- (7) LOTS 1-15, MCALLEN NEAR-SHORING INDUSTRIAL PARK SUBDIVISION, LOTS 1-24, MCALLEN SOUTHWEST INDUSTRIAL DISTRICT UNIT NO. 1 SUBDIVISION, LOTS 4, 7-10, 6A AND 6B MCALLEN SOUTHWEST INDUSTRIAL**

DISTRICT UNIT 5 SUBDIVISION, LOTS 1-A AND 1-B, LOTS 1-A AND 1-B MCALLEN SOUTHWEST INDUSTRIAL DISTRICT UNIT #5 SUBDIVISION, LOTS 2A AND 3A, MCALLEN SOUTHWEST INDUSTRIAL DISTRICT UNIT 5 LOTS 2A AND 3A SUBDIVISION, LOTS 5A AND 5B, LOT 5A AND 5B MCALLEN SOUTHWEST INDUSTRIAL DISTRICT UNIT 5 SUBDIVISION, LOT A, INDUSTRIAL PARK SUBDIVISION UNIT 1 SUBDIVISION, LOT 1, INDUSTRIAL PARK SUBDIVISION UNIT 2 SUBDIVISION, AND PID: 509812, FROM I-2 (OC) TO I-2 (UDC);

NOW, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS,
THAT:

SECTION I: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District:

Lot 7, Lazy-A Ranch Addition Subdivision, as recorded in volume 10, page 32, Map Records of Hidalgo County, Texas

SECTION II: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from I-1 (Light Industrial-OC) District to C-2 (Regional Commercial-UDC) District:

Lots 1-2, Sharyland Service Center Subdivision, as recorded in volume 34, page 76, Map Records of Hidalgo County, Texas

SECTION III: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from I-1 (Light Industrial-OC) District to I-1 (Light Industrial-UDC) District:

Hidalgo County PID: 280751 - Temporary Address: 7700 South Shary Road

Hidalgo County PID: 280737 - Temporary Address: 8100 South Shary Road

Hidalgo County PID: 280734, 280735, 280736, 280744, 280745, 280746, 280747, 280748, 280749, 280750, 346134, 352221, & 997032 - Temporary Address: 7700-8201 South Glasscock Road & Rear 1-2

SECTION IV: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from I-1 (Light Industrial-OC) District to I-1 (Light Industrial-UDC) District:

Lot 12, Sharyland Service Center No. 1 Subdivision, Lot 7A, Sharyland Service Center Lot 7A Subdivision, Lots 8, 10, 11-A, and

11-B, Sharyland Service Center No. 4 Subdivision, Lots 23A and 25, Sharyland Business Park Lot 23A and 25 Subdivision, Lot 1, Sharyland Business Park - Project Circle Subdivision, Lot 5, Sharyland Service Center No. 3 Subdivision, Lot 9, Sharyland Service Center No. 7 Subdivision, Lot 4, Sharyland Business Park Phase 1 Lots 4 & A Subdivision, Lot 14, Sharyland Business Park Lot 14 Subdivision, Lot 7B, Sharyland Service Center Lot 7B Subdivision, Lots 3 and 4 Sharyland Service Center No. 2 Subdivision, Lot 3, Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, as recorded in volume 37, page 34, volume 35, page 126, volume 43, page 17, Instrument Number 2669119, Instrument Number 3686857, Instrument Number 1996425, volume 47, page 149, volume 33, page 112, volume 34, page 87b, volume 36, page 42, volume 37, page 64, volume 33, page 163, Map Records of Hidalgo County, Texas

Hidalgo County PID: 699739 - Temporary Address: 4800 South International Parkway

Hidalgo County PID: 352440, 516680, 638525 - Temporary Address: 5801 South International Parkway & Rear 1-2

Hidalgo County PID: 583395 - Temporary Address: 6602 South International Parkway

Hidalgo County PID: 573499 - Temporary Address: 6800 and 6801 South International Parkway

Hidalgo County PID: 573501 & 583396 - Temporary Address: 6805 South International Parkway & Rear

Hidalgo County PID: 674385 - Temporary Address: 5150 Tanya Avenue

Hidalgo County PID: 517339 - Temporary Address: 4713 and 4801 Military Highway

SECTION V: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from A-O (Agricultural and Open Space-OC) District to A-O (Agricultural and Open Space-UDC) District:

Hidalgo County PID: 644464 - Temporary Address: 7701 South Bentsen Road

Hidalgo County PID: 280757 & 280755 - Temporary Address: 7800 South Bentsen Road & Rear

Hidalgo County PID: 280742, 280741, & 280739 - Temporary Address: 8100 South Bentsen Road & Rear 1-2

SECTION VI: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from I-1 (Light Industrial-OC) District to I-1 (Light Industrial-UDC) District:

Hidalgo County PID: 280760 & 280791 - Temporary Address: 7300 South Shary Road & Rear

Hidalgo County PID: 280762, 280763, 280764, & 280765 - Temporary Address: 7405 South Shary Road & Rear 1-3

Hidalgo County PID: 280752, 280753, 280754, 280756, & 1310009 - Temporary Address: 7705 South Shary Road & Rear 1-4

Hidalgo County PID: 280738, 550076, & 280740 - Temporary Address: 8105 South Shary Road & Rear

Hidalgo County PID: 722966 - Temporary Address: 5125 Honduras Avenue Rear

Hidalgo County PID: 713488 - Temporary Address: 7100 South International Parkway Rear

Hidalgo County PID: 280773 & 692367 - Temporary Address: 7100 South Bentsen Road & Rear

SECTION VII: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from I-2 (Heavy Industrial-OC) District to I-2 (Heavy Industrial-UDC) District:

Lots 1-15, McAllen Near-Shoring Industrial Park Subdivision, Lots 1-24, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 4, 7-10, 6A and 6B McAllen Southwest Industrial District Unit 5 Subdivision, Lots 1-A and 1-B, Lots 1-A and 1-B McAllen Southwest Industrial District Unit #5 Subdivision, Lots 2A and 3A, McAllen Southwest Industrial District Unit 5 Lots 2A and 3A Subdivision, Lots 5A and 5B, Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot A, Industrial Park Subdivision Unit 1 Subdivision, Lot 1, Industrial Park Subdivision Unit 2 Subdivision, as recorded in Instrument Number 3663925, volume 21, page 99, volume 27, page 10A, volume 27, page 86A, volume 33, page 93B, Instrument Number 2186703, Instrument Number 2012863, volume 22, page 91, volume 25, page 88A, Map Records of Hidalgo County, Texas

Hidalgo County PID: 509812 - Temporary Address: 3916 Military Highway

SECTION VIII: This Ordinance shall become effective immediately upon its passage and publication in accordance with the law.

SECTION IX: This Ordinance shall be and remain in full force and effect from and after its passage by the

Board of Commissioners and the caption of this Ordinance shall be published according to Section 2-56 of the Code of Ordinances of the City of McAllen.

SECTION X: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION XI: This ordinance shall not be published in the Code of Ordinances of the City of McAllen, Texas, as it is not amendatory thereof, however, it shall be cited in the appropriate appendix of the Code of Ordinances.

CONSIDERED, PASSED and APPROVED this 11th day of May 2026, at a regular meeting of the Board of Commissioners of the City of McAllen at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of May 2026.

CITY OF MCALLEN

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.A.

DATE SUBMITTED

05/01/2026

MEETING DATE

5/11/2026

1. Agenda Item: Approval of Minutes for Workshop and Regular Meeting held April 27, 2026.

2. Party Making Request: Perla Lara

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Matthew Juarez

Created/Initiated - 05/01/2026

Perla Lara

Final Approval - 05/01/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve. IJT

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, April 27, 2026**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Pro Tem Victor “Seby” Haddad, Commissioner Antonio “Tony” Aguirre, Jr., Commissioner Rolando “Rolly” Rios, Commissioner Rodolfo “Rudy” Castillo and Commissioner Jose R. “Pepe” Cabeza de Vaca were present

Absent: Commissioner Joaquin Zamora

Also, present City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Elvira Alonso, City Secretary Perla Lara

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order at 4:00 pm.

1. PRESENT QUESTIONS RELATING TO STAFF RELATING TO THE APRIL 27, 2026, REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH A MEETING.

There were no questions regarding the April 27, 2026, workshop agenda.

2. PRESENTATION ON THE STREET LIGHT UPDATE.

Marlene Garza presented an update to the Mayor and City Commission on the Street Lights by District project. She noted that the previous update was provided during the City Commission Workshop on April 28, 2025. The project is an in-house initiative focused on increasing street lighting throughout residential neighborhoods and major arterial roadways to meet current City of McAllen standards.

The primary goal of the project is to enhance lighting in existing neighborhoods along with high-traffic corridors to improve visibility and safety. Project priorities were outlined as follows: established neighborhoods, high-volume roadways, annexed areas, and undeveloped areas. The most recent progress update covered Spring 2025, with in-house project efforts having commenced during FY 2022–2023.

Ms. Garza provided a status update by district and explained that street light installation is a construction-driven process that requires extended timelines. She noted that a notification process is followed and that AEP crews are currently working at multiple locations simultaneously.

Phase II of the project was also discussed, which includes East–West corridors such as Business 83, Dove Avenue, Pecan Boulevard, Nolana Avenue, Trenton Road, Hackberry Avenue, Jackson Avenue, and Military Highway.

Members of the Commission shared comments and raised questions regarding project timelines, underground boring schedules, delays related to Magic Valley, corrective actions being taken, canceled installations, lighting in alleys and service drives, reporting systems for street light outages beyond the 311 system, ongoing work in neighborhoods, downtown alley lighting, and the permitting process. Staff answered questions posed by the council members.

Staff were thanked for their presentation.

3. PRESENTATION ON THE DRAINAGE UTILITY FEE UPDATE.

Eduardo Mendoza and Mario Cruz presented an update on the Drainage Utility Fee, which included an overview of the program's background, revenue information, completed and programmed projects. Staff noted that the Drainage Utility Fee was adopted in March 2018 and is collected through customers' monthly utility bills. The fee is based on the average impervious cover for residential properties, with a monthly charge of \$1.50 per Equivalent Residential Unit (ERU). Projects have been awarded throughout the duration of the program.

An update on year 8's revenue was provided. Staff reported that nine projects have been completed, with additional projects currently under construction or ongoing. Projects discussed included the Torres Acres Roadway and Drainage Improvements, Northeast McAllen–Edinburg Lateral, 2nd Street and Savannah Avenue Drainage Improvements, and the Trade Zone Lateral Channel Improvements. Year 8 program updates were also reviewed.

Mayor and Commission members asked questions regarding updates to miscellaneous categories on utility bills, the South Wastewater Treatment Plant, the Balboa Pump Station, Reinvestment Development Areas (RDA), system capacity, volume, and drainage project prioritization. Additional discussion included questions about District 3, specifically Project No. 13 and other drainage projects located within the district. Clarification was requested regarding which projects were completed using drainage utility fees versus those funded through bond-funded water projects, Development Corporation water projects, and grants, including funding for the Las Palmas Community Center. Staff answered questions posed by the council members.

Staff were thanked for the presentation.

4. 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.

PUBLIC COMMENT: Miles Diaz, Diana Laura Morales and Fabiola Escalon

ADJOURN

Without objection, the meeting adjourned at 5:03 p.m.

Javier Villalobos
Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **April 27, 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 Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Commissioner Joaquin Zamora

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, 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

NATIONAL TRAVEL & TOURISM WEEK

Mayor Pro Tem Victor "Seby" Haddad read and presented a proclamation for National Travel & Tourism Week.

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 Javier Villalobos 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 Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. No one spoke.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

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

Approved the R-3T (UDC) Zoning at 601 South Taylor Road, in accordance with the Planning and Zoning Commission.

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

Approved the M-2 (UDC) Zoning at 4100, 4102, 4104 and 4106 North 23rd Street, in accordance with the Planning and Zoning Commission.

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

Approved the C-2 (UDC) Zoning at 1911 North 23rd Street in accordance with the Planning and Zoning Commission.

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

Approved the C-1 (UDC) Zoning at 2014 North Ware Road, in accordance with the Planning and Zoning Commission.

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 AGUSTA AVENUE. REZ2026-0028

Approved the R-1 (UDC) Zoning at 3300 August Avenue, in accordance with the Planning and Zoning Commission.

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

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a Vaporizer Store at 721 Dove Avenue, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

1. The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of a residential use/zone;
2. The above-mentioned businesses must be as close as possible to a major arterial and should not allow the traffic generated by such businesses onto residential streets or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Dove Avenue;
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. seven parking spaces are required and are provided in the existing shared parking area;
4. The abovementioned businesses must do everything possible to prevent unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5. The abovementioned businesses 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 of as much as possible of the site from a public street;
6. The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The above-mentioned businesses shall restrict the number of people within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having considered the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

7. REQUEST OF ENRIQUE LOREDO 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

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a cigar lounge at 1624 North 10th Street, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

1. The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of a residential use/zone;

2. The above-mentioned businesses must be as close as possible to a major arterial and should not allow the traffic generated by such businesses onto residential streets or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th 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. five parking spaces are required and are provided as per site plan;
4. The abovementioned businesses must do everything possible to prevent unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5. The abovementioned businesses 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 of as much as possible of the site from a public street;
6. The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The above-mentioned businesses shall restrict the number of people within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having considered the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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**

Approved the C-2 (UDC) Zoning at 3814, 3920 and 3920 Rear Idela Avenue, in accordance with the Planning and Zoning Commission.

**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**

Approved the R-1 (UDC) Zoning at the following properties:

McAllen Independent School District No. 3 Subdivision Lot 1, Hidalgo County, Texas
4801 South 26th Street, in accordance with the Planning and Zoning Commission.

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**

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

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**

Approved the I-1 (UDC) Zoning, in accordance with the Planning and Zoning Commission, at the following properties:

Lots 1 through 18 and F-1 through 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 through 18 and F-1 through 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.

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**

Approved the A-O (UDC) Zoning, in accordance with the Planning and Zoning Commission, at the following properties:

2300-2301, 2322, 2500 and 2600 South Main Street
2401, 2409 and 2421 South 23rd Street
3212 South 10th Street
1000 Bales Road
1801 Wichita Avenue

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

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for a portable food concession stand at 1905 North 23rd Street, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

1. Cannot be in residential zone area. The establishment is in a C-3 (General Business-OC) District;
2. Stand must be inspected by building inspection department and meet applicable building codes.
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent; Parking lot must be paved and clearly striped.
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setback requirements of the zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;

Commissioner Rolando "Rolly" Rios moved to approve the Conditional Use Permit for 5 year CUP extension and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

C) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to amend the Zoning Ordinance and was seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

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 Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD ON APRIL 13, 2026.

Approved the minutes of Workshop and Regular Meeting held April 13, 2026, as submitted.

B) MONTHLY PROJECT STATUS REPORT PARKS & RECREATION.

Approved the Parks and Recreation monthly status report.

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

Approved the project status monthly report through March 31, 2026.

D) SUBDIVISION MONTHLY REPORT

Approved the 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).

Approved an Interlocal Cooperation Agreement between Hidalgo County and City of McAllen for 2026 County Library Services.

F) PROVIDING FOR A BUDGET AMENDMENT FOR SPECIAL EVENTS FUND

Adopted an ordinance providing for a budget amendment in the amount of \$187,550.00 for the Special Events Fund.

G) APPROVAL OF TAX REFUNDS OVER \$500.00.

Approved tax refunds of over \$500.

1. ATHELAS LTD

Approved a tax refund in the amount of \$515.39.

2. BURGER KING #4824

Approved a tax refund in the amount of \$1,433.08.

3. COSENTINO JAMES & DEBRA TRSTS

Approved tax refunds in the amounts of \$410.14; \$86.25 and \$45.73.

4. DAVID & DIANE FARLEY

Approved a tax refund in the amount of \$623.44.

5. FIDENCIO FLORES & FIDENCIO FLORES

Approved a tax refund in the amount of \$693.97.

6. GENERAL PAPER INC.

Approved a tax refund in the amount of \$952.79.

7. JINC PROPERTIES LP

Approved a tax refund in the amount of \$1,457.83.

8. MIDLAND LOAN SERVICES

Approved a tax refund in the amount of \$50,735.76.

9. ORSON HENDRICK & SANDRA CO-TRUSTEE

Approved a tax refund in the amount of \$613.05.

10. TRI WANIS VENTURES LLC

Approved a tax refund in the amount of \$1,005.61

3. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR THE PURCHASE OF DUMPSTER FLOORS (PROJECT NO. 03-26-SP08-191).

Staff recommended award of contract to Box Gang Manufacturing for the Purchase of Dumpster Floors.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to award the contract as recommended. and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

B) AWARD OF CONTRACT FOR 29TH STREET ROADWAY WIDENING FROM FM1925 (MONTE CRISTO ROAD) TO SH107 (PROJECT NO. 04-26-S75-01).

Staff recommended award of contract to Melden & Hunt in the amount of \$310,000 for the 29th Street Roadway widening from FM 1925 (Monte Cristo Road) to SH 107.

Comments and concerns were raised. Staff answered questions posed by Council.

After due consideration, Commissioner Antonio "Tony" Aguirre, Jr. moved to award the contract as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

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).

Staff recommended approval of Contract Amendment No. 1 in the amount of \$16,250.00 for additional services to TEDSI Infrastructure Group for 2nd Street and Wisconsin Road Roundabout Improvements.

Comments and concerns were raised. Question was asked relating to next year's budget. Staff answered questions posed by Council.

After due consideration, Commissioner Antonio "Tony" Aguirre, Jr. moved to approve Contract Amendment No. 1 as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

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

Staff recommended approval of variance requests to: 1) not require South 49th Street, a ¼ mile collector roadway; 2) not require an 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

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

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

Staff recommended approval of 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.

Comments and concerns were raised. Question was asked relating to sidewalks. Staff answered questions posed by Council.

After due consideration, Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the variance as recommended. The motion was seconded by Commissioner Victor "Seby" Haddad and carried unanimously by those present.

5. MANAGER'S REPORT

A) FUTURE AGENDA ITEMS.

No items were mentioned.

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).

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.087 Economic Development on Item 6A.

A) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T. CODE §551.087.

Commissioner Rolando "Rolly" Rios moved to authorize the City Manager and City Attorney to proceed as described in executive session and was seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

ADJOURNMENT

Without objection the meeting was adjourned at 5:30 p.m.

Attest:

Javier Villalobos, Mayor

Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.B.

DATE SUBMITTED

04/07/2026

MEETING DATE

5/11/2026

1. Agenda Item: Award of Contract for Employee Dental Plan (Project No. 04-26-S67-01).
2. Party Making Request: Jolee Perez
3. Applicant:
4. Nature of Request: Award of Contract for Employee Dental Plan
5. Fiscal Impact Summary: Plan is Employee paid. No financial impact to City.
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jolee Perez	Created/Initiated - 04/07/2026
Jeff Johnston	Approved - 04/14/2026
Gerardo Noriega	Approved - 04/16/2026
Angie Rodriguez	Approved - 04/16/2026
Evaristo Garcia	Final Approval - 04/17/2026
8. Staff Recommendation: After evaluating plan design, value-added services, provider access, premiums, and references, staff recommends awarding a three-year contract to Cigna effective October 1, 2026.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

TO: Isaac Tawil, City Manager
CC: Jeff Johnston, Assistant City Manager
FROM: Jolee Perez, Director of Employee Benefits
DATE: April 6, 2026
RE: Employee Dental Plan Proposals

As part of our ongoing efforts to ensure robust employee benefits while securing the best possible rates, the Employee Benefits Department solicited informal proposals for the Employee Dental Plan. The current dental plan agreement is set to expire September 30, 2026. This plan is 100% paid for by employees.

Respondents

Delta Dental (incumbent)	United Healthcare
Cigna	Blue Cross Blue Shield of Texas
Ameritas	Standard
Aflac	Lincoln Financial

While we have experienced strong administrative performance and member satisfaction with our current carrier, Delta Dental, their proposal reflects a 3% premium increase, resulting in approximately \$18,175 in additional annual employee premiums.

Among the top-ranked proposals, Delta Dental and Cigna offered the most comprehensive packages. Cigna mirrored our current plan design while improving provider access (in-network disruption improving from 72% to 92%), adding benefits to the current design, and offering a 7.2% rate reduction—approximately \$46,632 less in annual employee premiums.

Additional advantages include 24/7/365 live customer service, strong client references with long-term renewals, an implementation credit \$3,500 higher than the incumbent, a two-year rate hold, and a 10% cap on the third-year renewal.

After evaluating plan design, value-added services, provider access, premiums, and references, staff recommends awarding a three-year contract to Cigna effective October 1, 2026.

	Current Monthly Premium	Delta Proposal	Cigna Proposal
Employee Only	\$19.90	\$20.50	\$18.48
Employee Plus Family	\$65.76	\$67.73	\$61.00

Plan Benefits/Rates		Delta Dental Insurance Company	Delta Dental Insurance (Renewal)	CIGNA (MAC)	AMERITAS PLAN 2	AFLAC	UNITED HEALTH CARE (UHC)	BCBSTX	STANDARD	LFG
Dental Benefits		MAC PLAN			DPPO-MAC	MAC PLAN				
Out-of-Network Allowance										
Benefit Payable on Calendar Year or Plan Year		Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year
Annual Open Enrollment Included		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Benefit Waiting Period		No	No	No	No	No	No	No	No	No
Late Entrant Provision		No	N/A	WILL MATCH CURRENT PLAN	No	Enrollments take place once each 12-month period. Later enrollees cannot enroll outside of an annual enrollment period.	No	No	12 months	type I:None all others:12 months
Calendar Year Maximum		\$1,500	\$1,500	1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Annual Deductible		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Deductible Family Maximum		3	3x	3	3	3	3	\$150	3	\$150
Preventative Services - Percent Payable		100%	100%	100%	100%	100%	100%	100%	100%	100%
Basic Services - Percent Payable		80%	80%	80%	80%	80%	80%	80%	80%	80%
Major Services - Percent Payable		50%	50%	50%	50%	50%	50%	50%	50%	50%
Waiting Period for Basic, Major, or Ortho Services?		No	No	No	No	No	No	No	No	No
Exams		Preventative	Preventative	Preventative	Preventive	Preventative	Preventative	Preventative	Preventative	Preventative
Cleanings/ # of cleanings?		Preventative/ 3 cleanings per yr	Preventative/ 3 prophylaxis within a calendar year	Preventative/ 3 cleanings per yr	Preventive/ 3 cleanings per yr	Preventative/ 3 Per Year	Preventative/ 2 cleanings per yr	Preventative/ 3 cleanings per yr	Preventative/ 3 cleanings per yr	Preventative/ up to 2 per year
Fluoride		Preventative	Preventative	Preventative	Preventive	Preventative	Preventative	Preventative	Preventative	Preventative
Bitewing X-Rays		Preventative	Preventative	Preventative	Preventive	Preventative	Preventative	Preventative	Preventative	Preventative
Full Mouth X-Rays		Preventative	Preventative	Preventative	Preventive	Preventative	Preventative	Preventative	Preventative	Preventative
Space Maintainers		Preventative	Preventative	Preventative	Preventive	Preventative	Preventative	Preventative	Preventative	Preventative
Sealants		Preventative	Preventative	Preventative	Preventive	Preventative	Preventative	Preventative	Preventative	Preventative
Amalgam Fillings		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
Composite Fillings		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
Are Composite fillings covered for all teeth?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Non Surgical Periodontics		Major	Major	Major	Major	Major	Major	Major	Major	Major
Surgical Periodontics		Major	Major	Major	Major	Major	Major	Major	Major	Major
Non Surgical Endodontics		Major	Major	Major	Major	Major	Major	Major	Major	Major
Surgical Endodontics		Major	Major	Major	Major	Major	Major	Major	Major	Major
Simple Extractions		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
Complex Extractions		Major	Major	Major	Major	Major	Major	Major	Major	Major
Anesthesia		Major	Basic	Basic	Basic	Basic	Major	Basic	Basic	Major
Inlays, Onlays, Crowns		Major	Major	Major	Major	Major	Major	Major	Major	Major
Crown Repair		Major	Major	Major	Major	Major	Major	Major	Major	Major
Bridges		Major	Major	Major	Major	Major	Major	Major	Major	Major
Dentures		Major	Major	Major	Major	Major	Major	Major	Major	Major
Denture Repair		Major	Major	Major	Major	Major	Major	Major	Major	Major
Implants		Major	Major	Class IX WILL MATCH CURRENT	Major	Major	Major	Major	Major	None
Prosthetics		Major	Major	Major	Major	Major	Major	Major	Major	Major
Ortho Services										
Ortho Services - Percent Payable		50%	50%	50%	50%	50%	50%	50%	50%	50%
Ortho Services age limitation		Adult and Child	Adult and Child	Adult & Child	Adult and Child	Adult & Child, No Age Limit	Adult and Child	Adult and Child	Adult and Child	Adult and Child
Ortho Services Lifetime Maximum		\$1,200	\$1,200	\$1,200	\$1,200	\$1,250	\$1,200	\$1,200	\$1,250	\$1,200
Waiting Period		None	None	None (WILL MATCH CURRENT)	None	None	None	None	None	None
Late Entrant Provision		12 months	N/A	MATCH CURRENT	12 months	Later enrollees cannot enroll outside of an annual enrollment period.	12 months	Not applicable.	12 months	12 months
Open Enrollment		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Monthly Rates										
Employee Only		\$19.90	\$20.50	\$18.48	\$22.08	\$22.24	\$25.32	\$25.35	\$26.14	\$28.45
Employee + Family		\$65.76	\$67.73	\$61.00	\$68.44	\$73.50	\$83.71	\$86.32	\$93.95	\$93.95
Rate Guarantee Period		24 Months	24 Months	24 months	24 months	24 Months	12 Months	24 months	24 months	12 months
Monthly Premium										
Employee Only Enrolled		794	\$15,800.60	\$16,277.00	\$14,673.12	\$17,531.52	\$17,658.56	\$20,104.08	\$20,127.90	\$20,755.16
Employee + Family Enrolled		527	\$34,655.52	\$35,693.71	\$32,147.00	\$36,067.88	\$38,734.50	\$44,062.47	\$44,115.17	\$45,490.64
Total Monthly Premium		\$50,456.12	\$51,970.71	\$46,820.12	\$53,599.40	\$56,393.06	\$64,166.55	\$64,243.07	\$66,245.80	\$72,100.95
1st year Annual Premium		\$605,473.44	\$623,648.52	\$561,841.44	\$643,192.80	\$676,716.72	\$769,998.60	\$794,949.60	\$794,949.60	\$865,211.40
2nd year Annual Premium		\$605,473.44	\$623,648.52	\$561,841.44	\$643,192.80	\$676,716.72	\$769,998.60	\$794,949.60	\$794,949.60	\$865,211.40
3rd year Annual Premium		\$605,473.44								
Differential to Current Annual Premium										
Additional Services/ Notes										



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.C.

DATE SUBMITTED

04/23/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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).

2. Party Making Request: Julia Lash

3. Applicant: Jeff Johnston

4. Nature of Request:

The Emergency Management team respectfully requests consideration and approval to enter into a contract with Everbridge, Inc. for the procurement and implementation of a comprehensive mass emergency communication system. This system will enhance our ability to rapidly disseminate critical information to residents, staff, and stakeholders during emergencies, strengthening public safety and response efforts across the community.

The total cost of the contract is \$120,701.70, structured over a three-year term at an annual cost of \$40,233.90. Funding for this initiative has been identified and is included within the approved budget.

5. Fiscal Impact Summary: **Total cost \$120,701.70 for 3 years**

Year 1 \$37,500.00 (011-1216-414-63-52-000000)

\$2,733.90 (500-4260-444-63-45)

Total cost for year 1: **\$40,233.90**

Year 2 & 3 will be budget in future fiscal years.

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Julia Lash

Created/Initiated - 04/23/2026

Julia Lash

Approved - 04/23/2026

Jeff Johnston

Approved - 04/24/2026

Angie Rodriguez

Approved - 04/28/2026

Sonia Resendez

Approved - 04/28/2026

Gerardo Noriega

Approved - 04/30/2026

Michelle Rivera

Approved - 05/02/2026

Martin Canales

Final Approval - 05/04/2026

8. Staff Recommendation: Staff recommends approval of award of contract

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve. IJT



OFFICIAL MEMORANDUM

To: Isaac J. Tawil, City Manager
Through: Michelle Rivera, Deputy City Manager
From: Julia D. Lash, Director of Grant Administration
Date: April 23, 2026
Subject: Everbridge, Inc Mass Emergency Communication System

GOAL:

Consideration and authorization to enter into a contract with Everbridge, Inc. for the implementation of a mass emergency communication system, in the total amount of \$120,701.70 (GSA contract 47QTCA24D0083).

BRIEF EXPLANATION OF THE ITEM:

The Emergency Management team respectfully requests consideration and approval to enter into a contract with Everbridge, Inc. for the procurement and implementation of a comprehensive mass emergency communication system. This system will enhance our ability to rapidly disseminate critical information to residents, staff, and stakeholders during emergencies, strengthening public safety and response efforts across the community.

The total cost of the contract is \$120,701.70, structured over a three-year term at an annual cost of \$40,233.90. Funding for this initiative has been identified and is included within the approved budget.

OPTIONS:

1. Approval of the contract award to Everbridge, Inc. for the purchase and implementation of the mass emergency communication system.
2. Declining the award of this contract will significantly limit the City's ability to effectively and timely disseminate critical information during an emergency incident, potentially impacting public safety and response coordination.

RECOMMENDATION:

Staff recommends approval of the award of contract to Everbridge, Inc.



everbridge.com

Prepared for:

Miguel Guerra
City of McAllen, TX
1300 Houston Ave.
McAllen TX 78501
United States
Ph: 956-681-2626
Fax:
Email: miguel.guerra@mcallen.net

Quotation

Quote #: Q-258087-3
Date: 4/22/2026
Expires On: 5/15/2026
Confidential

Salesperson: Andrew Morrison
Phone:
Email: andrew.morrison@everbridge.com
Payment Term: Net 30
Entity ID: Everbridge, Inc. - 26-2919312

Contract Summary Information:

Contract Period: 36 Months

Year 1

Qty	Product Code	Description	GSA Classification	Price
149,000	EBSPB-000000053-PF-SUB	Everbridge 360 – Public Safety Comms (Public Alerting) - 11	GSA Product	USD 28,835.40
149,000	101-00-11-0246-000	Resident Connection - Life Safety - USA - 1	GSA Product	USD 11,398.50
Year 1 TOTAL:				USD 40,233.90

Year 2

Qty	Product Code	Description	GSA Classification	Price
149,000	EBSPB-000000053-PF-SUB	Everbridge 360 – Public Safety Comms (Public Alerting) - 11	GSA Product	USD 28,835.40
149,000	101-00-11-0246-000	Resident Connection - Life Safety - USA - 1	GSA Product	USD 11,398.50
Year 2 TOTAL:				USD 40,233.90

Year 3

Qty	Product Code	Description	GSA Classification	Price
149,000	EBSPB-000000053-PF-SUB	Everbridge 360 – Public Safety Comms (Public Alerting) - 11	GSA Product	USD 28,835.40

Qty	Product Code	Description	GSA Classification	Price
149,000	101-00-11-0246-000	Resident Connection - Life Safety - USA - 1	GSA Product	USD 11,398.50
Year 3 TOTAL:				USD 40,233.90

Professional Services

Qty	Product Code	Description	GSA Classification	Price
149,000	EBSPB-000000058-EN-SUB	ProServ - Everbridge 360 – Public Safety Comms - 2	GSA Product	USD 0.00
Professional Services TOTAL:				USD 0.00

Pricing Summary:

Year One Fees:	USD 40,233.90
One-time Implementation and Setup Fees:	USD 0.00
Professional Services:	USD 0.00
Total Year One Fees Due:	USD 40,233.90

Ongoing Fees:

Year Two Fees:	USD 40,233.90
Year Three Fees:	USD 40,233.90

Messaging Credits Summary:

	Initial Credits Allowance	Additional Credits Purchased	Total Credits
Year 1	4,500,000	0	4,500,000
Year 2	4,500,000	0	4,500,000
Year 3	4,500,000	0	4,500,000

Quote Terms:

1. Quote subject to terms & conditions of GSA Contract No. 47QTCA24D0083 and the GSA Approved End User License Agreement ("EULA"), the latter of which is attached hereto and incorporated by reference.
2. Messaging Credits listed above can be used for Notifications and expire at the end of each year. Consumption of Messaging Credits in excess of these amounts in any year will incur additional charges.
3. Subject to sales taxes where applicable.
4. The supplemental notes below, if any, supplied in this Quote are for informational purposes and not intended to be legally binding or override GSA Contract No. 47QTCA24D0083, or the EULA.

Please, Sign, Date and Return:**Signature:****Date:****Name (Print):****Title:****Please, Sign, Date and Return:****Signature:****Date:****Name (Print):****Title:**

Everbridge, Inc.
8300 Boone Blvd, Suite 800
Vienna, VA 22182
(818) 230-9700
THANK YOU FOR YOUR BUSINESS!



Everbridge, Inc.
GSA Approved End User License Agreement - SaaS

This End User License Agreement ("**Agreement**") is entered into by and between Everbridge, Inc. ("**Everbridge**") and an Ordering Activity, an entity entitled to order under GSA Schedule contracts as defined in GSA Order ADM 4800.2H, as may be revised from time to time ("**Client**"), effective on the date of signature by an authorized signatory on the Quote or other ordering document ("**Effective Date**"). Everbridge and Client are each hereinafter sometimes referred to as a "**Party**" and collectively, the "**Parties**."

1. SERVICES.

1.1 Orders. Everbridge shall provide Client access to its proprietary interactive communication solutions (the "**Solutions**") subject to the terms and conditions set forth in this Agreement and the description of services and pricing provided in the applicable quote or other ordering document (e.g., statement of work) (the "**Quote**") and the applicable Solution documentation (the "**Documentation**"). If applicable, Everbridge shall provide the training and professional services ("**Professional Services**") set forth in the Quote. Collectively, the Solutions and Professional Services are referred to as the "**Services**". Everbridge shall provide Client with login and password information for each User (as defined below) and will configure the Solutions based on the maximum number of Contacts (as defined below) or Users, as applicable depending on the Solutions ordered. Client shall undergo the initial setup and training as set forth in the onboarding Documentation within sixty (60) days of the Effective Date. Unless otherwise provided in the applicable Quote or Documentation, Services are purchased as annual subscriptions.

1.2 Users; Contacts. "**Users**" are individuals who are authorized by Client from time to time to use the Solutions for the purposes of sending notifications, configuring templates, reporting or managing data, serving as system administrators, or performing similar functions, and who have been supplied user identifications and passwords by Client. Users may include employees and contractors of Client or an Included Department. "**Included Department**" means any enterprise department, office, agency, or other entity that receives a majority of its funding from the same general or enterprise fund, as applicable, as the Client. "**Contacts**" are individuals who Client contacts through the Solutions and/or who provides their personal contact information to Everbridge, including through an opt-in portal. If applicable to the particular Solution, the number of Users and/or Contacts that may be authorized by Client is set forth on the Quote.

2. PAYMENT TERMS. Everbridge shall invoice Client annually in advance for all Solutions and Professional Services, and Client shall pay the fees set forth in the Quote within thirty (30) days from date of invoice. All pricing must be consistent with the Schedule Price List. If Client exceeds any role-based numbers, messaging credits or other usage levels consistent with the Schedule Price list. All Professional Services must be used within 12 months from date of purchase.

3. RESPONSIBILITIES.

3.1 Client Data. Client shall retain all ownership rights in all Contact data and all electronic data Client transmits to Everbridge to or through the Solutions ("**Client Data**"). Client represents that it has the right to authorize and hereby does authorize Everbridge to collect, store and process Client Data subject to the terms of this Agreement. Client shall maintain a copy of all Contact data it provides to Everbridge.

3.2 Use of Solutions. Client is responsible for all activity occurring under Client's account(s) and shall comply with all applicable Privacy Laws (as defined below) and all other applicable laws and regulations in connection with Client's use of the Services, including its provision of Client Data to Everbridge. Client shall be responsible for ensuring that there is a lawful basis for sending communications through the Solutions to Contacts including, where applicable, obtaining the required consent of Contacts. Client shall use the Service in accordance with Everbridge's then applicable Acceptable Use Policy posted on www.everbridge.com. Client shall promptly notify Everbridge of any unauthorized use of any password or account of which Client becomes aware. Client acknowledges that the Solutions are a passive conduit for the transmission of Client Data, and Everbridge has no obligation to screen, preview or monitor content, and shall have no liability for any errors or omissions or for any defamatory, libelous, offensive or otherwise unlawful content in any Client Data, or for any losses, damages, claims, or other actions arising out of or in connection with any data sent, accessed, posted or otherwise transmitted via the Solutions by Client, Users or Contacts, except to the extent such losses are caused directly by the acts or omissions of Everbridge personnel.

3.3 Data Privacy. Everbridge shall abide by all applicable Privacy Laws in connection with the operation of the Solutions. "**Privacy Laws**" means all U.S. federal and state laws and regulations regarding consumer and data protection and privacy.

3.4 Data Security. Everbridge's IT security and compliance program includes the following standards generally adopted by industry leading SaaS providers: (i) reasonable and appropriate technical, organizational, and security measures against the destruction, loss, unavailability, unauthorized access or alteration of Client Data in the possession or under the control of Everbridge, including measures to ensure the availability of information following interruption to, or failure of, critical business processes; and (ii) an annual assessment of its security controls performed by an accredited third party audit firm in accordance with the Statement on Standards for Attestation Engagements No. 18 (SSAE 18). Upon request, Everbridge shall provide Client with a copy of its current SSAE 18 SOC 2 report. Everbridge's security framework is based on the security requirements and controls within US National Institute of Standards and Technology (NIST) Special Publication 800-53 – Security and Privacy Controls for Information Systems and Organizations. The NIST 800-53 security requirement standard has direct mapping to other security and data privacy frameworks, including global information security standard ISO 27001, HIPAA-HITECH, and HITRUST. The data security procedures that Everbridge follows when providing the Solutions are included at the following URL: <https://docs.everbridge.com/cdn/legal/Data-Security-Exhibit.pdf>.

4. **TERM.** The term of this Agreement shall begin on the Effective Date and shall expire when all underlying Quotes with Client or its Affiliates have expired in accordance with the terms of such Quotes, unless terminated earlier as provided herein.

5. **SUSPENSION.**

5.1 **Suspension.** Everbridge may temporarily suspend Client's access to the Solutions or any portion thereof for (i) emergency network repairs, threats to, or actual breach of network security; or (ii) any legal, regulatory, or governmental prohibition affecting the Solution. Everbridge shall use its best efforts to notify Client through its Client Portal and/or via email prior to such suspension and shall reactivate any affected portion of the Solution as soon as possible.

6. **PROPRIETARY RIGHTS.**

6.1 **Grant of License.** Subject to the terms and conditions of this Agreement, Everbridge hereby grants to Client, during the term of this Agreement, a limited, non-exclusive, non-transferable, non-sublicensable right to use the Solutions.

6.2 **Restrictions.** Client shall use the Solution solely for its internal business purposes. In particular, Client's use of the Solutions shall not include service bureau use, outsourcing, renting, reselling, sublicensing, or time-sharing. Client shall not (i) sell, transfer, assign, distribute or otherwise commercially exploit or make the Solution available to any third party except as expressly set forth herein; (ii) modify or make derivative works based upon the Solution; (iii) reverse engineer the Solution; (iv) remove, obscure or alter any proprietary notices or labels on the Solution or any materials made available by Everbridge; (v) use, post, transmit or introduce any device, software or routine (including viruses, worms or other harmful code) which interferes or attempts to interfere with the operation of the Solution; or (vi) defeat or attempt to defeat any security mechanism of any Solution.

6.3 **Reservation of Rights.** The Solutions (including all associated computer software (whether in source code, object code, or other form), databases, indexing, search, and retrieval methods and routines, HTML, active server pages, intranet pages, and similar materials) and all intellectual property and other rights, title, and interest therein (collectively, "**IP Rights**"), whether conceived by Everbridge alone or in conjunction with others, constitute Confidential Information and the valuable intellectual property, proprietary material, and trade secrets of Everbridge and its licensors and are protected by applicable intellectual property laws of the United States and other countries. Everbridge owns (i) all voluntary feedback regarding the design or operation of the Services (except for the Client Data) provided to Everbridge by Users, Client and Contacts in conjunction with the Services, and (ii) all aggregated and anonymized transactional, performance, derivative data and metadata generated in connection with the Solutions, which are generally used to improve the functionality and performance of the Services. Except for the rights expressly granted to Client in this Agreement, all rights in and to the Solutions and all of the foregoing elements thereof (including the rights to any work product resulting from Professional Services and to any modification, enhancement, configuration or derivative work of the Solutions) are and shall remain solely owned by Everbridge and its respective licensors. Everbridge may use and provide Solutions and Professional Services to others that are similar to those provided to Client hereunder, and Everbridge may use in engagements with others any knowledge, skills, experience, ideas, concepts, know-how and techniques used or gained in the provision of the Solutions or Professional Services to Client, provided that, in each case, no Client Data or Client Confidential Information is disclosed thereby.

7. **CONFIDENTIAL INFORMATION.**

7.1 **Definition.** "**Confidential Information**" means all information of a Party ("**Disclosing Party**") disclosed to the other Party ("**Receiving Party**"), whether orally, electronically, in writing, or by inspection of tangible objects (including, without limitation, documents or prototypes), that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure. Confidential Information includes without limitation, all Client Data, the Solutions, and either Party's business and marketing plans, technology and technical information, product designs, reports and business processes. Confidential Information shall not include any information that: (i) is or becomes generally known to the public without breach of any obligation owed to Disclosing Party; (ii) was known to Receiving Party prior to its disclosure by Disclosing Party without breach of any obligation owed to Disclosing Party; (iii) was independently developed by Receiving Party without breach of any obligation owed to Disclosing Party; or (iv) is received from a third party without breach of any obligation owed to Disclosing Party.

7.2 **Protection.** Receiving Party shall not disclose or use any Confidential Information of Disclosing Party for any purpose other than performance or enforcement of this Agreement without Disclosing Party's prior written consent. If Receiving Party is compelled by law to disclose Confidential Information of Disclosing Party, including under the Freedom of Information Act or other public information request (i.e., "state sunshine" laws) it shall provide Disclosing Party with prior notice of such compelled disclosure (to the extent legally permitted) and reasonable assistance, at Disclosing Party's cost, if Disclosing Party wishes to contest the disclosure. Receiving Party shall protect the confidentiality of Disclosing Party's Confidential Information in the same manner that it protects the confidentiality of its own confidential information of like kind (but in no event using less than reasonable care). Receiving Party shall promptly notify Disclosing Party if it becomes aware of any breach of confidentiality of Disclosing Party's Confidential Information.

7.3 **Upon Termination.** Upon any termination of this Agreement, the Receiving Party shall continue to maintain the confidentiality of the Disclosing Party's Confidential Information and, upon request and to the extent practicable, destroy all materials containing such Confidential Information. Notwithstanding the foregoing, either Party may retain a copy of any Confidential Information if required by applicable law or regulation, in accordance with internal compliance policy, or pursuant to automatic computer archiving and back-up procedures, subject at all times to the continuing applicability of the provisions of this Agreement.

8. WARRANTIES; DISCLAIMER.

8.1 Everbridge Warranty. During the duration of the Term, Everbridge shall provide the Solutions in material compliance with the functionality and specifications set forth on the applicable Solution Documentation during the period the Services are purchased. Everbridge shall provide 24X7X365 Client support in accordance with its most recently published Support Services Guide. Professional Services shall be performed in a professional manner consistent with industry standards.

8.2 Disclaimer. THE FOREGOING REPRESENT THE ONLY WARRANTIES MADE BY EVERBRIDGE HEREUNDER, AND EVERBRIDGE EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW. EVERBRIDGE DOES NOT WARRANT THAT THE SOLUTION WILL OPERATE ERROR FREE OR WITHOUT INTERRUPTION. WITHOUT LIMITING THE FOREGOING, IN NO EVENT SHALL EVERBRIDGE HAVE ANY LIABILITY FOR PERSONAL INJURY (INCLUDING DEATH) OR PROPERTY DAMAGE ARISING FROM FAILURE OF THE SOLUTION TO DELIVER AN ELECTRONIC COMMUNICATION, HOWEVER CAUSED AND UNDER ANY THEORY OF LIABILITY, EVEN IF EVERBRIDGE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE.

8.3 SMS Transmission. CLIENT ACKNOWLEDGES THAT THE USE OF SHORT MESSAGING SERVICES ("SMS"), ALSO KNOWN AS TEXT MESSAGING, AS A MEANS OF SENDING MESSAGES INVOLVES A REASONABLY LIKELY POSSIBILITY FROM TIME TO TIME OF DELAYED, UNDELIVERED, OR INCOMPLETE MESSAGES AND THAT THE PROCESS OF TRANSMITTING SMS MESSAGES CAN BE UNRELIABLE AND INCLUDE MULTIPLE THIRD PARTIES THAT PARTICIPATE IN THE TRANSMISSION PROCESS, INCLUDING MOBILE NETWORK OPERATORS AND INTERMEDIARY TRANSMISSION COMPANIES. ACCORDINGLY, EVERBRIDGE RECOMMENDS THAT SMS MESSAGING NOT BE USED AS THE SOLE MEANS OF COMMUNICATION IN AN EMERGENCY SITUATION.

9. INDEMNIFICATION.

9.1 By Everbridge. Everbridge shall defend, indemnify and hold Client harmless from and against any Claim against Client arising out of (i) any breach by Everbridge of applicable Privacy Laws; (ii) any breach by Everbridge of its data security obligations under Section 3.4; or (iii) an allegation that the Solution as contemplated hereunder infringes an issued patent or other IP Right in a country in which the Solution is provided to Client. If (x) any aspect of the Solution is found or, in Everbridge's reasonable opinion is likely to be found, to infringe upon the IP Right of a third party or (y) the continued use of the Solution is enjoined, then Everbridge will promptly and at its own cost and expense at its option: (i) obtain for Client the right to continue using the Solution; (ii) modify such aspect of the Solution so that it is non-infringing; or (iii) replace such aspect of the Solution with a non-infringing functional equivalent. If, after all commercially reasonable efforts, Everbridge determines in good faith that options (i) - (iii) are not feasible, Everbridge will remove the infringing items from the Solution and refund to Client on a pro-rata basis any prepaid unused fees paid for such infringing element. The remedies set forth in this Section 9.2 are Client's exclusive remedy for Claims for infringement of an IP Right. Everbridge shall have no obligation or liability for any claim pursuant to this Section to the extent arising from: (i) the combinations, operation, or use of the Solution supplied under this Agreement with any product, device, or software not supplied by Everbridge to the extent the combination creates the infringement; (ii) the unauthorized alteration or modification by Client of the Solution; or (iii) Everbridge's compliance with Client's designs, specifications, requests, or instructions pursuant to an engagement for Everbridge Professional Services relating to the Solution to the extent the claim of infringement is based on the foregoing.

9.2 Indemnification Process. The indemnifying party's obligations under this Section 9 are contingent upon the indemnified party (a) promptly giving notice of the Claim to the indemnifying party once the Claim is known; (b) giving the indemnifying party sole control of the defense and settlement of the Claim (provided that the indemnifying party may not settle such Claim unless such settlement unconditionally releases the indemnified party of all liability and does not adversely affect the indemnified party's business or service); and (c) providing the indemnifying party all available information and reasonable assistance.

10. LIABILITY LIMITS. To the maximum extent permitted by law, neither Party shall have any liability to the other Party for any indirect, special, incidental, punitive, or consequential damages, however caused, under any theory of liability, and whether or not the Party has been advised of the possibility of such damage. Except for its indemnification obligations under Section 9, notwithstanding anything in this Agreement to the contrary, in no event shall Everbridge's aggregate liability, regardless of whether any action or claim is based on warranty, contract, tort or otherwise, exceed amounts paid or due by Client to Everbridge hereunder during the 12-month period prior to the event giving rise to such liability. Client understands and agrees that these liability limits reflect the allocation of risk between the Parties and are essential elements of the basis of the bargain, the absence of which would require substantially different economic terms. This clause shall not impair the U.S. Government's right to recover for fraud or crimes arising out of or related to this Agreement under any federal fraud statute. Furthermore, this clause shall not impair nor prejudice the U.S. Government's right to express remedies provided in the schedule contract (i.e. Price Reductions, Patent Indemnification, Liability for Injury or Damage, Price Adjustment, Failure to Provide Accurate Information).

11. INSURANCE. Everbridge will maintain during the term of this Agreement the following coverages: (i) General Liability insurance, with liability limits of at least \$5,000,000; (ii) Network Technology/Cyber Liability coverage with limits of at least \$5,000,000; and (iii) workers' compensation insurance as required by the state or local law in which the work is performed. Upon request by Client, Everbridge shall provide Client a certificate of insurance evidencing such coverages.

12. MISCELLANEOUS.

12.1 Non-Solicitation. As additional protection for Everbridge's proprietary information, for so long as this Agreement remains in effect, and for one year thereafter, Client agrees that it shall not, directly or indirectly, solicit, hire or attempt to solicit any employees of Everbridge; provided, that a general solicitation to the public for employment is not prohibited under this section.

12.2 Force Majeure; Limitations. See GSA Schedule 70 contract and individual ordering document.

12.3 Waiver; Severability. The failure of either Party hereto to enforce at any time any of the provisions or terms of this Agreement shall in no way be considered to be a waiver of such provisions. If any provision of this Agreement is found by any court or other authority of competent jurisdiction to be invalid, illegal or unenforceable, that provision shall, to the extent required, be deemed deleted or revised, and the remaining provisions shall continue in full force and effect to the maximum extent possible so as to give effect to the intent of the Parties.

12.4 Assignment. Neither this Agreement nor any rights granted hereunder may be sold, leased, assigned (including an assignment by operation of law), or otherwise transferred, in whole or in part, by Client, and any such attempted assignment shall be void and of no effect without the advance written consent of Everbridge, which shall not be unreasonably withheld.

12.5 Governing Law. This Agreement shall be governed and construed in accordance with the federal laws of the United States of America.

12.6 Notices. Legal notices (e.g., claimed breach or termination) to be provided under this Agreement shall be delivered in writing (a) in person, (b) by nationally recognized overnight delivery service, or (c) by U.S. certified or first class mail to the other party as set forth on the signature page hereto. All legal notices shall be deemed to have been given upon receipt or, if under (c), three (3) business days after being deposited in the mail. Either party may change its address by giving notice of the new address to the other party pursuant to this Section and identifying the effective date of such change. Everbridge may provide all other notices to Client's billing contact on the Client Registration Form or, with respect to availability, upgrades or maintenance of the Solutions, to the Everbridge Support Center.

12.7 No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement.

12.8 Survival. Sections 2, 3.1, 6, 7, 9, 10 11, 12 and the applicable provisions of Exhibit A shall survive the expiration or earlier termination of this Agreement.

12.9 Equal Employment Opportunity. Everbridge, Inc. is a government contractor and is subject to the requirements of Executive Order 11246, the Rehabilitation Assistance Act and VEVRAA. Pursuant to these requirements, the Equal Opportunity Clauses found at 41 Code of Federal Regulations sections 60-1.4(a) (1-7), sections 60-250.4(a-m), sections 60-300.5 (1-11) and sections 60-741.5 (a) (1-6) are incorporated herein by reference as though set forth at length, and made an express part of this Agreement.

12.10 Export Compliant. Neither Party shall export, directly or indirectly, any technical data acquired from the other pursuant to this Agreement or any product utilizing any such data to any country for which the U.S. Government or any agency thereof at the time of export requires an export license or other governmental approval without first obtaining such license or approval. Client shall not permit Users to send notifications to a Contact in a U.S. embargoed country or in violation of any U.S. export law or regulation.

12.11 U.S. Government End-Users. The Solutions and related documentation are "commercial items" as defined at 48 C.F.R. 2.101, consisting of "commercial computer software" and "commercial computer software documentation" as such terms are used in 48 C.F.R. 12.212. Consistent with 48 C.F.R. 12.212 and 48 C.F.R. 227.7202-1 through 227.7202-4, U.S. government Clients and end-users acquire licenses to the Solutions and related documentation with only those rights set forth herein.

12.12 General. Any right, obligation or condition that, by its express terms or nature and context is intended to survive the termination or expiration of this Agreement, shall survive any such termination or expiration hereof. This Agreement, and any other document referencing and governed by this Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but which together shall constitute the same agreement. Each Party agrees to be bound by its digital or electronic signature, whether transmitted by fax machine, in the form of an electronically scanned image (e.g., in .pdf form), by email, or by other means of e-signature technology, and each Party agrees that it shall accept the signature of the other Party transmitted in such a manner.

EXHIBIT A
Additional Business Terms

The following additional business terms are incorporated by reference into the Agreement as applicable based on the particular products and services described on the Quote.

If Client Is Ordering Nixle® Products or Community Engagement:

1. Client grants to Everbridge a non-exclusive, royalty free, worldwide and perpetual right and license (including sublicense) to (a) use, copy, display, disseminate, publish, translate, reformat and create derivative works from communications Client sends through the Solutions for public facing communications to citizens, other public groups and public facing websites, including social media (e.g., Google®, Facebook®) (collectively, "**Public Communications**"), (b) use and display Client's trademarks, service marks and logos, solely as part of the Public Communications to Contacts who have opted in to receive those Communications, and on other websites where Everbridge displays your Public Communications, as applicable, and (c) place a widget on Client's website in order to drive Contact opt-in registrations. Client further acknowledges and agrees that all personal information from individuals registering through such widget is owned expressly by Everbridge and such information will be governed by the applicable Privacy Policy.

If Client Is Ordering Everbridge Suite Products:

1. **Messaging Credits.** The Solutions include units of usage ("**Messaging Credits**") for communications sent by Client through the Solutions to multiple Contacts via one or more communication paths ("**Notifications**"). No Messaging Credits shall be required to send Notifications by push notification (Everbridge mobile application), by email or by pager. If Client's use of the Solutions exceeds the amount of Messaging Credits allocated to the account or previously purchased, Client shall pay for such overages and charges back to the date they were incurred. Unused Messaging Credits expire at the end of the annual billing period under the applicable Quote and are not refundable. Additional Messaging Credits may be purchased separately.
2. **Usage.** Messaging Credits shall be applied per Notification sent by Client through the Solutions. A single Notification is defined as follows:
 - **SMS Text messages:**
 - i. For messages that contain only GSM characters, each 153 characters or portion thereof.
 - ii. For messages that contain any non-GSM characters, each 67 characters or portion thereof.
 - iii. GSM characters include only characters in the GSM 7-bit default alphabet.
 - iv. Character limits for SMS Text messages are determined by telecommunication providers. Everbridge reserves the right to change the length of a single SMS Text message if telecommunication providers update these amounts.
 - Voice messages or Conference Voice: One minute or portion of a minute of the voice message, calculated on a cumulative basis per month, per destination country.
 - TTY: One minute per TTY message.
 - Fax: Per page transmitted.
3. **Role-based Limits.** If Client exceeds any role-based limits (such as the number of Contacts, Resolvers or authorized users of a Solution) set forth on the applicable Quote, Client shall pay for such additional role-based numbers as of the date that the overage began. Payment shall be at the role-based number rate in the Quote and shall be paid for the duration of the term of such Quote.
4. **Other Usage Limits.** If the applicable Quote sets forth any geographic, departmental, entity-based or other limitation on usage of the Solutions, then Client's use of the Solutions is expressly limited to Contacts who are based in such geographic area, department or entity or who otherwise meet the usage limitation criteria specified in the Quote. Client's use of the Solutions with any Contacts who are not included within such limitations shall constitute a material default under this Agreement and shall subject such Client to additional charges for such unauthorized usage.
5. **Data Feeds.** Client shall not use any automated device, computer program, software, tool, algorithm, bot or similar process to mine or systematically scrape or extract data from any of the products, except as authorized in writing by Everbridge. Notwithstanding anything to the contrary in this Agreement, to the extent that Client has purchased or accesses Data Feeds, the content such feeds are provided solely on an "AS IS" and "AS AVAILABLE" basis and Everbridge disclaims any and all liability of any kind or nature resulting from (a) any inaccuracies or failures with respect to such Data Feeds or (b) any actions taken by Client as a result of its use of the Solutions or its content. All Data Feeds are provided solely as a convenience and do not constitute an endorsement by Everbridge. The sole and exclusive remedy for any failure, defect, or inability to access the content of such Data Feed shall be to terminate the Data Feed with no further payments due. "**Data Feed**" means data content or websites licensed or provided by third parties to Everbridge and supplied to Client in connection with the Solution (e.g., real time weather system information and warnings, 911 data, third party maps, and situational intelligence) or publicly-available information that Client accesses on the Internet while using the Services. Clients purchasing Visual Command Center or Signal products further agree that they will comply with the Data Feed Terms and Conditions found at <https://www.everbridge.com/wp-content/uploads/Data-Feed-Terms-and-Conditions-Oct-2019.pdf>.

6. **Resident Connection Data.** If a Client is purchasing Resident Connection Data, Everbridge provides to Client a limited, non-exclusive, non-transferable, non-sublicensable, right to use mobile, landline and VoIP telephone records ("**Resident Connection Data**") in connection with emergency notifications sent through the Everbridge Solutions. Resident Connection Data is Confidential Information of Everbridge and is subject to the confidentiality obligations in Section 7 and the license restrictions in Section 6.2 of this Agreement. Unless provided herein, Resident Connection Data is owned expressly by Everbridge and rights to use such data terminates upon the termination or expiration of this Agreement.

Non-Emergency Messaging

1. If Client is using the solution to send non-emergency calls, text messages or emails to consumers, Client expressly agrees to comply with the Telephone Consumer Protection Act of 1991, including its implementing regulations, and any other similar laws and regulation (collectively, "**Consumer Protection Law**"). Client shall not violate these or others applicable laws and warrants that it shall receive express consent from Contacts if its messages fall within these Consumer Protection Laws.

EXHIBIT B
IPAWS- CMAS/WEA Addendum

This addendum is incorporated by reference into the Agreement as applicable based on the particular products and services described on the Quote.

1. **IPAWS Authorization.** Client represents and warrants to Everbridge that any employee, agents, or representatives of Client who access IPAWS-OPEN using Client's credentials provided by FEMA (each, an "IPAWS User"), are authorized by FEMA to use IPAWS-OPEN, have completed all required training, and Client has executed an IPAWS Memorandum of Agreement ("MOA") with FEMA. Client shall contact Everbridge immediately upon any change in Client or any IPAWS User's right to access IPAWS-OPEN. Client shall only access IPAWS-OPEN using its designated credentials and FEMA issued digital certificate ("Digital Certificate"). Client acknowledges and agrees that Everbridge shall not have access to its credentials and that Client assumes full responsibility for maintaining the confidentiality of any credentials issued to it. Client shall be solely responsible for any and all claims, damages, expenses (including attorneys' fees and costs) that arise from any unauthorized use or access to IPAWS-OPEN.
2. **Credentials.** Client shall load and maintain within its Everbridge account Organization, its Digital Certificate, COG ID, and Common Name. Client authorizes and requests Everbridge to use the foregoing stored information to connect Client to IPAWS-OPEN.
3. **Messaging.** Client acknowledges and agrees that: (i) upon submission of messages to IPAWS-OPEN, Everbridge shall have no further liability for the distribution of such message, and that the distribution through IPAWS-OPEN, including, but not limited to, delivery through the Emergency Alert System or the Commercial Mobile Alert System, is in no way guaranteed or controlled by Everbridge; (ii) Everbridge shall not be liable as a result of any failure to receive messages distributed through IPAWS-OPEN; (iii) IPAWS may include additional features not supported through the Everbridge system, and Everbridge shall not be required to provide such additional features to Client; and (iv) Client shall be solely responsible and liable for the content of any and all messages sent through IPAWS-OPEN utilizing its access codes.
4. **Term.** Client acknowledges and agrees that access to IPAWS-OPEN shall be available once Client has provided Everbridge with the Digital Certificate and any other reasonably requested information to verify access to the system. Upon termination of the Agreement access to IPAWS-OPEN shall immediately terminate. In addition, Everbridge may immediately terminate, without liability, access to IPAWS-OPEN, if Client breaches this Addendum, the MOA, or FEMA changes the IPAWS-OPEN system so that it materially change the business terms and/or feasibility for Everbridge to provide such access.

Everbridge Public Safety Communications

Overview

Everbridge Public Safety Communications combines the power of the Everbridge 360 platform with Community Engagement (formerly Nixle), Everbridge's anonymous opt-in SMS community alerting service, to provide a complete platform for managing a full spectrum of community communications.

Everbridge Public Safety Communications is built on the robust Everbridge 360 platform featuring advanced security protocols, scalable infrastructure, mobile accessibility, interactive reporting, and adaptive resource mapping designed to mirror your organization. These capabilities are supported by enterprise-grade data management tools, offering flexible and comprehensive data handling options. Everbridge Public Safety Communications enables the sending of targeted or broad notifications via text, voice, email, desktop alerts, social media and secure internal collaboration. Alerts can be targeted to individuals or groups using predefined lists, geographic locations, and visual intelligence tools.

Everbridge Public Safety Communications allows FEMA-approved alerting authorities to issue public alerts through FEMA's Integrated Public Alert and Warning System (IPAWS). Once FEMA credentials are obtained, administrators upload the assigned digital certificate into their Everbridge Organization.

Everbridge Public Safety Communications with Community Engagement (formerly Nixle), utilizing SMS zip code and keyword opt-ins, makes it easy to expand your community reach:

- Everbridge Community Engagement enables individuals to quickly sign up, based on their locations of interest, or by simply sending a keyword via SMS. These individuals are known as Subscribers—communications recipients not managed by organizations, but whom Everbridge offers organizations to communicate with just as easily as organization Contacts. Organization Contacts are recipients whom organizations upload to Everbridge or register via Member Portal and are maintained directly by the organization.
- Everbridge Community website and Public Safety mobile app allow subscribers to manage their personal profiles, explore organizations in their communities, and subscribe anonymously to receive messages regarding specific topics or general messages from organizations.
- Each organization can optionally have its own branded website where subscribers can gather more information about a topic and view previous messages.

Below is a list of the key inclusions for your Everbridge Public Safety Communications system.

Core Platform Access

- Unlimited Users/Administrators for:

- Web-based portal to initiate messages, reporting, and administration of groups and users.
- ManageBridge Application (iOS, Android).
- Three (3) Organizations with unlimited nested static and dynamic groups.
- One (1) Contact data location may be chosen per organization, in either the United States, Germany, Canada, or the United Kingdom.
- Four (4) Everbridge basic conference bridge codes.
- Basic Audio Bulletin Board with unique organization ID.

Core Features

- Custom-branded portal for connecting with Contacts you uploaded into Everbridge or have signed up via your member portal.
- Custom-branded subscription pages within Everbridge Community to make it easy for individuals to opt into receiving your messages (powered by Community Engagement).
- Flexible role-based access controls to manage user permissions.
- Real-Time dashboard.
- Interactive map to view alerts and launch communications.
- Automatically broadcast customized government-issued weather messages (US and Europe) based on the recipient, location and type of weather events.
- Custom reporting.
- Secure Collaboration encrypted chat with individuals or groups via mobile and desktop.
- Everbridge Elastic Infrastructure for message delivery.
- Everbridge Community Engagement Subscriptions (formerly Nixle) with five (5) opt-in keywords.
- Client hereby grants to Company a non-exclusive, royalty-free, and fully-paid, transferable, worldwide, irrevocable, and perpetual right and license (including the right to sublicense through multiple tiers of sublicensees) to (a) use, copy, display, disseminate, publicly perform, publicly display, digitally transmit, publish, translate, reformat, create derivative works from, and otherwise use communications Client sends through the Solutions ("Client Communications") as necessary to provide the applicable Solutions and for public facing communications to citizens, other public groups and public facing websites, including social media (e.g., Google Alerts, National Center for Missing & Exploited Children) and users of the Everbridge Community Engagement/Everbridge Nixle service (collectively, "Public Communications"), (b) use and display Client's trademarks, service marks and logos, in connection with providing the applicable Solutions, including any Public Communications, and (c) to use, sell, offer to sell, and otherwise exploit any product or service based on, embodying, incorporating, or derived from the Client Communications. Client hereby grants to Company a non-exclusive, fully paid right to place a widget on Client's website to facilitate Subscriber opt-in registrations to the applicable Solutions. Client further acknowledges and agrees that all personal information collected from or about individuals registering through such widget by Company as well as any other personal information used in connection with the Solutions, shall be controlled and processed by Company in accordance with the

Community Engagement (formerly Nixle) and Visitor Engagement Services-Specific Data Practices in Company's privacy notice available at: <https://www.everbridge.com/about/legal/everbridge-global-privacy-notice>.

Advanced Capabilities

- Access to Incident Management to automate incident communication workflows.
- Incident Chat to coordinate and collaborate.
- SmartConference with four (4) lines for audio conference bridging.
- Single Sign-On (SSO).
- Desktop Alerts – Urgent full-screen takeover alerts.
- Contact Management and Notification APIs.
- Email Ingestion – Launch notifications through email.

Key features

Core Messaging Capabilities

- One-screen broadcast creation workflow to speed message creation and reduce human error.
- Standard, polling, or on-the-fly 'One-Touch' Conference Call messages.
- Multi-language Text-to-Speech Engine and Custom Voice Recording.
- Real-time reporting for situational awareness and after-action analysis.
- Five (5) Live Operator Message Initiations per year.
- Unlimited Communication Templates.
- Audio Bulletin Board.
- Notification escalation: Automatically sends to the next person/group if no confirmation is received
- Four (4) Everbridge basic conference bridge codes.
- Customizable caller ID and source email address.

User Access & Security

- Single Sign-On (SSO) for simplified user management.
- Interactive Dashboard for organizational activity summary.
- Flexible role-based access controls to manage user permissions.
- Access to:
 - Real-Time Dashboard
 - Notifications History
 - Interactive mapping
 - Custom Reporting

Publishing & Distribution

- Everbridge Network: Access situational intelligence and notifications shared by other public and private groups.
- Web Posting: Publish notifications to websites and services via HTTPS API.
- Social Media Integration: Publish directly to Facebook and Twitter.

- Mobile App from Everbridge: Notifications to smartphones of residents and employees, with custom logo display.
- Audio Bulletin Board: Contacts can retrieve messages at their convenience.
- For authorized authorities in the United States, publish messages:
 - Wireless Emergency Alerts (WEA) (short text message to mobile phones).
 - Emergency Alert System (EAS) (short text message to televisions and audio message to radio).
 - Non-Weather Emergency Alerts (NWEM) (short audio messages to NOAA radio).
 - COG-to-COG (messages to other alerting authorities who have access to IPAWs).
 - *Note: Everbridge has no influence over the channel permissions assigned to a client. For instance, if a client is granted access to send only to WEA, then Everbridge cannot force the notification to also be sent to the EAS channel.*

Messaging Channels & Delivery

- SMPP based True SMS text messaging: Character limits for SMS text messages are determined by telecommunication providers. Everbridge reserves the right to change the length of a single SMS Text message if telecommunication providers update these amounts.
- Email.
- Voice messages.
- Mobile app.
- TAP.
- Microsoft Teams.
- Slack.
- Pager.
- TTY.
- Fax.
- Organization-specific customizable caller ID.
- Everbridge transmits messages through various channels using standard protocols. Messaging services like email, voice calls, and SMS may experience delays or undelivered messages due to third parties, often chosen by you or the recipient (e.g., busy signal, carrier network issues, or dead battery). Everbridge does not guarantee delivery and recommends using multiple channels for critical communications.

Message Credit System

- Messaging is subject to usage limits ("Message Credits") as outlined in your quote or pricing document.
- Monitor usage, limits, and remaining credits via the Client Portal.
- Each of the following is counted towards message credits:
 - SMS text messages.
 - Voice messages or Conference Voice: One minute or portion of a minute of the voice message, calculated on a cumulative basis per month, per destination country.
 - TTY: One minute per TTY message.

- Fax: Per Page Transmitted.

Mobile & Location-Based Features

- Access to ManageBridge for launching, monitoring, and receiving notifications on on-going incidents.
- Everbridge Public Safety mobile app community members to receive notifications.
- Everbridge 360 mobile app for staff and community officials.
- Public Incident Zone: Alert residents via Everbridge's Mobile app when entering an impacted area.

Geospatial & Contact Management Tools

- Integrated contact selection: GIS/map-based, rule-based, group-based, or individual.
- Map-based drawing and selection tools with imported shape files (e.g., Google Maps, Bing Maps, ESRI).
- Automatic and custom point address geo-coding for contacts.
- Contact filtering based on custom criteria.
- Self-service contact record adjustments.
- Contact import via CSV upload and Contact API.
- Bulk contact management automation via Secure FTP.

IPAWS Integration (U.S. Only)

- Client Responsibilities:
 - Maintain credentials, Digital Certificate, COG ID, and Common Name in Everbridge account.
 - Ensure only FEMA-authorized Alert Originators access IPAWS-OPEN.
 - Notify Everbridge of any changes to access rights.
 - Assume full responsibility for message content and credential security.
- Messaging via IPAWS:
 - Everbridge is not liable for distribution or delivery through IPAWS-OPEN.
 - FEMA may include features within IPAWS architecture not supported by Everbridge.
- User Capabilities:
 - View permissions assigned to the COG ID via Organization Settings.
 - Send notifications to IPAWS Channels authorized on the Alert Originator's COG profile.
 - Select "live" or "test" IPAWS environments before sending.
 - Review messages sent to the client's COG ID via Everbridge Interactive Visibility.
- Termination:
 - Access ends upon contract termination or breach of MOA.
 - Everbridge may terminate access if FEMA changes system terms or feasibility.
- **IPAWS Authorization:** Client represents and warrants to Everbridge that any employee, agents, or representatives of Client who access IPAWS-OPEN using Client's credentials provided by FEMA (each, an "IPAWS User"), are authorized by FEMA to use IPAWS-OPEN, have completed all required training, and Client has executed an IPAWS Memorandum of Agreement ("MOA") with FEMA. Client shall contact Everbridge immediately upon any change in Client or any IPAWS User's right to access IPAWS-OPEN. Client

shall only access IPAWS-OPEN using its designated credentials and FEMA-issued digital certificate (“Digital Certificate”). Client acknowledges and agrees that Everbridge shall not have access to its credentials and that Client assumes full responsibility for maintaining the confidentiality of any credentials issued to it. Client shall be solely responsible for any and all claims, damages, expenses (including attorneys’ fees and costs) that arise from any unauthorized use or access to IPAWS-OPEN.

- **Credentials:** Client shall load and maintain within its Everbridge account Organization, its Digital Certificate, COG ID, and Common Name. Client authorizes and requests Everbridge to use the foregoing stored information to connect Client to IPAWS-OPEN.
- **Messaging:** Client acknowledges and agrees that: (i) upon submission of messages to IPAWS-OPEN, Everbridge shall have no further liability for the distribution of such message, and that the distribution through IPAWS-OPEN, including, but not limited to, delivery through the Emergency Alert System (also referred as Commercial Mobile Alert System), is in no way guaranteed or controlled by Everbridge; (ii) Everbridge shall not be liable as a result of any failure to receive messages distributed through IPAWS-OPEN; (iii) FEMA may include features within IPAWS architecture not supported by Everbridge, and Everbridge shall not be required to provide such additional features to Client; and (iv) Client shall be solely responsible and liable for the content of any and all messages sent through IPAWS-OPEN utilizing its access codes.
- **Term:** Client acknowledges and agrees that access to IPAWS-OPEN shall be available once Client has provided Everbridge with the Digital Certificate and any other reasonably requested information to verify access to the system. Upon termination of the Agreement access to IPAWS-OPEN shall immediately terminate. In addition, Everbridge may immediately terminate, without liability, access to IPAWS-OPEN, if Client breaches this Addendum, the MOA, or FEMA changes the IPAWS-OPEN system so that it materially changes the business terms and/or feasibility for Everbridge to provide such access.

Set-up, Implementation & Support

- Up to 10 remote hours of support via a dedicated Implementation Specialist during a Standard
- Implementation. These 10 hours are inclusive of web-based training, system testing, and administrative set-up. Your Implementation Specialist will also deliver your EB Suite system with best-practice recommended settings configured.
- Initial Contact Data Upload and Test Broadcast Support.
- 5 Live Operator Message Initiations per year.
- Unlimited Access to Everbridge University classes.
- 24x7 Customer Support (phone, web, email).
- Global Support/Operations Centers for Redundant Live Support.
- To enable our customer support teams to more effectively solve our customers’ support-related issues by providing analytics, suggesting guidance, and improving our knowledge base, we use an artificial intelligence feature and provide access to our knowledge base through an artificial intelligence chat feature. Access to

support tickets is needed for the feature to operate, except for the chat feature where no support ticket or other customer data is required.

For IPAWS (U.S. Only)

- This feature is only for clients who have received credentials from FEMA.
- Implementations Team must enable the approved channels for a client's Organization. Please note, IPAWS is not available at the Account Level.
- Client administrators must load the FEMA-provided digital certificate in the Settings page for the desired organizations.
- Clients must contact Everbridge Technical Support if they want to make subsequent changes to their channel options.
- Everbridge may terminate access if FEMA changes system terms or feasibility.

Usage

For more information about the policies that apply to our Services and how you use them, refer to our Policy Page <https://www.everbridge.com/company-policies>. You will obtain all requisite permissions or consents to support your use. For more information on the accreditations, certifications and operational practices relevant to the Service(s) you have purchased from us, refer to trust.everbridge.com.

For a full product description, along with best practices and product details, please see the Everbridge User Guide and Everbridge University.

Resident Connection – Life Safety - USA

Overview

Resident Connection allows United States Local Government agencies to maximize the reach of their constituents by providing Immediate access to the resident and business database for the jurisdiction. Resident Connection has also been developed to help provide faster ways to communicate critical information in an imminent threat to life and property (life-threatening emergencies).

The solution provides users with easy access to available resident and business contacts for their jurisdiction or custom area, including:

- Integrated management of all your contacts within the Everbridge Mass Notification Suite
- This life safety database contains verified contact names, addresses and phone numbers (Landline, VOIP, Wireless). Imminent Threat to Life notification protection for Wireless Data (SMS & VOICE) to prevent misuse in non-emergency notifications
- All contacts contain at least one delivery method, and all have a geocoded address for list-based or map-based contact selections

Usage

- Resident Connection – Life Safety is available as a premium add-on to Everbridge Mass Notification Suite
- Use of the mobile phone numbers is only permitted for “Imminent Threat to Life” notifications via SMS or Voice
- Use of the landline phone numbers can be used for “Imminent Threat to Life” or notifications via non-emergency messages
- Using Everbridge to send SMS, Voice, Fax, conference calls, TTY communications and notifications are subject to the Everbridge Credit Based Usage Policy
- Our service transmits messages through various channels using standard protocols. Messaging services like email, voice calls, and SMS may experience delays or undelivered messages due to third parties, often chosen by you or the recipient (e.g., busy signal, carrier network issues, or dead battery). We cannot guarantee delivery and advise against relying solely on one messaging channel for important communications.
- Our service supports messaging through various channels, subject to usage limits (“Message Credits”). Your Quote or pricing document outlines your annual Message Credit Limit. This limit includes unlimited push notifications via our app, email, or pager, and a maximum number of individual messages before incurring extra costs. You can monitor your Message Credit usage, limit, and remaining credits on our Client Portal. If

you exceed your limit, we may charge you for overages. We advise purchasing more Message Credits if you are close to your limit. Additional Message Credits can be bought anytime.

- Each of the following is counted as a single message credit:
 - SMS Text messages:
 - For messages that contain only GSM characters, each 153 characters or portion thereof.
 - For messages that contain any non-GSM characters, each 67 characters or portion thereof.
 - GSM characters include only characters in the GSM 7-bit default alphabet.
 - Character limits for SMS Text messages are determined by telecommunication providers. Everbridge reserves the right to change the length of a single SMS Text message if telecommunication providers update these amounts.
 - Voice messages or Conference Voice: One minute or portion of a minute of the voice message, calculated on a cumulative basis per month, per destination country.
 - TTY: One minute per TTY message.
 - Fax: Per Page Transmitted.

Key features

- Direct access to Resident Connection life safety to generate alerts from within Everbridge Mass Notification Suite user interface
- Leverage pre-loaded jurisdiction boundaries and POI data
- Visualize contacts in Universe & Notification map
- **Resident Connection Data.** If a Client is purchasing Resident Connection Data, Everbridge provides to Client a limited, non-exclusive, non-transferable, non-sublicensable, right to use mobile, landline and VoIP telephone records ("**Resident Connection Data**") in connection with emergency notifications sent through the Everbridge Solutions for lawful, life-safety purposes. Resident Connection Data is Confidential Information of Everbridge and is subject to the confidentiality obligations and the license restrictions of this Agreement. Resident Connection Data is owned expressly by Everbridge and rights to use such data terminates upon the termination or expiration of this Agreement.

Set-up, Implementation & Support

- Minor implementation is required at no charge. Your account manager will coordinate with our implementation team to activate this feature
- Available for United States government agencies delivering life safety communications only
- Available for mass notification organizations only
- Database is automatically updated monthly with no manual intervention.
- To enable our customer support teams to more effectively solve our customers' support-related issues by providing analytics, suggesting guidance, and improving our knowledge base, as well as allow customers access

to our knowledge base through a chat feature. Access to support tickets is needed for the feature to operate, except for the chat feature where no support ticket or other customer data is required.

For more information about the policies that apply to our Services and how you use them, refer to our Policy Page <https://www.everbridge.com/company-policies>. You will obtain all requisite permissions or consents to support your use. For more information on the accreditations, certifications and operational practices relevant to the Service(s) you have purchased from us, refer to trust.everbridge.com.

For a full product description, along with best practices and product details, please see the Everbridge User Guide and Everbridge University.

Overview

The **Everbridge Public Safety Communications** deployment follows a comprehensive project methodology to ensure a successful implementation of the Everbridge platform. Professional Services led deployments focus on achieving rapid time-to-value, ensuring clients fulfil their duty of care by protecting employees, residents, and assets during critical events. The service includes remote consulting & training assistance for system configuration, data management, and communication training. Deployments are led by an experienced consultant with Critical Event Management (“CEM”) and technology expertise.

Scope

Everbridge will provide client access to an Everbridge Consultant for the following:

- **System Provisioning:** Baseline account set up by Implementation Specialist. Everbridge will provision up to three (3) Organizations as aligned with client licensing and to meet client’s use-case needs. The default configuration will be one Organization serving as the Production environment for public facing communication, one Organization for internal employee communication, and one Organization as a sandbox or testing environment.
- **System Configuration:** Everbridge will provide an initial configuration of the Organization(s) to align with Best Practice recommendations. These settings will be reviewed with the client during deployment to ensure they are aligned to support the client’s various use-cases.
 - Everbridge 360 Organization Settings:
 - Default Notification Settings
 - Customizable caller ID, Voice Greetings, and custom voice recording
 - Email Branding and Header/Footer
 - Smart Conference Bridges
 - Visitor/Community Engagement keywords for SMS opt-in message capability
- **Data Management Consultation:** The Everbridge Consultant will provide remote consulting sessions focused on the successful understanding and configuration of contact data management in Everbridge.
 - Everbridge will conduct a deep dive session with the client’s project team to map out data requirements to maximize use of Everbridge based on client’s use-cases, including delivery methods, static address information, and additional information fields.
 - Everbridge will guide and assist the client in configuring the Everbridge system to support the proposed data structure.
 - Client will be responsible for configuring the contact data file(s) to be passed to Everbridge. Everbridge will guide the client through an initial manual upload of contact data and assist with data validation and troubleshooting of errors (if

required).

- *Everbridge does support a direct integration to a number of third-party HRIS tools, and this will be provided as an option if applicable.*
- Client is encouraged to automate the data transfer to Everbridge, and the Everbridge Consultant will provide documentation on how to automate via SFTP or API. It is the responsibility of the client for creating, scheduling and maintaining the data transfer process itself.
- Everbridge consulting will be limited to one source of contact data only. Client can choose to integrate additional data sources if needed in the future.
- **Communications Training:** A Professional Services resource will conduct remote consultation sessions on the Communications module of Everbridge. If necessary, consulting will also cover Mass Notification and Incident Communication to support the client communication use-cases. Consultation sessions will train the client team on how to create, manage, and maintain Communication Templates.

Training will follow a 'train-the-trainer' methodology, to build proficiency and allow the client to be self-sufficient with communication management in the future. Training will cover both Administrator and Operator roles for Communications. Training sessions can be recorded by the client for use as internal resources for future training needs. Aside from any templates created during training sessions, client will be responsible for building all templates to meet use-case needs.

- **Integrated Public Alert & Warning System (IPAWS):** A Professional Services resource will conduct remote consulting sessions on the configuration of IPAWS channels for authorized authorities (US only).
 - Emergency Alert System (EAS) – send short text messages to televisions and audio messages to radio
 - Wireless Emergency Alerts (WEA) – send short text messages to mobile phones
 - Non-Weather Emergency Alerts (NWEM) – send short audio messages to NOAA radio
- **User Management:** A Professional Services resource will conduct remote consulting sessions on User Management within Everbridge.
 - Extensive overview of Role Based Access Controls (RBAC) across the Everbridge platform.
 - Specific focus on user roles tailored to client use-cases, to ensure use of the Everbridge system meets client's internal governance policies.

- **Mobile App(s) Deployment:** A Professional Services resource with extensive deployment experience will provide remote consulting services focused on configuring and deploying the following Everbridge mobile apps:
 - **ManageBridge** (for administrators and operators)
 - **Everbridge 360 Mobile App** (for internal contacts)
 - **Public Safety by Everbridge App** (for public recipients)
- **Single Sign-On (SSO):** A Professional Services Resource will provide consultative support on how the client can configure Single Sign-On within the Everbridge platform. Single Sign-On can be configured at both the Account and Organization level for both Manager and Member Portals.
 - **Manager Portal** configuration for authenticated user access (e.g. administrators and operators) to Everbridge and the Everbridge ManageBridge App.
 - **Member Portal** configuration to facilitate contact access to the Everbridge 360 Mobile App and/or Everbridge Member Portal.
- **Custom From Email:** The Everbridge Consultant will guide the client team through the configuration of a 'Custom From Email' for email communication. Successful configuration and deployment of this feature will require assistance from the client's IT team.
- **AI-Enabled Functionality:** A Professional Services resource will provide remote consulting sessions focused on AI-enabled capabilities embedded within applicable Everbridge platform modules. Consultation may include:
 - Overview of AI-enabled functionality available within the client's licensed Everbridge modules.
 - Guidance on best practices for configuring and utilizing AI-supported features to support operational workflows and communication processes.
 - Consultation on how AI-enabled capabilities may assist with message creation, incident management activities, or other supported platform workflows where applicable.
 - Review of client use-cases and discussion of how available AI-driven features may be applied within the client's operational environment.

Consulting services are limited to advisory guidance on AI functionality available within the client's licensed Everbridge products. Development of custom AI models, custom integrations, or bespoke AI solutions is out of scope.

- **Project Management:** Provides a baseline project plan for the client to leverage. Additional project management resources can be purchased to assist with ongoing activities such as project plan revisions, risk mitigation, gap analysis, etc.

- **Post Go Live Transition** from the Everbridge deployment team to the Everbridge Account Management and Product Support teams.

Out of Scope Items

- Onsite training (training requires a minimum of 2 consecutive days at (1) client location).
- Development & maintenance of any custom integrations by Everbridge (e.g., API).
- Training or consultation on any Everbridge products beyond Everbridge Public Safety Communications.
- Integration with any legacy, internal/proprietary, or third-party systems not contained in Everbridge list of approved connectors.
- Migration of data from 1 or more legacy systems into Everbridge.

Resource Estimates and Pricing

Contractor Compensation

Service Item	Location	Cost
Everbridge Public Safety Communications	REMOTE	
Total		See Quote

Completion Criteria: The engagement is considered complete upon the delivery of the Professional Services Scope outlined within this inclusion sheet. The Professional Services rendered pursuant to this inclusion sheet shall be valid and usable for the lesser of twelve (12) months or the completion of the services scope defined in this inclusion sheet. At the end of 12 months, all remaining consulting support will expire and will no longer be valid.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.D.

DATE SUBMITTED

04/29/2026

MEETING DATE

5/11/2026

1. Agenda Item:

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).

2. Party Making Request: Julia Lash

3. Applicant: Julia Lash

4. Nature of Request:

The next 5-Year Consolidated Plan and Strategy (ConPlan) for the use of U.S. Department of Housing and Urban Development (HUD) awarded funds, including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grants (ESG), must be composed and remitted August 2027. Approval of this Memorandum of Understanding would engage Hidalgo County – Urban County Program, and the entitlement communities of Edinburg and Mission as participants for the development of this ConPlan.

5. Fiscal Impact Summary:

Account to be used for McAllen's portion is 132-8050-417-91-01 ZA5001

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Julia Lash	Created/Initiated - 04/29/2026
Julia Lash	Approved - 04/29/2026
Angie Rodriguez	Approved - 04/29/2026
Sonia Resendez	Approved - 04/30/2026
Gerardo Noriega	Approved - 04/30/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026

8. Staff Recommendation:

Staff recommends approval of the Memorandum of Understanding

9. Advisory Board:

10. City Attorney: Approve despite form. -AS

11. Manager's Recommendation: Approve. IJT



OFFICIAL MEMORANDUM

To: Isaac J. Tawil, City Manager
Through: Michelle Rivera, Deputy City Manager
From: Julia D. Lash, Director of Grant Administration
Date: April 29, 2026
Subject: MOU with Hidalgo County – Urban County Program with HUD Programs

GOAL:

Approval of a Memorandum of Understanding with Hidalgo County (Urban County Program) for the development of the FY 2028-2032 Five Consolidated Plan and Strategy for HUD Programs.

BRIEF EXPLANATION OF THE ITEM:

The next 5-Year Consolidated Plan and Strategy (ConPlan) for the use of U.S. Department of Housing and Urban Development (HUD) awarded funds, including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grants (ESG), must be composed and remitted August 2027.

HUD has strongly encouraged a regional approach to the Plan development. Approval of this Memorandum of Understanding would engage Hidalgo County – Urban County Program, and the entitlement communities of Edinburg and Mission as participants for the development of this ConPlan.

Hidalgo County - Urban County Program would be designated as the Lead Entity and facilitate completion of the document. The cost would be split between the communities with McAllen's expenditures limited to one-third of one-half (1/6th) of the cost of development. Declining to participate in this partnership would require the City to independently prepare the Consolidated Plan. As this plan is mandated by HUD, the full responsibility and associated costs would then be borne by the City.

OPTIONS:

1. City Commission may authorize execution of the Memorandum of Understanding.
2. City Commission may decline execution of the MOU.

RECOMMENDATION:

Staff recommends approval to execute the Memorandum of Understanding

STATE OF TEXAS §
COUNTY OF HIDALGO §

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF
EDINBURG, CITY OF MCALLEN, CITY OF MISSION, AND
COUNTY OF HIDALGO, TEXAS**

THIS AGREEMENT, entered this _____ day of _____, 2026 by and among the City of Edinburg, City of McAllen, City of Mission and the County of Hidalgo, Texas (collectively referred to as the “Program Participants”), pursuant to the provisions of the Texas Interlocal Cooperation Act as follows:

WHEREAS, the Community Development Block Grant Program (CDBG) was authorized under Title 1 of the Housing and Community Development Act of 1974;

WHEREAS, the primary objectives of the CDBG Program are the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income;

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires local jurisdictions to prepare a Consolidated Plan and Strategy (CPS), Annual Action Plan (AAP), and Analysis of Impediments (AI) in order to receive Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) federal funds (24 CFR §91);

WHEREAS, the CPS is the result of an extensive needs assessment and community outreach process conducted by the entitlement communities in Hidalgo County (Cities of Edinburg, McAllen, Mission, and the County of Hidalgo); and

WHEREAS, each entitlement community requires an assessment of its own individual needs, goals, objectives and outcomes in order to produce their own independent Consolidated Plan and Strategy (CPS), Annual Action Plan (AAP), and Analysis of Impediments (AI) documents; and

WHEREAS, the Program Participants seek to establish a general working agreement to consolidate and coordinate efforts toward the development of the CPS, AAP, and AI, as required by the Department of Housing & Urban Development pursuant to 24 CFR Part 91 and 24 CFR 570.904;

NOW, THEREFORE, it is agreed between the Program Participants hereto as follows:

I. LEAD ENTITY

The County of Hidalgo acting by and through its Urban County Program will serve as the Lead Entity and Fiscal Agent of the Program Participants in the collaboration for the preparation and submission of the Consolidated Plan and Strategy (CPS), Annual Action Plan (AAP), and Analysis of Impediments (AI).

The Urban County Program, through proper procurement procedures and input from Program Participants, shall solicit Qualifications for a Consultant to complete the CPS, AAP, and AI, and all necessary components of these plans for the Program Participants.

II. ROLES/RESPONSIBILITIES OF PROGRAM PARTICIPANTS

Program Participants agree to coordinate the completion of the Consolidated Plan & Strategy (CPS), Annual Action Plan (AAP), and Analysis of Impediments (AI) through the selected consultant. The Program Participants agrees to:

- o schedule, coordinate, and hold public hearings within their community
- o provide demographic and historical data to consultant
- o assisting in distributing and collecting community surveys, and consultation tools as needed
- o implement efforts at the local level in developing and supporting research addressing housing, infrastructure, social service agencies, economic development and other information as needed by Consultant
- o review and approve contents of the completed CPS, AAP, and AI through formal process adopted by the City Councils and the County Commission
- o establish local priorities to be included in the CPS, AAP, and AI
- o actively participate in the development of the CPS, AAP, and AI

III. INCLUSION

Añ CDBG Entitlement Community located within Hidalgo County that is not identified within this Agreement may opt to collaborate in the development and submission of the Con Plan with a written notice addressed to the Lead Entity and submitted no later than July 1, 2026. The Lead Entity will subsequently notify Program Participants of inclusion request.

IV. WITHDRAWAL

Any Program Participant may withdraw from the development and submission of the CPS, AAP, and AI under this agreement with a written 30-day notice to the Lead Entity

together with a copy to the U.S. Department of Housing and Urban Development no later than July 1, 2026. Lead Entity will notify Program Participants of the withdrawal notice, if any.

V. COST OF DEVELOPMENT

This Agreement involves a commitment on behalf of the cities to contribute CDBG Administrative funds towards the cost of the Consultant to undertake the development of the CPS, AAP, and AI to include the Housing Market Analysis, Needs Assessment, Outputs and Outcomes for performance measurement for each participant. The cost of said Consultant is an eligible CDBG expense.

It is understood that the cost distribution shall be that the County of Hidalgo will pay fifty percent (50%) of the total costs and the remaining balance will be evenly distributed amongst the participating cities. Cities will reimburse the County of Hidalgo in accordance with applicable laws, regulations and procedures.

It is further understood that once the Consultant is performing work specific to an individual Program Participant, including but not limited to drafting deliverables, conducting consultations, or preparing data specific to that Program Participant, the Consultant shall invoice and be paid directly by the Program Participant for which the work is performed. This billing will be separate from shared costs and reflects the Consultant's direct responsibility to the respective Program Participant for such work.

VI. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

VII. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

VIII. WAIVER

A Program Participant's failure to act with respect to a breach by another Program Participant does not waive any right to act with respect to subsequent or similar breaches. The failure of the Program Participant to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

IX. ENTIRE AGREEMENT

This Agreement between the Program Participants for the submission of the Consolidated Plan and Strategy (CPS), Annual Action Plan (AAP), and Analysis of Impediments (AI) supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Program Participants with

respect to this Agreement and constitutes the entire agreement of the Program Participants. By signing this agreement, the Program Participants are bound to perform the terms and provisions of this Agreement.

X. AMENDMENT

Any amendment to this Agreement must be in writing, enacted by majority of the Program Participants.

XI. OTHER PROVISIONS

Governing Law. This Agreement shall be governed by and construed in accordance with applicable state and federal laws, and shall be performable in Hidalgo County.

Commitment of Current Revenues Only. In the event that, during any term hereof, the governing authority of the Program Participants does not appropriate sufficient funds to meet the obligations under this Agreement, County may terminate this Agreement upon ninety (90) days written notice to Company. County agrees, however, to use reasonable efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of County. *Agreements for the acquisition, including lease of real or personal property under Tex. Loc. Govt. Code §271.903:* In the event that, during any term hereof, the Commissioner's Court does not appropriate sufficient funds to meet the obligations of County under this Agreement, County may terminate this Agreement upon ninety (90) days written notice to Company, County agrees, however, to use a best efforts attempt to obtain and appropriate funds for payment of the Agreement. The parties intend this provision, if applicable, to be a continuing right to terminate this at the expiration of each budget period of County in accordance with Tex. Loc. Govt. Code §271.903 (Vernon Supp. 1996).

Headings. The headings and captions contained in this Agreement are solely for convenient reference and shall not be deemed to affect the meaning or interpretation of any provision or paragraph hereof.

Gender and Number. All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and the singular shall include the plural whenever and as often as may be appropriate

Authority to Execute. The execution and performance of this Agreement by the Program Participants have been duly authorized by all necessary laws, resolutions or governing authority action, and this Agreement constitutes the valid and enforceable obligations of the Program Participants in accordance with its terms.

Entire Agreement. This Agreement contains the entire agreement between the Program Participants hereto, and each Program Participant acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein.

Immunities: Nothing in this Agreement is intended to and Program Participants do not hereby waive, release or relinquish any right to assert any of the defenses that Program Participants enjoy by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to Program Participants as to any claim or action of any person, entity, or individual against Program Participants.

Nondiscrimination: Program Participants, including subcontractors, assignees and successors in interest, ensures that no person shall on the grounds of race, religion, color, national origin, sex, age, or disability, or any other protected class under law, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation in any federally or non-federally funded program or activity when participating in this agreement as described herein.

Additional Documents: The Program Participants hereto covenant and agree that they will execute each such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

Required Contract Provision for Contracts Subject to Federal Award (if applicable): Pursuant to 2 CFR 200.327, a non-federal entity's contracts must contain the applicable provisions described in appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Additionally, contracts under Federal award which are subject to assistance from the Federal Emergency Management Agency (FEMA) are also required to contain additional contract clauses. If applicable, applicable required contract clauses were provided as part of the initial procurement packet and are incorporated herein and made part of this agreement for all purposes.

XII. EFFECTIVE DATE

This Agreement will become effective upon signature by the cities and ratification of agreement between County of Hidalgo and selected consultant and shall terminate upon completion of the Consolidated Plan and Strategy and Annual Action Plan.

DATE SIGNED: _____

IN WITNESS WHEREOF, the Program Participants have executed this Agreement effective as of the date first written above.

HIDALGO COUNTY

By: _____
Richard F. Cortez, Judge

ATTEST

By: _____
Name, Title

APPROVED AS TO FORM:

Legal Counsel, Name, Title

**PROGRAM PARTICIPANT
CITY OF EDINBURG**

By: _____
Name, Title

ATTEST

By: _____
Name, Title

APPROVED AS TO FORM:

Legal Counsel Name, Title

PROGRAM PARTICIPANT
CITY OF MCALLEN

By: _____
Name, Title

ATTEST

By: _____
Name, Title

**PROGRAM PARTICIPANT
CITY OF MISSION**

By: _____
Name, Title

ATTEST

By: _____
Name, Title

APPROVED AS TO FORM:

Legal Counsel Name, Title



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.E.

DATE SUBMITTED

04/30/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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).
2. Party Making Request: Jeremy Santoscoy
3. Applicant: Jeremy Santoscoy
4. Nature of Request: 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).
5. Fiscal Impact Summary: Account: 554-8708-446-66-30-CA6001 Terminal HVAC & Lighting Efficiency Improvements

	Contract Total	Contingency built into Original Contract	% Contract	Calendar Days
Original Contract Allowance Contingency:	\$ 2,780,600.00	\$ 155,000.00	100%	180
Change Order No.1:	\$ -	\$ 3,187.00		0
Change Order No.2:	\$ -	\$ 32,506.80		45
Proposed Final Change Order No.3:	\$ (119,306.20)	\$ -		0
Final Contract Amount	\$ 2,661,293.80	\$ 119,306.20	96%	225

6. Budgeted: Actuals FY 2024
Actuals FY2025
No

	\$2,422,502.25		\$2,422,502.25
Bid Amount:	\$238,791.53	Budgeted Amount:	\$238,791.53
	-\$119,306		\$0.00
	\$0.00		\$0.00
Under Budget:	\$0.00	Over Budget:	\$0.00
	\$0.00		\$0.00
			\$0.00
		Amount Remaining:	\$0.00
			\$0.00

7. Routing:
Estela Velasquez
Jeremy Santoscoy
Angie Rodriguez
Sonia Resendez
Gerardo Noriega

Created/Initiated - 04/30/2026
Approved - 04/30/2026
Approved - 05/01/2026
Approved - 05/01/2026
Final Approval - 05/01/2026

8. Staff Recommendation:

Based on review by this office, as well as the project designer, staff recommends approval of Final Change Order No. 3 in the deduction of \$119,306.20 to contract amount for a final contract amount of \$2,661,293.80.

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve. IJT

Memorandum

To: Isaac J. Tawil, City Manager

From: Jeremy Santoscoy, P.E., CFM, Director of Aviation 

Date: April 28, 2026

Subject: 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)

GOAL

Consideration and approval of Change Order No. 3 and Final Reconciliation for the Terminal HVAC & Lighting Efficiency Improvements at McAllen International Airport.

EXPLANATION

The proposed Final Change Order No. 3 reconciles the various contract change orders and allowances that were provided in the construction contract.

Below is the contract summary:

	Contract Total	Contingency built into Original Contract	% Contract	Calendar Days
Original Contract Allowance Contingency:	\$ 2,780,600.00	\$ 155,000.00	100%	180
Change Order No.1:	\$ -	\$ 3,187.00		0
Change Order No.2:	\$ -	\$ 32,506.80		45
Proposed Final Change Order No.3:	\$ (119,306.20)	\$ -		0
Final Contract Amount	\$ 2,661,293.80	\$ 119,306.20	96%	225

The proposed change order would reduce the contract amount by \$119,306.20 for a final contract amount of \$2,661,293.80.

OPTIONS

1. Approve Change Order No.3 and Final Reconciliation. (Staff Recommendation)
2. Reject Change Order No.3 and Final Reconciliation.

RECOMMENDATION

Based on review by this office, as well as the project designer, staff recommends approval of Final Change Order No. 3 in the deduction of \$119,306.20 to contract amount for a final contract amount of \$2,661,293.80.

PROJECT: Terminal HVAC & Lighting Efficiency Improvements
OWNER: at McAllen International Airport
ADDRESS: City of McAllen
2500 S. Bicentennial Blvd. Ste. 100
McAllen, TX 78503

CONTRACTOR: NM Contracting, LLC
ADDRESS: 2022 Orchid Ave.
McAllen, TX 78504

CONTRACT FOR: Terminal HVAC & Lighting Efficiency Improvements
at McAllen International Airport

DATE OF ISSUANCE: 05/11/26

OWNER'S PROJECT NO. 07-23-C37-645

FAA AIP NO. 3-48-0144-060-2023

ENGINEER: The Alex Group, LLC

ENGINEER'S PROJECT NO. 21070

You are directed to make the following changes in the Contract Documents:

Description: Change Order No. 3 and Final Reconciliation

Purpose of Change Order:

Deduction of \$119,306.20 to contract price for balance of project allowances with new contract amount of \$2,661,293.80.

Attachments: (List documents supporting change):

Agenda Item XX. - Approved by City Commission on DATE

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price	Original Contract Time
<u>\$2,780,600.00</u>	<u>180</u> calendar days
Previous Change Orders No. <u>N/A</u>	Net Change from Previous Change Orders
<u>\$ -</u>	<u>0</u> calendar days
Contract Price prior to this Change Order	Contract Time prior to this Change Order
<u>\$ 2,780,600.00</u>	<u>180</u> calendar days
Net Increase of this Change Order	Net Increase of this Change Order
<u>(\$119,306.20)</u>	<u>45</u> calendar days
Contract Price with all approved Change Orders	Contract Time with all approved Change Orders
<u>\$ 2,661,293.80</u>	<u>225</u> calendar days

APPROVED:

by _____
Owner
 Isaac J. Tawil, City Manager

ACKNOWLEDGED:

by _____
Director of Purchasing and Contracting
 Gerardo Noriega, CPPB

APPROVED:

by _____
Contractor
 Noel Munoz
 NM Contracting, LLC

RECOMMENDED:

by _____
Director of Aviation
 Jeremy A. Santoscoy, P.E.

RECOMMENDED:

by _____
Project Engineer
 Alex Gholmieh, P.E.
 The Alex Group, LLC



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.F.

DATE SUBMITTED

04/30/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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

2. Party Making Request: Rebecca Grimes

3. Applicant:

4. Nature of Request: Approval is needed for refunds over \$500.00 due to corrections from Hidalgo County Appraisal District and Overpayments.

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

norma yanez
Michelle Rivera
Martin Canales

Created/Initiated - 04/30/2026

Approved - 05/02/2026

Final Approval - 05/04/2026

8. Staff Recommendation: Approve refunds in order to comply with Texas Property Tax Code.

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve. IJT

Tax Office

Memo

To: Isaac J. Tawil, City Manager

From: Rebecca M. Grimes, Tax Assessor-Collector

Date: May 11, 2026

Re: Tax Refunds over \$500.00

The tax office needs your approval for the following refund(s) due to corrections from the Hidalgo County Appraisal District. The corrections resulted in tax refunds over \$500.00.

Name	Original Levy	Corrected Levy	Refund	Change Reason
Aerie by American Eagle	4,066.88	3,130.66	936.22	Arbitration Determination
Akamai Technologies Inc	6,316.28	1,893.11	4,423.17	Arbitration Determination
Bazan Gerardo & Paulo Angela	3,439.08 3,175.39	2,463.90 1,135.71	975.18 2,039.68	Grant DVHS prorate
E.T.A. Asset Holdings	4,486.40	3,851.84	634.56	Failure to send required notice
Gonzalez Adolfo	1,448.56	1,448.56	1,448.56	Grant DVHS prorate
Gonzalez Oscar & Rosalie	716.74 716.74	716.74 539.86	716.74 176.88	Grant DVHS prorate
Granados Anibal & Christina	1,602.69 1,625.74 1,641.57	1,602.69 1,218.09 1,632.43	1,602.69 407.65 9.14	Grant DVHS
HP111 McAllen LLC	36,212.36	26,939.34	9,273.02	Court Ordered - #C-4422-25-I

Jaramillo Yolanda	1,119.66 1,143.88	1,119.66 549.42	1,119.66 540.46	Grant DVHS prorate
Landing on 6 th VV LLC	58,307.69	53,099.87	5,207.82	Court Ordered #C-4468-25-M
Muldrow Clarence S	2,083.48 1,235.33	1,190.33 1,190.33	893.15 45.00	Grant OV-65
Orfanos John & Leticia	4,361.56 3,642.72	3,597.73 3,597.73	763.83 44.99	Grant OV-65
Revelo Olivia	1,508.76	630.36	878.40	Grant back OV-65
Rodriguez Luis & Nancy	1,101.86 1,098.93	1,101.86 930.33	492.07 168.60	Grant DVHS prorate
Safir Larry E	5,578.05 5,673.88 5,431.73	5,386.00 5,386.00 5,386.00	192.05 287.88 45.73	Grant DV4
Salinas Elisa	1,082.06	541.74	540.32	Grant OV-65

Attachments (16)

rmg

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office	Collecting tax for: (taxing units) City of McAllen
Present mailing address (number and street) P O Box 220/311 N 15th St	
City, town or post office, state, ZIP code McAllen TX 78505-0220	Phone (area code and number) (956)681-1330

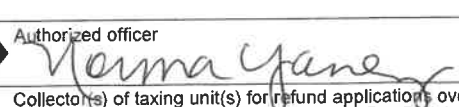
To apply for a tax refund, the taxpayer must complete the following.

Step 1: Owner's name and address	Owner's name Aerie by American Eagle/Offline #3/ AE Outfitter Retail Co
	Present mailing address (number and street) 77 Hot Metal St
	City, town or post office, state, ZIP code Pittsburgh, PA 15203-2382

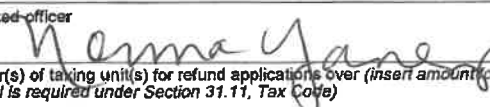
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Inventory Supplies Furniture Fixtures & Equipment at
	2200 S 10th St Ste Q09C / New Acct 2023
	Address or location of property: _____
	Account number of property: L170099-000-001B-T6 OR Tax receipt number: _____

Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	1/27 / 2026	\$ 4,066.88	\$ 936.22
	2. _____	_____	_____ / _____	\$ _____	\$ _____
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Arbitration Determination and Award ARB ID				
#RBAE-044827 Sect 41A.09 PTC Determination Date 1/23/26					
Supp#10 (2025) - npg 4/07/26					

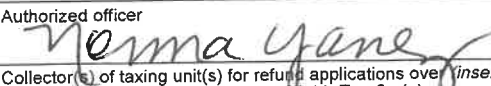
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."	
	sign here  	Date of application for tax refund 4/14/26
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.		

Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved	
	sign here 	Date 4-22-26
	sign here Collectors of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)	Date

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Akamai Technologies Inc				
	Present mailing address (number and street) 150 Broadway				
	City, town or post office, state, ZIP code Cambridge, MA 02142		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): (Computer Equipment) Furniture Fixtures & Equipment at 422 S 11th St / New Acct 2008				
	Address or location of property: 422 S 11th St				
	Account number of property: M195099-034-0001-04				
	Tax receipt number:				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	1/31 / 2026	\$ 6,316.28	\$ 4,423.17
	2. _____	_____	_____ / _____	\$ _____	\$ _____
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Arbitration Determination and Award ARB ID# RBAE-044844 Sec 41A.09 PTC Determination Date 1-2-2026 Supp#9 (2025) - npg 3/11/26				
	Step 4: Sign the form				
"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."			Date of application for tax refund 3/30/26		
Signature 			Date of application for tax refund 3/30/26		
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.					
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	Authorized officer 			Date 4-28-26	
	Collector(s) of taxing unit(s) for refund applications over (insert amount) for which governing body approval is required under Section 31.11, Tax Code			Date	

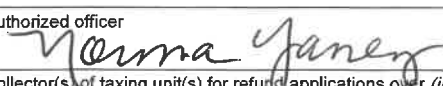
APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Gerardo & Paulo Angela Bazan				
	Present mailing address (number and street) 4500 Caddo Ln				
	City, town or post office, state, ZIP code McAllen, TX 78504		Phone (area code and number) 619-371-6700 / 6842		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Esenada at Tres Lagos Lot 47				
	Address or location of property: _____				
	Account number of property: E651000-000-0047-00 OR _____				
	Tax receipt number: _____				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2024	3/26 / 2025	\$ 3,439.08	\$ 975.18
	2. _____	2025	12/19 / 2025	\$ 3,175.39	\$ 2,039.68
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Grant DVHS prorated begin date 7/23/24				
	Supp#18 (2024); Supp#8 (2025)- npg 2/16/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here Signature			Date of application for tax refund 3/02/2026	
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.					
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here	Authorized officer 			Date 4-22-26
	sign here	Collector(s) of taxing unit(s) for refund applications over \$10,000 (insert amount for which governing body approval is required under Section 31.11, Tax Code)			Date

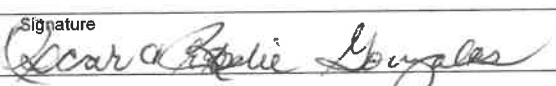
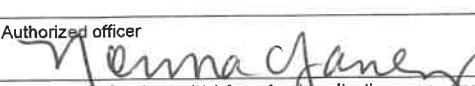
APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen																															
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330																															
City, town or post office, state, ZIP code McAllen TX 78505-0220																																	
To apply for a tax refund, the taxpayer must complete the following.																																	
Step 1: Owner's name and address	Owner's name E.T.A Asset Holdings Present mailing address (number and street) 4103 N Jackson Rd City, town or post office, state, ZIP code McAllen, TX 78504-6612																																
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): IGOA Business Campus Ph 1 Lots 27-29																																
	Address or location of property: _____																																
	Account number of property: 1205701-000-0027-00 OR Tax receipt number: _____																																
Step 3: Give the tax payment information	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 30%;">Name of Taxing Unit from Which Refund is Requested</th> <th style="width: 15%;">Year for Which Refund is Requested</th> <th style="width: 15%;">Date of the Tax Payment</th> <th style="width: 15%;">Amount of Taxes Paid</th> <th style="width: 25%;">Amount of Tax Refund Requested</th> </tr> </thead> <tbody> <tr> <td>1. CITY OF MCALLEN</td> <td>2025</td> <td>12/15 / 2025</td> <td>\$ 4,486.40</td> <td>\$ 634.56</td> </tr> <tr><td>2. _____</td><td>_____</td><td>_____ / _____</td><td>\$ _____</td><td>\$ _____</td></tr> <tr><td>3. _____</td><td>_____</td><td>_____ / _____</td><td>\$ _____</td><td>\$ _____</td></tr> <tr><td>4. _____</td><td>_____</td><td>_____ / _____</td><td>\$ _____</td><td>\$ _____</td></tr> <tr><td>5. _____</td><td>_____</td><td>_____ / _____</td><td>\$ _____</td><td>\$ _____</td></tr> </tbody> </table> Taxpayer's reason for refund (attach supporting documentation): Correction due to failure to send required notice Supp#10 (2025) - npg 4/07/26			Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested	1. CITY OF MCALLEN	2025	12/15 / 2025	\$ 4,486.40	\$ 634.56	2. _____	_____	_____ / _____	\$ _____	\$ _____	3. _____	_____	_____ / _____	\$ _____	\$ _____	4. _____	_____	_____ / _____	\$ _____	\$ _____	5. _____	_____	_____ / _____	\$ _____	\$ _____
Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested																													
1. CITY OF MCALLEN	2025	12/15 / 2025	\$ 4,486.40	\$ 634.56																													
2. _____	_____	_____ / _____	\$ _____	\$ _____																													
3. _____	_____	_____ / _____	\$ _____	\$ _____																													
4. _____	_____	_____ / _____	\$ _____	\$ _____																													
5. _____	_____	_____ / _____	\$ _____	\$ _____																													
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct." sign here ▶ Signature Date of application for tax refund 4/21/26 If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.																																
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved sign here ▶ Authorized officer sign here ▶ Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code) Date 4-27-2026																																

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office			Collecting tax for: (taxing units) City of McAllen		
Present mailing address (number and street) P O Box 220/311 N 15th St			Phone (area code and number) (956)681-1330		
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Adolfo Gonzalez				
	Present mailing address (number and street) 4216 Date Palm Ave				
	City, town or post office, state, ZIP code McAllen, TX 78501-4283				Phone (area code and number)
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Samyhill Lot 7				
	Address or location of property:				
	Account number of property: S018000-000-0007-00				
	Tax receipt number:				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	12/19 / 2025	\$ 1,448.56	\$ 1,448.56
	2. _____	_____	_____ / _____	\$ _____	\$ _____
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Grant DVHS PBD 10/21/25				
	Supp#11 (2025) - npg 4/24/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here 				Date of application for tax refund 4-24-26
	If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.				
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here 	Authorized officer			Date 4-24-26
	sign here	Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)			Date

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Gonzalez Oscar & Rosalie				
	Present mailing address (number and street) 1018 N 40th Ln				
	City, town or post office, state, ZIP code McAllen TX 78501-3458		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): COPPERFIELD ESTATES LOT 12				
	Address or location of property: 1018 N 40TH LN				
	Account number of property: C815100-000-0012-00 OR Tax receipt number:				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	12/4 / 2025	\$ 716.74	\$ 716.74
	2. CITY OF MCALLEN	2024	11/7 / 2024	\$ 716.74	\$ 176.88
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Granted DVHS Prorated begin date 9/30/24				
	SUPP #11-25; RMG				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here	Signature 			Date of application for tax refund 4-27-26
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.					
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here	Authorized officer 			Date 4-27-26
	sign here	Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 311.1, Tax Code)			Date

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Anibal & Christina Granados				
	Present mailing address (number and street) 1908 N 45th St				
	City, town or post office, state, ZIP code McAllen, TX 78501-3040		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Oak Terrace Estates Lot 47				
	Address or location of property: _____				
	Account number of property: O065100-000-0047-00 OR Tax receipt number: _____				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	12/19 / 2025	\$ 1,602.69	\$ 1,602.69
	2. _____	2024	12/13 / 2024	\$ 1,625.74	\$ 407.65
	3. _____	2023	12/20 / 2023	\$ 1,641.57	\$ 9.14
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Grant DV4(2023), Grant DVHS Prorate Begin Date				
	10/2/24(2024-2025)				
	Supp#14 (2023); Supp#21 (2024); Supp#11 (2025) - npg 4/16/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here	Signature			Date of application for tax refund 04/24/2026
	If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.				
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here	Authorized officer			Date 4-27-2026
	sign here	Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11 Tax Code)			Date

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name HPIII MCALLEN LLC				
	Present mailing address (number and street) 1400 N WATER ST STE 500				
	City, town or post office, state, ZIP code MILWAUKEE, WI 53202-2506		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): IGOA BUSINESS CAMPUS PH 1 LOTS 10-26				
	Address or location of property: 1325 PRIMROSE AVE				
	Account number of property: I205701-000-0010-00				
	Tax receipt number:				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	02/02 / 2026	\$ 36,212.36	\$ 9,273.02
	2. _____	_____	_____ / _____	\$ _____	\$ _____
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): COURT ORDERED ADJ #C-4422-25-I				
	SUPP #11-25; RMG 26939.34				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here	Signature			Date of application for tax refund
	If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.				
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here	Authorized officer			Date
	sign here	Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)			Date

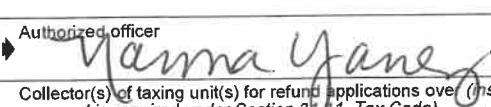
APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen																															
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330																															
City, town or post office, state, ZIP code McAllen TX 78505-0220																																	
To apply for a tax refund, the taxpayer must complete the following.																																	
Step 1: Owner's name and address	Owner's name <u>Volanda Yolanda E Jaramillo & Hector R Cerda Dyer</u> Present mailing address (number and street) 3104 La Puerta Ave City, town or post office, state, ZIP code Edinburg, TX 78541																																
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): <u>La Puerta Ph 1 Lot 123</u> Address or location of property: _____ Account number of property: <u>L177001-000-0123-00</u> OR Tax receipt number: _____																																
Step 3: Give the tax payment information	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 30%;">Name of Taxing Unit from Which Refund is Requested</th> <th style="width: 15%;">Year for Which Refund is Requested</th> <th style="width: 15%;">Date of the Tax Payment</th> <th style="width: 15%;">Amount of Taxes Paid</th> <th style="width: 25%;">Amount of Tax Refund Requested</th> </tr> </thead> <tbody> <tr> <td>1. <u>CITY OF MCALLEN</u></td> <td><u>2025</u></td> <td><u>12/19</u> / <u>2025</u></td> <td>\$ <u>1,119.66</u></td> <td>\$ <u>1,119.66</u></td> </tr> <tr> <td>2. _____</td> <td><u>2024</u></td> <td><u>12/13</u> / <u>2024</u></td> <td>\$ <u>1,143.88</u></td> <td>\$ <u>540.46</u></td> </tr> <tr> <td>3. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>4. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>5. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> </tbody> </table> Taxpayer's reason for refund (attach supporting documentation): <u>Grant DVHS Prorate Begin Date 7/3/24</u> <u>Supp#21 (2024); Supp#11 (2025) - npg 4/22/26</u>			Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested	1. <u>CITY OF MCALLEN</u>	<u>2025</u>	<u>12/19</u> / <u>2025</u>	\$ <u>1,119.66</u>	\$ <u>1,119.66</u>	2. _____	<u>2024</u>	<u>12/13</u> / <u>2024</u>	\$ <u>1,143.88</u>	\$ <u>540.46</u>	3. _____	_____	_____ / _____	\$ _____	\$ _____	4. _____	_____	_____ / _____	\$ _____	\$ _____	5. _____	_____	_____ / _____	\$ _____	\$ _____
Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested																													
1. <u>CITY OF MCALLEN</u>	<u>2025</u>	<u>12/19</u> / <u>2025</u>	\$ <u>1,119.66</u>	\$ <u>1,119.66</u>																													
2. _____	<u>2024</u>	<u>12/13</u> / <u>2024</u>	\$ <u>1,143.88</u>	\$ <u>540.46</u>																													
3. _____	_____	_____ / _____	\$ _____	\$ _____																													
4. _____	_____	_____ / _____	\$ _____	\$ _____																													
5. _____	_____	_____ / _____	\$ _____	\$ _____																													
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct." sign here Date of application for tax refund <u>24 April 2026</u> If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.																																
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved sign here Authorized officer Date <u>4-27-24</u> sign here _____ Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code) Date																																

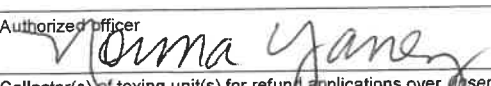
APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name LANDING ON 6TH VV LLC				
	Present mailing address (number and street) 1413 MILAGRO DR				
	City, town or post office, state, ZIP code AUSTIN TEXAS 78733-5748		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): THE LANDING ON 6TH SEVILLE LOTS 1 & 2				
	Address or location of property: 4401 N 6TH ST				
	Account number of property: S254700-000-0001-00				
	Tax receipt number:				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	01/29 / 2026	\$ 58,307.69	\$ 5,207.82
	2. _____	_____	_____ / _____	\$ _____	\$ _____
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): COURT ORDERED ADJ #C-4468-25-M 53099.87				
	SUPP #11-25; RMG				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here Signature			Date of application for tax refund	
					
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.					
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here Authorized officer 			Date	
	sign here Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)			Date	

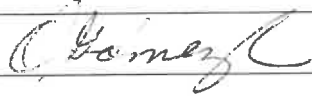
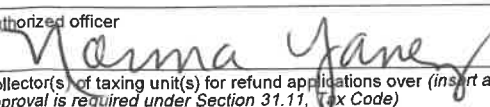
APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Clarence S Muldrow & Marcia Campbell				
	Present mailing address (number and street) 6520 N 26th St				
	City, town or post office, state, ZIP code McAllen, TX 78504-6216		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Heatherwood Ph 2 Lot 50				
	Address or location of property: _____				
	Account number of property: H193302-000-0050-00 OR Tax receipt number: _____				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	12/19 / 2025	\$ 2,083.48	\$ 893.15
	2. _____	2024	12/13 / 2024	\$ 1,235.33	\$ 45.00
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Grant OA Filed Late				
	Supp#21 (2024); Supp#11 (2025) - npg 4/22/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here	Signature 			Date of application for tax refund 4/27/2026
					
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.					
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here	Authorized officer 			Date 4-27-26
	sign here	Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 311.1, Tax Code)			Date

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name John G & Leticia T Orfanos				
	Present mailing address (number and street) 5416 N Cynthia St				
	City, town or post office, state, ZIP code McAllen, TX 78504-2223		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): The Estates Lot 3				
	Address or location of property:				
	Account number of property: T313000-000-0003-00		Tax receipt number:		
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	1/23 / 2026	\$ 4,361.56	\$ 763.83
	2. _____	2024	1/22 / 2025	\$ 3,642.72	\$ 44.99
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Grant OA Filed Late				
	Supp#21 (2024); Supp#11 (2025) - npg 4/23/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here	Signature 		Date of application for tax refund	
					
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.					
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here	Authorized officer 		Date 4-30-26	
	sign here	Collector(s) of taxing unit(s) for refund applications over \$1000 (insert amount for which governing body approval is required under Section 311.1, Tax Code)		Date	

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name OLIVIA REVELO				
	Present mailing address (number and street) 516 E YARROW AVE				
	City, town or post office, state, ZIP code MCALLEN TX 78504-2360	Phone (area code and number)			
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): ENCINO PARK UT 3 LOT 47				
	Address or location of property: 516 E YARROW AVE				
	Account number of property: E596003-000-0047-00 OR Tax receipt number:				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	12/08 / 2025	\$ 1,508.76	\$ 878.40
	2. _____	_____	_____ / _____	\$ _____	\$ _____
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): GRANT BACK OVER 65 2011; \$630.36				
	SUPP #10-25; RMG				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here	Signature 			Date of application for tax refund 4/17/2026
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.					
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here	Authorized officer 			Date 4-27-26
	sign here	Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)			Date

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Luis & Nancy Rodriguez				
	Present mailing address (number and street) 2400 Frontera Rd				
	City, town or post office, state, ZIP code McAllen, TX 78504-5892		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Woodhollow Ph 11 Lot 7				
	Address or location of property: _____				
	Account number of property: W736011-000-0007-00		Tax receipt number: _____		
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	12/15 / 2025	\$ 1,101.86	\$ 492.07
	2. _____	2024	12/13 / 2024	\$ 1,098.93	\$ 168.60
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Grant DVHS Prorate begin date 11/5/24				
	Supp#21 (2024); Supp#11 (2025) - npg 4/23/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here			Date of application for tax refund 4-27-26	
	If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.				
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here	Authorized officer		Date 4-27-26	
	sign here	Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)		Date	

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Larry E Safir				
	Present mailing address (number and street) 801 N Jackson Rd 912 E Sundown Dr.				
	City, town or post office, state, ZIP code McAllen, TX 78501-9306 McAllen, Tx. 78503		Phone (area code and number) 956-341-1529		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Orangewood East Lot 1				
	Address or location of property: 812 E Sundown Dr				
	Account number of property: 0650000-000-0001-00 OR Tax receipt number:				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	12/31 / 2025	\$ 5,578.05	\$ 192.05
	2.	2024	12/30 / 2024	\$ 5,673.88	\$ 287.88
	3.	2023	12/31 / 2023	\$ 5,431.73	\$ 45.73
	4.			\$	\$
	5.			\$	\$
	Taxpayer's reason for refund (attach supporting documentation): DV4 Filed Late				
	Supp#31(2023); Supp#21(2024); Supp#11(2025)- npg 4/16/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here SIGN HERE			Date of application for tax refund 4/23/26	
	If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.				
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here			Date 4-28-26	
	sign here Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)			Date	

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen																															
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330																															
City, town or post office, state, ZIP code McAllen TX 78505-0220																																	
To apply for a tax refund, the taxpayer must complete the following.																																	
Step 1: Owner's name and address	Owner's name Elisa Salinas AKA Lisa Salinas c/o Elisa Salinas Et Al Trustees Th Present mailing address (number and street) 116 E Upas Ave City, town or post office, state, ZIP code McAllen, TX 78501																																
		Phone (area code and number) (956) 648-3078																															
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Parkview Manor Lot 28 Address or location of property: 116 E. UPAS AVE MCALLEN, TX. 78501 Account number of property: P430000-000-0028-00 OR Tax receipt number:																																
Step 3: Give the tax payment information	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 10%;">Name of Taxing Unit from Which Refund is Requested</th> <th style="width: 10%;">Year for Which Refund is Requested</th> <th style="width: 10%;">Date of the Tax Payment</th> <th style="width: 10%;">Amount of Taxes Paid</th> <th style="width: 10%;">Amount of Tax Refund Requested</th> </tr> </thead> <tbody> <tr> <td>1. CITY OF MCALLEN</td> <td>2025</td> <td>1/29 / 2026</td> <td>\$ 1,082.06</td> <td>\$ 540.32</td> </tr> <tr> <td>2. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>3. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>4. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>5. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> </tbody> </table> Taxpayer's reason for refund (attach supporting documentation): Grant OA Filed Late Supp#10 (2025) - npg 4/8/26			Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested	1. CITY OF MCALLEN	2025	1/29 / 2026	\$ 1,082.06	\$ 540.32	2. _____	_____	_____ / _____	\$ _____	\$ _____	3. _____	_____	_____ / _____	\$ _____	\$ _____	4. _____	_____	_____ / _____	\$ _____	\$ _____	5. _____	_____	_____ / _____	\$ _____	\$ _____
Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested																													
1. CITY OF MCALLEN	2025	1/29 / 2026	\$ 1,082.06	\$ 540.32																													
2. _____	_____	_____ / _____	\$ _____	\$ _____																													
3. _____	_____	_____ / _____	\$ _____	\$ _____																													
4. _____	_____	_____ / _____	\$ _____	\$ _____																													
5. _____	_____	_____ / _____	\$ _____	\$ _____																													
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct." sign here Date of application for tax refund 4-13-26 If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.																																
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved sign here Authorized officer Date 4-27-26 sign here Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 311, Tax Code) Date																																

Tax Office

Memo

To: Isaac J. Tawil, City Manager

From: Rebecca M. Grimes, Tax Assessor-Collector

Date: May 11, 2026

Re: Tax Refunds over \$500.00

The tax office has determined the attached application(s) for tax refunds over \$500.00 dollars is (are) due for erroneous and/or overpayments. I respectfully request your approval for these tax refunds as required by Property Tax Code 31.11.

<i>Taxpayer/Payee</i>	<i>Amount Paid</i>	<i>Reason for Tax Refund</i>	<i>Amount of Refund</i>
LERETA LLC	878,691.33	Overpayment	4,997.46
LKAD LLC	2,613.90 713.26	Overpayment	2,613.90 713.26
Lynch Timothy & Rebecca	1,821.49	Overpayment	633.86
Montautti Carlos & Lata	607.73	Overpayment	607.73

Attachments (8)

rmg

Application for Tax Refund Overpayments or Erroneous Payments

CITY OF MCALLEN

(956) 681-1330

Collection Office Name

Phone (area code and number)

P O BOX 220 (Mailing) MCALLEN TX 78505-0220 or (Physical address) 311 N. 15TH ST MCALLEN TEXAS 78501

Address, City, State, ZIP Code

CITY OF MCALLEN

Collecting Tax For (taxing units)

GENERAL INSTRUCTIONS: This application is for use in requesting a tax refund pursuant to Tax Code Section 31.11 and Comptroller Rule 9.3039. To apply for a tax refund, the taxpayer or representative must complete Steps 1 through 4 of this application. The refund check will be made payable to the taxpayer and mailed to the taxpayer address provided below.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the tax collector of the taxing unit for which you are requesting a refund. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for county tax offices may be found on the Comptroller's website.

SECTION 1: Taxpayer Information

LERETA LLC

Name of Taxpayer

Attn: Central Refunds

Phone (area code and number)

Email Address*

901 Corporate Center Dr. Pomona, CA 91768

Mailing Address, City, State, ZIP Code

SECTION 2: Authorized Representative

Provide the information below if an agent has been appointed under Tax Code Section 1.111 to represent the taxpayer for tax matters. Attach a completed and signed Form 50-162, *Appointment of Agent for Property Tax Matters*, if the form has not been filed with the county appraisal district. Individual taxpayers handling tax matters on their own behalf skip to section 3.

Willie Yeh

Name of Authorized Representative

Refund Processor

Title of Authorized Representative

LERETA, LLC
901 CORPORATE CENTER DR
POMONA, CA 91768
800-537-3821 x1866

Mailing Address, City, State, ZIP Code

WYEH@lereta.com

Email Address*

SECTION 3: Property Information

10 ACCOUNTS, SEE PAGE 2 & 3 FOR BREAKDOWN

OR

Appraisal District Account Number

Tax Receipt Number

Location Address, City, State, ZIP Code

Legal Description (or attach copy of the tax bill or tax receipt)

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units. If necessary.

Name of Taxing Unit From Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
1 CITY OF MCALLEN	2025	12/19/2025	\$ 878,691.33	\$ 4,997.46
2			\$	\$
3			\$	\$
4			\$	\$
5. PAGE 3			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

OVERPAYMENTS
 L611500-000-0092-00; BARAJAS, ALEJANDRO & RUTH AZUCENA M 72061002 \$628.58
 P890006-011-0007-00; CYFLY INVESTMENTS LLC - \$1,224.54 80427389
 R175501-005-0013-00; VENECIA MARTIN - \$22.45 80517663
 V305302-000-0072-00; CASILLAS, ELIAS GARCIA & KATYIA JAQ 54166341 \$1,271.01
 W140000-009-0013-01; MELGUIZO, CARLOS MIGUEL 72900234 \$1,046.94
 RMG- 25353LER *Ang*

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

Willie Yeh

Print Name

sign
here

Willie Yeh

Signature



4/24/26

Date

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

FOR COLLECTOR USE ONLY

SECTION 6: Tax Refund Determination

This tax refund is ☐ Approved ☐ Disapproved

print
here

Rebecca M. Grimes, Tax Assessor-Collector

Print Name and Title

sign
here

Rebecca M. Grimes

Authorized Officer

April 24, 2026

Date

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which governing body approval is required under Tax Code Section 31.11)

Date

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units, if necessary.

Name of Taxing Unit From Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
1. CITY OF MCALLEN	2025	12/19/25	\$ 878,691.33	\$
2.			\$	\$
3.			\$	\$
4.			\$	\$
5.			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

OVERPAYMENTS

C224303-000-0285-00; RAMIREZ GERMAN & REGINA - \$245.60 93312871
 C224303-000-0298-00; TORRES, MAURICIO TAFOYA & MARTHA L - \$260.31 83146360
 C224303-000-0302-00; ALVARENGA JUAN CARLOS LOPEZ - \$275.09 93336776
 E840000-017-0005-00; JP REAL ESTATE HOLDINGS LLC - \$13.96 54173157
 L092002-000-0241-00; DALLAM, JASON D - \$8.98 96584816

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

Willie Yeh
 Taxpayer's Name

sign
here

Willie Yeh
 Taxpayer's Signature

SIGNATURE

4/24/26
 Date

SIGNATURE

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

FOR COLLECTOR USE ONLY**SECTION 6: Tax Refund Determination**

This tax refund is ☐ Approved ☐ Disapproved

print
here

Rebecca M. Grimes, Tax Assessor-Collector
 Print Name and Title

sign
here

Authorized Officer

FEB. 5, 2025
 Date

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which
 governing body approval is required under Tax Code Section 31.11)

Date

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

Application for Tax Refund Overpayments or Erroneous Payments

City of McAllen Tax Office

(956)681-1330

Collection Office Name

Phone (area code and number)

P O BOX 220 (Mailing) MCALLEN TX 78505-0220 or (Physical address) 311 N. 15TH ST MCALLEN TEXAS 78501

Address, City, State, ZIP Code

City of McAllen

Collecting Tax For (taxing units)

GENERAL INFORMATION: This application is for use in requesting a tax refund pursuant to Tax Code Section 31.11 and Comptroller Rule 9.3039. To apply for a tax refund, the taxpayer or representative must complete Sections 1 through 5 of this application. The refund check will be made payable to the taxpayer and mailed to the taxpayer address provided below.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the tax collector of the taxing unit for which you are requesting a refund. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for county tax offices may be found on the Comptroller's website.

SECTION 1: Taxpayer Information

LKAD LLC

Name of Taxpayer

Primary Phone Number (area code and number)

Email Address*

2200 FOX DR, MCALLEN, TX 78504

Mailing Address, City, State, ZIP Code

SECTION 2: Authorized Representative

Provide the information below if an agent has been appointed under Tax Code Section 1.111 to represent the taxpayer for tax matters. Attach a completed and signed Form 50-162, *Appointment of Agent for Property Tax Matters*, if the form has not been filed with the appraisal district. Individual taxpayers handling tax matters on their own behalf skip to section 3.

Name of Authorized Representative

Title of Authorized Representative

Primary Phone Number (area code and number)

Email Address*

Mailing Address, City, State, ZIP Code

SECTION 3: Property Information

C793003-000-0003-00 & 0004-00

Appraisal District Account Number

OR

Tax Receipt Number

2003 & 2005 REDBUD AVE

Location Address, City, State, ZIP Code

Legal Description (or attach copy of the tax bill or tax receipt):

CONTINENTAL TRADE CENTER UT NO 3 LOT 3 & LOT 4

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units, if necessary.

Name of Taxing Unit From Which Refund Is Requested	Year for Which Refund Is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
1. City of McAllen	2024	1/28/2025	\$ 2,613.90	\$ 2,613.90
2.			\$ 713.26	\$ 713.26
3.			\$	\$
4.			\$	\$
5.			\$	\$
6.			\$	\$
7.			\$	\$
8.			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

ACCOUNT PREVIOUSLY PAID BY GLAZER'S BEER & BEVERAGE

rmg 4/17/26

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

Print Taxpayer Name

sign
here

Taxpayer Signature

Date

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

*See Government Code Section 552.137 regarding confidentiality of email addresses.

FOR COLLECTOR USE ONLY

SECTION 6: Tax Refund Determination

This tax refund is ☒ Approved ☐ Disapproved

print
here

Rebecca M. Grimes, Tax Assessor-Collector

Print Name and Title

sign
here

Authorized Officer

April , 2026

Date

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which governing body approval is required under Tax Code Section 31.11)

Date

Application for Tax Refund Overpayments or Erroneous Payments

City of McAllen Tax Office

(956) 681-1330

Collection Office Name

Phone (area code and number)

P O Box 220/311 N 15th St

Address, City, State, ZIP Code

McAllen TX 78505-0220

Collecting Tax For (taxing units)

GENERAL INSTRUCTIONS: This application is for use in requesting a tax refund pursuant to Tax Code Section 31.11 and Comptroller Rule 9.3039. To apply for a tax refund, the taxpayer or representative must complete Steps 1 through 4 of this application. The refund check will be made payable to the taxpayer and mailed to the taxpayer address provided below.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the tax collector of the taxing unit for which you are requesting a refund. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for county tax offices may be found on the Comptroller's website.

SECTION 1: Taxpayer Information

TIMOTHY PATRICK & REBECCA LEE LYNCH

Name of Taxpayer

(361) 442-7882

Phone (area code and number)

TPlynch43@gmail.com

Email Address*

3621 S H ST, MCALLEN, TX 78503

Mailing Address, City, State, ZIP Code

SECTION 2: Authorized Representative

Provide the information below if an agent has been appointed under Tax Code Section 1.111 to represent the taxpayer for tax matters. Attach a completed and signed Form 50-162, *Appointment of Agent for Property Tax Matters*, if the form has not been filed with the county appraisal district. Individual taxpayers handling tax matters on their own behalf skip to section 3.

Name of Authorized Representative

Title of Authorized Representative

Phone (area code and number)

Email Address*

Mailing Address, City, State, ZIP Code

SECTION 3: Property Information

L3385-00-000-0045-00

Appraisal District Account Number

OR

Tax Receipt Number

3621 S H ST MCALLEN, TEXAS

Location Address, City, State, ZIP Code

LAS VINAS LOT 45

Legal Description (or attach copy of the tax bill or tax receipt)

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units, if necessary.

Name of Taxing Unit From Which Refund is Requested	Year for Which Refund Is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
1. CITY OF MCALLEN	2025	1/28/2026	\$ 1,821.49	\$ 633.86
2.			\$	\$
3.			\$	\$
4.			\$	\$
5.			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

OVERPAYMENT

4/14/2026

GAH

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

Print Taxpayer Name

sign
here

Taxpayer Signature

Date

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

FOR COLLECTOR USE ONLY

SECTION 6: Tax Refund Determination

This tax refund is ☐ Approved ☐ Disapproved

print
here

Print Name and Title

sign
here

Authorized Officer

Date

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which governing body approval is required under Tax Code Section 31.11)

Date

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

Application for Tax Refund Overpayments or Erroneous Payments

City of McAllen Tax Office

Collection Office Name

(956)681-1330

Phone (area code and number)

P O BOX 220 (Mailing) MCALLEN TX 78505-0220 or (Physical address) 311 N. 15TH ST MCALLEN TEXAS 78501

Address, City, State, ZIP Code

City of McAllen

Collecting Tax For (taxing units)

GENERAL INFORMATION: This application is for use in requesting a tax refund pursuant to Tax Code Section 31.11 and Comptroller Rule 9.3039. To apply for a tax refund, the taxpayer or representative must complete Sections 1 through 5 of this application. The refund check will be made payable to the taxpayer and mailed to the taxpayer address provided below.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the tax collector of the taxing unit for which you are requesting a refund. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for county tax offices may be found on the Comptroller's website.

SECTION 1: Taxpayer Information

CARLOS & LATA MONTAUTTI

Name of Taxpayer

Primary Phone Number (area code and number)

Email Address*

1112 YUCCA AVE, MCALLEN, TX 78504

Mailing Address, City, State, ZIP Code

SECTION 2: Authorized Representative

Provide the information below if an agent has been appointed under Tax Code Section 1.111 to represent the taxpayer for tax matters. Attach a completed and signed Form 50-162, *Appointment of Agent for Property Tax Matters*, if the form has not been filed with the appraisal district. Individual taxpayers handling tax matters on their own behalf skip to section 3.

Name of Authorized Representative

Title of Authorized Representative

Primary Phone Number (area code and number)

Email Address*

Mailing Address, City, State, ZIP Code

SECTION 3: Property Information

18546-00-001-0006-00

Appraisal District Account Number

OR

Tax Receipt Number

VANDERBILT AVE

Location Address, City, State, ZIP Code

Legal Description (or attach copy of the tax bill or tax receipt):

NORTHWOOD TRAILS BLOCK 1 LOT 6

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units, if necessary.

Name of Taxing Unit From Which Refund is Requested	Year for Which Refund Is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
1. City of McAllen	2024	2/4/2025	\$ 607.73	\$ 607.73
2.			\$	\$
3.			\$	\$
4.			\$	\$
5.			\$	\$
6.			\$	\$
7.			\$	\$
8.			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

DUPLICATE PAYMENT-PREVIOUSLY PAID BY CAPITAL TITLE COMPANY

rmg 4/17/26

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

CARLOS MONTAÑOTTI

Print Taxpayer Name

sign
here



Taxpayer Signature

Date

4/28/26

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

*See Government Code Section 552.137 regarding confidentiality of email addresses.

FOR COLLECTOR USE ONLY

SECTION 6: Tax Refund Determination

This tax refund is ☒ Approved ☐ Disapproved

print
here

Rebecca M. Grimes, Tax Assessor-Collector

Print Name and Title

sign
here

Authorized Officer

April , 2026

Date

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which governing body approval is required under Tax Code Section 31.11)

Date



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.A.

DATE SUBMITTED

04/29/2026

MEETING DATE

5/11/2026

1. Agenda Item: Award of Contract for the Dallas Avenue at South 1st Street Drainage Improvements (Project No. 04-26-C26-681).
2. Party Making Request: Eduardo Mendoza
3. Applicant:
4. Nature of Request: Consideration of Award of Contract for construction of the Dallas Avenue and South 1st Street Drainage Improvements project. (Project No. 04-26-C26-681).
5. Fiscal Impact Summary:
124-8708-436-66-36-ID2303 \$285,000 TIRZA #2A Fund

Bid amount: \$191,614.00

6. Budgeted: Yes

Bid Amount: \$191,614
Under Budget: \$0.00

Budgeted Amount: \$285,000
Over Budget: \$0.00
Amount Remaining: \$0.00

7. Routing:

Roberto Garza	Created/Initiated - 04/29/2026
Eduardo Mendoza	Approved - 04/29/2026
Angie Rodriguez	Approved - 04/30/2026
Sonia Resendez	Approved - 04/30/2026
Gerardo Noriega	Approved - 04/30/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026

8. Staff Recommendation: The engineer of record, Melden & Hunt Inc., and staff recommend award of contract to the lowest responsive bidder, **Saenz Utility Contractors, LLC., of Edcouch, Texas,** in the amount of **\$191,614.00** with a contract time not to exceed **75-working days.**
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer
Date: May 11, 2026
Subject: **Award of Contract: Dallas Avenue and 1st Street Drainage Improvements**
(Prj. No.: 04-26-C26-681)

Goal

Consideration of Award of Contract for construction of the Dallas Avenue and 1st Street Drainage Improvements project.

Explanation

On April 23, 2026, the Purchasing and Contracting department received ten (10) bid proposals for the above referenced project.

The scope of work focuses on improving the capture and conveyance of excess surface stormwater runoff. The project includes approximately 485 linear feet of new 24-inch concrete pipe, related appurtenances, and associated driveway and pavement reconstruction.

The project is funded under the *TIRZ#2A* Fund

Below is a summary of the three lowest, responsive bids.

Bidder	Bid Amount	Working Days to Complete
Saenz Utility Contractors, LLC, Edcouch, TX	\$ 191,614.00	75
Calidad Construction, LLC, McAllen, TX.	\$ 214,399.90	75
2GS, LLC, Peñitas, TX.	\$ 223,859.00	75

Attached is a complete and detailed bid tabulation for your review.

The contract amount under consideration is within the programmed project budget.

Options

- 1) Award to lowest responsive bidder.
- 2) Reject all bids and re-advertise the project.

Recommendation

The engineer of record, Melden & Hunt Inc., and staff recommend award of contract to the lowest responsive bidder, **Saenz Utility Contractors, LLC., of Edcouch, Texas**, in the amount of **\$ 191,614.00** with a contract time not to exceed **75-working days**.



BID OPENING: APRIL 23, 2026 AT 2:00 P.M

LOCATION: CITY HALL CONFERENCE ROOM NO. 2A

PROJECT NO. 04-26-C26-681 DALLAS AVENUE AND 1ST STREET DRAINAGE IMPROVEMENTS

BIDDERS						SAENZ UTILITY CONTRACTORS LLC EDCOUCH, TX		CALIDAD CONSTRUCTION LLC MCALLEN, TX		2GS, LLC PENITAS, TX		NON-RESPONSIVE AJ3 CONSTRUCTION LLC WESLACO, TX	
NO.	REFERENCE NO.	TYPE	DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE
DRAINAGE IMPROVEMENTS													
1	1	BASE	24 INCH RCP CONCRETE PIPE	LF	485	\$85.00	\$41,225.00	\$89.80	\$43,553.00	\$87.00	\$42,195.00	\$104.40	\$50,634.00
2	2	BASE	STORM MANHOLE	EA	2	\$5,350.00	\$10,700.00	\$5,784.30	\$11,568.60	\$5,900.00	\$11,800.00	\$8,700.00	\$17,400.00
3	3	BASE	TYPE "A" CURB INLET (6'-8' CUT)	EA	3	\$4,700.00	\$14,100.00	\$7,002.70	\$21,008.10	\$5,100.00	\$15,300.00	\$8,700.00	\$26,100.00
4	4	BASE	TRENCH EXCAVATION PROTECTION	LF	485	\$2.00	\$970.00	\$8.40	\$4,074.00	\$5.00	\$2,425.00	\$14.50	\$7,032.50
PAVING IMPROVEMENTS													
5	1	BASE	18" LOW PROFILE CURB & GUTTER	LF	1,445	\$19.00	\$27,455.00	\$16.30	\$23,553.50	\$19.00	\$27,455.00	\$29.00	\$41,905.00
6	2	BASE	6' VALLEY GUTTER	LF	300	\$72.00	\$21,600.00	\$43.90	\$13,170.00	\$68.00	\$20,400.00	\$43.50	\$13,050.00
7	3	BASE	DRIVEWAY RESTORATION	SF	1,650	\$16.00	\$26,400.00	\$26.30	\$43,395.00	\$10.00	\$16,500.00	\$7.25	\$11,962.50
8	4	BASE	PAVING IMPROVEMENTS: REMOVE EXISTING ASPHALT PAVEMENT; 2- IN THK (TYP)	SY	792	\$8.50	\$6,732.00	\$3.70	\$2,930.40	\$18.00	\$14,256.00	\$9.70	\$7,682.40
9	5	BASE	PAVING IMPROVEMENTS: FLEXIBLE BASE (8-IN) TY E, GR 4; (COMPLETE IN PLACE)	SY	792	\$17.00	\$13,464.00	\$27.50	\$21,780.00	\$33.00	\$26,136.00	\$14.50	\$11,484.00
10	6	BASE	PAVING IMPROVEMENTS: SUBGRADE (6-IN), LIME STABILIZED 2% BY WEIGHT; (COMPLETE IN PLACE)	SY	792	\$10.00	\$7,920.00	\$11.80	\$9,345.60	\$23.00	\$18,216.00	\$14.50	\$11,484.00
11	7	BASE	PAVING IMPROVEMENTS: H.M.A.C (2-IN) TY D FINE SURFACE W/ LIMESTONE AGGREGATE; (COMPLETE IN PLACE)	SY	792	\$19.00	\$15,048.00	\$19.50	\$15,444.00	\$28.00	\$22,176.00	\$39.15	\$31,006.80
MISCELLANEOUS IMPROVEMENTS													
12	1	BASE	TRAFFIC CONTROL PLAN PREPARED BY LICENSED PROFESSIONAL ENGINEER (TEXAS); FURNISH AND MAINTAIN ALL DEVICES	EA	1	\$6,000.00	\$6,000.00	\$4,577.70	\$4,577.70	\$7,000.00	\$7,000.00	\$6,043.31	\$6,043.31
GRAND TOTAL:						\$191,614.00		\$214,399.90		\$223,859.00		\$235,784.51	



BID OPENING: APRIL 23, 2026 AT 2:00 P.M

LOCATION: CITY HALL CONFERENCE ROOM NO. 2A

PROJECT NO. 04-26-C26-681 DALLAS AVENUE AND 1ST STREET DRAINAGE IMPROVEMENTS

BIDDERS						NON-RESPONSIVE		PHOENIX CONTRACTOR SERVICES, LLC SAN BENITO, TX		HERRCON, LLC ALAMO, TX		P&C UTILITIES & CONSTRUCTION MISSION, TX	
NO.	REFERENCE NO.	TYPE	DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE
DRAINAGE IMPROVEMENTS													
1	1	BASE	24 INCH RCP CONCRETE PIPE	LF	485	\$260.62	\$126,400.70	\$125.00	\$60,625.00	\$164.00	\$79,540.00	\$180.00	\$87,300.00
2	2	BASE	STORM MANHOLE	EA	2	\$5,000.00	\$10,000.00	\$7,750.00	\$15,500.00	\$10,424.00	\$20,848.00	\$6,050.00	\$12,100.00
3	3	BASE	TYPE "A" CURB INLET (6'-8' CUT)	EA	3	\$4,266.67	\$12,800.01	\$8,750.00	\$26,250.00	\$9,800.00	\$29,400.00	\$6,350.00	\$19,050.00
4	4	BASE	TRENCH EXCAVATION PROTECTION	LF	485	\$35.00	\$16,975.00	\$15.00	\$7,275.00	\$4.00	\$1,940.00	\$16.50	\$8,002.50
PAVING IMPROVEMENTS													
5	1	BASE	18" LOW PROFILE CURB & GUTTER	LF	1,445	\$32.00	\$46,240.00	\$50.00	\$72,250.00	\$27.00	\$39,015.00	\$50.00	\$72,250.00
6	2	BASE	6' VALLEY GUTTER	LF	300	\$59.33	\$17,799.00	\$85.00	\$25,500.00	\$27.00	\$8,100.00	\$165.00	\$49,500.00
7	3	BASE	DRIVEWAY RESTORATION	SF	1,650	\$11.10	\$18,315.00	\$25.00	\$41,250.00	\$24.00	\$39,600.00	\$31.00	\$51,150.00
8	4	BASE	PAVING IMPROVEMENTS: REMOVE EXISTING ASPHALT PAVEMENT; 2-IN THK (TYP)	SY	792	\$4.00	\$3,168.00	\$10.00	\$7,920.00	\$18.00	\$14,256.00	\$14.00	\$11,088.00
9	5	BASE	PAVING IMPROVEMENTS: FLEXIBLE BASE (8-IN) TY E, GR 4; (COMPLETE IN PLACE)	SY	792	\$16.14	\$12,782.88	\$25.00	\$19,800.00	\$28.00	\$22,176.00	\$49.00	\$38,808.00
10	6	BASE	PAVING IMPROVEMENTS: SUBGRADE (6-IN), LIME STABILIZED 2% BY WEIGHT; (COMPLETE IN PLACE)	SY	792	\$6.01	\$4,759.92	\$12.00	\$9,504.00	\$21.00	\$16,632.00	\$40.00	\$31,680.00
11	7	BASE	PAVING IMPROVEMENTS: H.M.A.C (2-IN) TY D FINE SURFACE W/ LIMESTONE AGGREGATE; (COMPLETE IN PLACE)	SY	792	\$27.18	\$21,526.56	\$30.00	\$23,760.00	\$36.00	\$28,512.00	\$55.00	\$43,560.00
MISCELLANEOUS IMPROVEMENTS													
12	1	BASE	TRAFFIC CONTROL PLAN PREPARED BY LICENSED PROFESSIONAL ENGINEER (TEXAS); FURNISH AND MAINTAIN ALL DEVICES	EA	1	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00	\$17,376.00	\$17,376.00	\$25,000.00	\$25,000.00
GRAND TOTAL:						\$295,767.07		\$317,134.00		\$317,395.00		\$449,488.50	



BID OPENING: APRIL 23, 2026 AT 2:00 P.M

LOCATION: CITY HALL CONFERENCE ROOM NO. 2A

PROJECT NO. 04-26-C26-681 DALLAS AVENUE AND 1ST STREET DRAINAGE IMPROVEMENTS

BIDDERS						TEXAS CORDIA CONSTRUCTION LLC EDINBURG, TX		NON-RESPONSIVE DIVERSE CONSTRUCTION BROWNSVILLE, TX	
NO.	REFERENCE NO.	TYPE	DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE
DRAINAGE IMPROVEMENTS									
1	1	BASE	24 INCH RCP CONCRETE PIPE	LF	485	\$185.00	\$89,725.00	\$247.42	\$119,998.70
2	2	BASE	STORM MANHOLE	EA	2	\$8,439.00	\$16,878.00	\$20,000.00	\$40,000.00
3	3	BASE	TYPE "A" CURB INLET (6'-8' CUT)	EA	3	\$7,948.00	\$23,844.00	\$12,083.33	\$36,249.99
4	4	BASE	TRENCH EXCAVATION PROTECTION	LF	485	\$14.00	\$6,790.00	\$83.00	\$40,255.00
PAVING IMPROVEMENTS									
5	1	BASE	18" LOW PROFILE CURB & GUTTER	LF	1,445	\$38.00	\$54,910.00	\$65.74	\$94,999.94
6	2	BASE	6' VALLEY GUTTER	LF	300	\$251.00	\$75,300.00	\$83.33	\$24,999.90
7	3	BASE	DRIVEWAY RESTORATION	SF	1,650	\$40.00	\$66,000.00	\$24.24	\$39,999.96
8	4	BASE	PAVING IMPROVEMENTS: REMOVE EXISTING ASPHALT PAVEMENT; 2- IN THK (TYP)	SY	792	\$33.00	\$26,136.00	\$44.19	\$34,999.98
9	5	BASE	PAVING IMPROVEMENTS: FLEXIBLE BASE (8-IN) TY E, GR 4; (COMPLETE IN PLACE)	SY	792	\$30.00	\$23,760.00	\$94.70	\$75,002.40
10	6	BASE	PAVING IMPROVEMENTS: SUBGRADE (6-IN), LIME STABILIZED 2% BY WEIGHT; (COMPLETE IN PLACE)	SY	792	\$25.00	\$19,800.00	\$69.44	\$54,996.48
11	7	BASE	PAVING IMPROVEMENTS: H.M.A.C (2-IN) TY D FINE SURFACE W/ LIMESTONE AGGREGATE; (COMPLETE IN PLACE)	SY	792	\$55.00	\$43,560.00	\$101.00	\$79,992.00
MISCELLANEOUS IMPROVEMENTS									
12	1	BASE	TRAFFIC CONTROL PLAN PREPARED BY LICENSED PROFESSIONAL ENGINEER (TEXAS); FURNISH AND MAINTAIN ALL DEVICES	EA	1	\$14,000.00	\$14,000.00	\$33,506.00	\$33,506.00
GRAND TOTAL:						\$460,703.00		\$675,000.35	

Dallas Ave at 1St Draiage Improvements

Location Map

Legend

 Project Extents



Google Earth



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: David Salinas
4. Nature of Request: Consideration of a variance request to reduce the ROW on Military Hwy (F.M 1016) (from the required 150 feet to 100-foot ROW) for proposed Blue Jay Phase I Subdivision, Hidalgo County, Texas; 6000 S. Jackson Road. **VAR2026-0014**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/29/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Disapproval
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: Disapprove. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: May 11, 2026

**SUBJECT: CONSIDERATION OF A VARIANCE REQUEST TO REDUCE THE ROW ON
MILITARY HWY (F.M 1016) (FROM THE REQUIRED 150 FEET TO 100-FOOT ROW)
FOR PROPOSED BLUE JAY PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS;
6000 S. JACKSON ROAD.**

Blue Jay Subdivision is a residential development that consist of 150 Lots. It is located on the west side of S. Jackson Road, approximately 200 feet north on Whalen Road. The property is zoned R-1 (Low- Density Residential-UDC). Surrounding zonings is R-1 to the south and A-O (Agricultural Open Space-OC) to the north and west, to the east side is Pharr City Limits. Surrounding uses include single family and vacant land.

Mr. David Salinas, on behalf of the owner, submitted a variance request to reduce the ROW on Military Hwy (F.M.1016) from the required 150 ft. to 100 ft. ROW.

Variance request is from Section 134-1 & 134-105 of the Subdivision Ordinance, which requires compliance with the Thoroughfare Plan and Comprehensive General Plan adopted by the City of McAllen. The Thoroughfare Plan designates Military Hwy as a High-Speed Arterial which requires 150 ft. of ROW. The engineer is proposing to reduce the ROW on Military Hwy. The basis for the variance request is surrounding zone uses are R-1 Single-family Residential and does not need this street to be a high-speed arterial.

City Departments reviewed the variance request and does not support this request, as the Thoroughfare Plan requires dedication of sufficient ROW to achieve the planned 150 ft. width for Military Hwy.

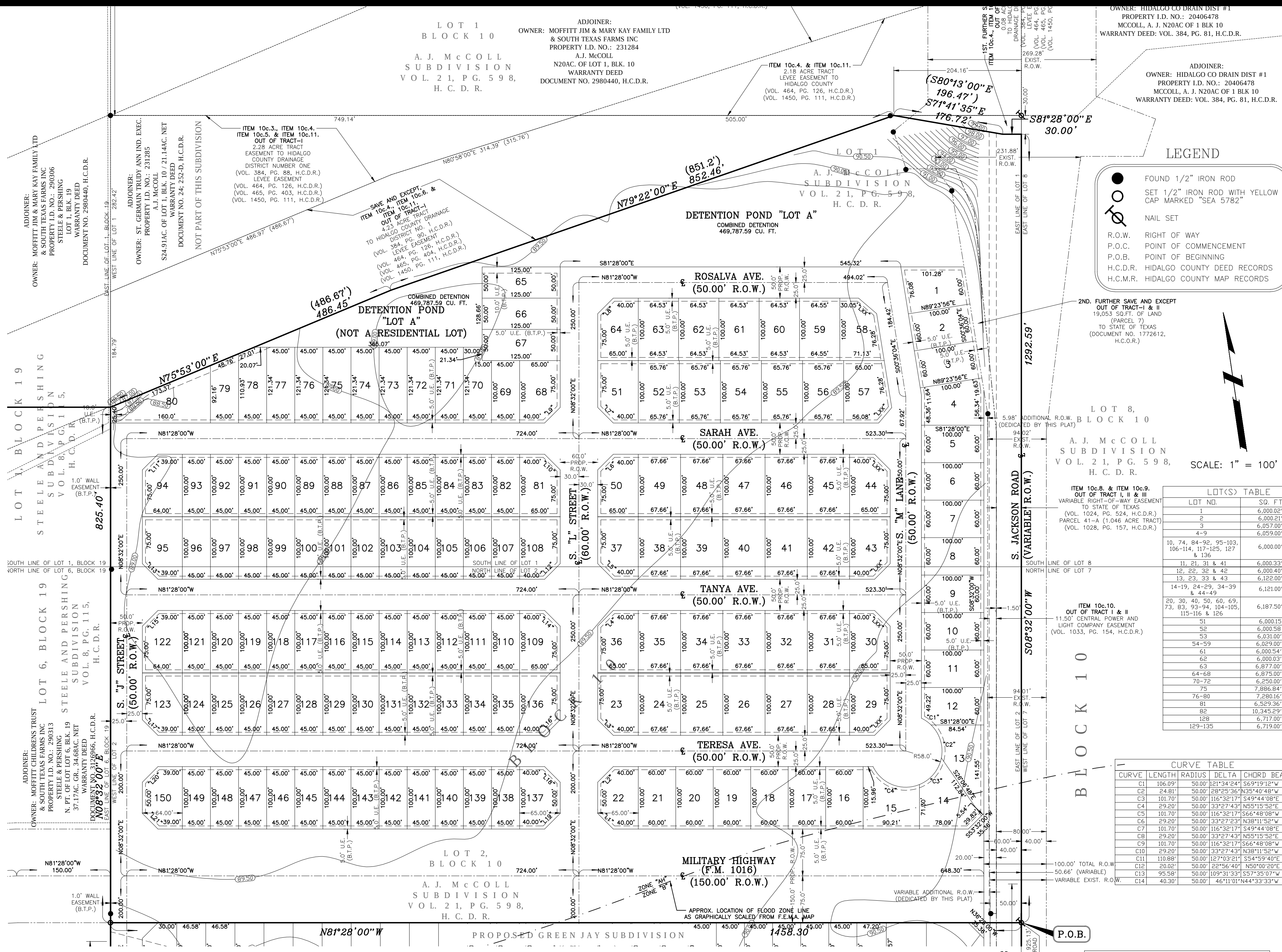
RECOMMENDATION:

The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their meeting of April 21, 2026. The project engineer and owner were at the meeting and expressed concerns that the 150 ft. R.O.W. could encourage truck traffic through residential neighborhoods. Board member Reza Badiozzamani stated that the 150 ft. ROW would provide east/west mobility was needed for this area. The 150 ft. ROW would also make it eligible for Category 7/MPO funding for a high-speed arterial and that the 150 ft. should be required in this area as per the Thoroughfare Plan. Following discussion, the board approved the subdivision in revised preliminary form, subject to the conditions noted and recommended disapproval of variance request. There were six members present and voting.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Disapprove the variance as recommended by the Planning and Zoning Commission.
3. Table the variance requests for additional information.

4. Disapprove the variance requests.



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **BLUE JAY** TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: G 956 PROPERTIES, LLC
JORGE GONZALEZ, MANAGING MEMBER
2900 N. TEXAS BLVD.
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORGE GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF McALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973 _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

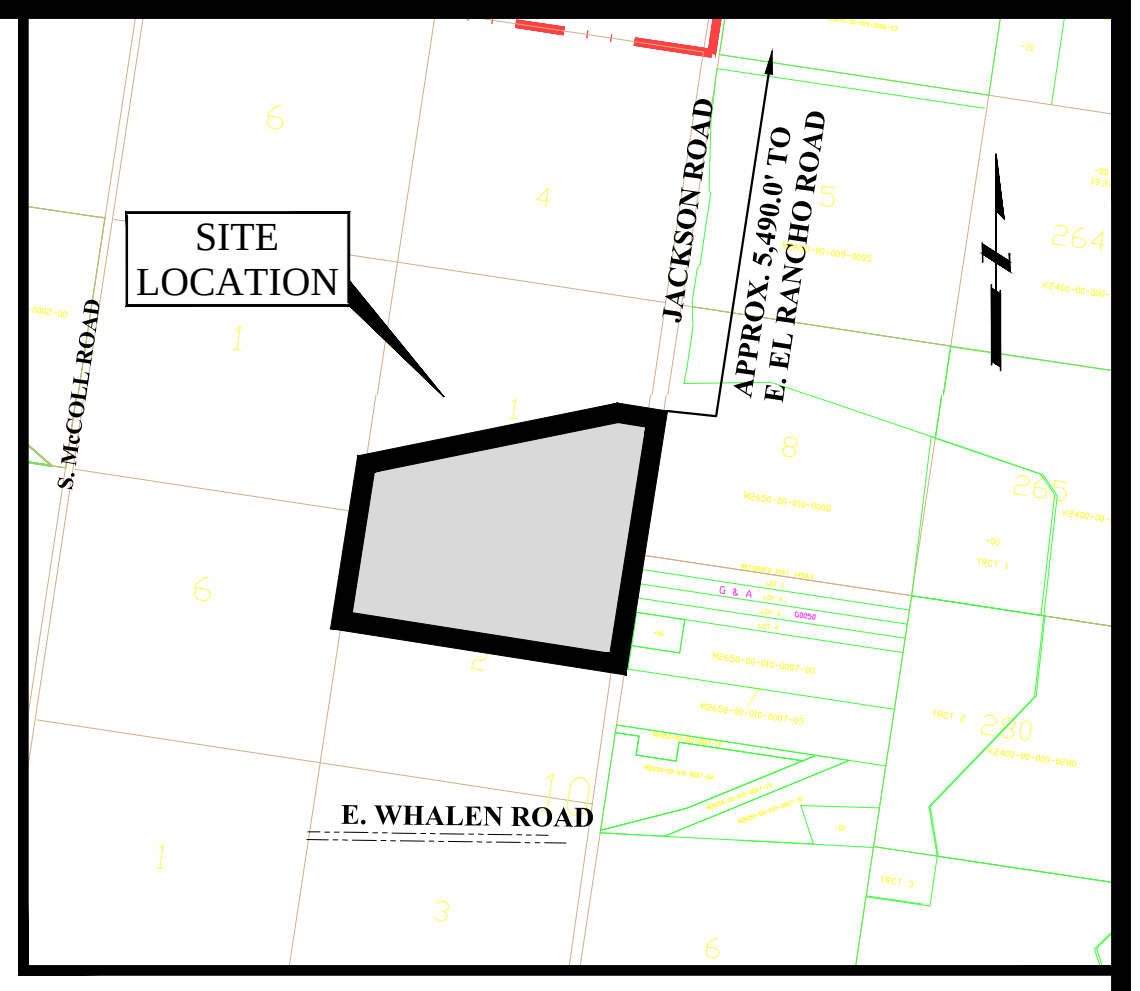
DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782 _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____



LOCATION MAP
SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 36.84 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 36.84 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 LOCATED IN THE CENTER OF S. JACKSON ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 32 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 750.03 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 28 MINUTES EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 50.0 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD, AT A DISTANCE OF 1,458.30 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 32 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOTS 2 AND 1, A DISTANCE OF 14.70 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST OF SAID LOT 1, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 825.40 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 75 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 487.67 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5783" SET ON AN ANGLE POINT OF A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 79 DEGREES 22 MINUTES EAST, A DISTANCE OF 851.19 FEE TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 1 FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 81 DEGREES 28 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 204.20 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 1 LOCATED IN THE CENTER OF SAID S. JACKSON ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, SOUTH 08 DEGREES 32 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 1,292.59 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 36.84 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: A.J. MCCOLL SUBDIVISION, H.C.T.
N:\SUBDIVISION\PLATS\BLUEJAY\PHASE1.36.84.042225

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON FEB. 27, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BLUE JAY SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: FEB. 27, 2026.
JOB NUMBER: SP-24-26269
OWNER: G 956 PROPERTIES, LLC
JORGE GONZALEZ, MANAGING MEMBER
2900 N. TEXAS BLVD.
WESLACO, TEXAS 78599



SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

- GENERAL PLAT NOTES:
- MINIMUM SETBACK LINES = FRONT: 20.0 FT. OR GREATER FOR EASEMENTS.

SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.

GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

CORNER: 10.0 FT., OR, GREATER FOR EASEMENTS.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONES "AH" AND "B", ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C. ZONE "B", DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
ZONE "AH", AREAS OF 100-YEAR SHALLOW FLOODING WHERE ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM ELEVATION OF 92.0. (BFE 92.0) FOR LOTS LOCATED IN ZONE "AH", OR, 24" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
 - 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH JACKSON ROAD, MILITARY ROAD, AND BOTH SIDES OF INTERIOR STREETS.
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 233,657.02 CUBIC FEET, OR, 5,364 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
 - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
 - A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG S. JACKSON RD. AND MILITARY ROAD.
 - AN 8" MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 101, LOCATED AT THE WEST BOUND LANE OF JACKSON ROAD, 54 FEET WEST OF THE EDGE OF PAVEMENT OF JACKSON ROAD AND ABOUT 2 MILES SOUTH OF EL RANCHO ROAD. THE MONUMENT WAS INSTALLED AT THE ENTRANCE OF AN ELEVATED LEVEE THAT RUNS EAST-WEST. ELEV. = 103.88. N: 16576673.92183, E: 1078055.06121.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. JACKSON ROAD AND MILITARY ROAD.
 - COMMON AREAS, DETENTION POND, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
 - A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

BLUE JAY SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BEING A 36.84 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

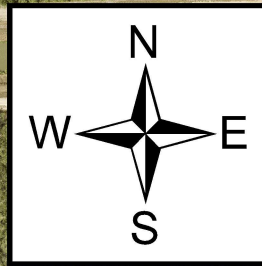
STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UNDER HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: _____
SECRETARY _____

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: JORGE GONZALEZ	2900 N. TEXAS BLVD.	WESLACO, TEXAS 78599	(956) 533-1919	NONE	
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	



LOCATION

**PROPOSED
BLUE JAY
SUBDIVISION**

S JACKSON RD

E WHALEN RD

A. J. MCCOLL SUBDIVISION

4

1

2

10

BLUE RANCH
SUBDIVISION
LOT 1

VARIANCE

SUPPLEMENTAL SUBMITTALS

Attached we have prepared two submittal exhibits for each of the two variances filed with the City on Thursday, April 03, 2026, for a reduction of right-of-way of Military Road from the city requested of 150' to 100' as requested by the property owners.

These variances will apply to the lands of proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision – both subdivisions are adjacent to each other and both are located between S. McColl Road and S. Jackson Ave. north of Whalen Road in McAllen. The lands of Blue Jay Subdivision are located in the City limits and McColl – Crossing Apartments Subdivision are located inside the City of McAllen ETJ.

EXHIBIT “A”: Schematics of Military Road depicting the city requested ROW for Military Road of 150' for proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision, McAllen, H.C.T.

EXHIBIT “B”: Schematics of Military Road depicting the two property owner requests for a 100' right-of-way in lieu of the 150' right-of-way as requested by the City of McAllen for proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision, McAllen, H.C.T.

NOTE: As part of the roadway improvements the City of McAllen is requiring a pavement section of 65' B-B on the 150' ROW alignment for both proposed developments. There is no objection from either property owner to provide the city the 65' B-B pavement section if the variance to the right-of-way is granted (i.e. 150' of ROW down to 100' of ROW).

Date: April 05, 2025

By: David Omar Salinas, P.E, RPLS
Salinas Engineering & Associates
221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081
dsalinas@salinasengineering.com



DATE: APRIL 06, 2026
JOB NUMBER: SP-24-26269

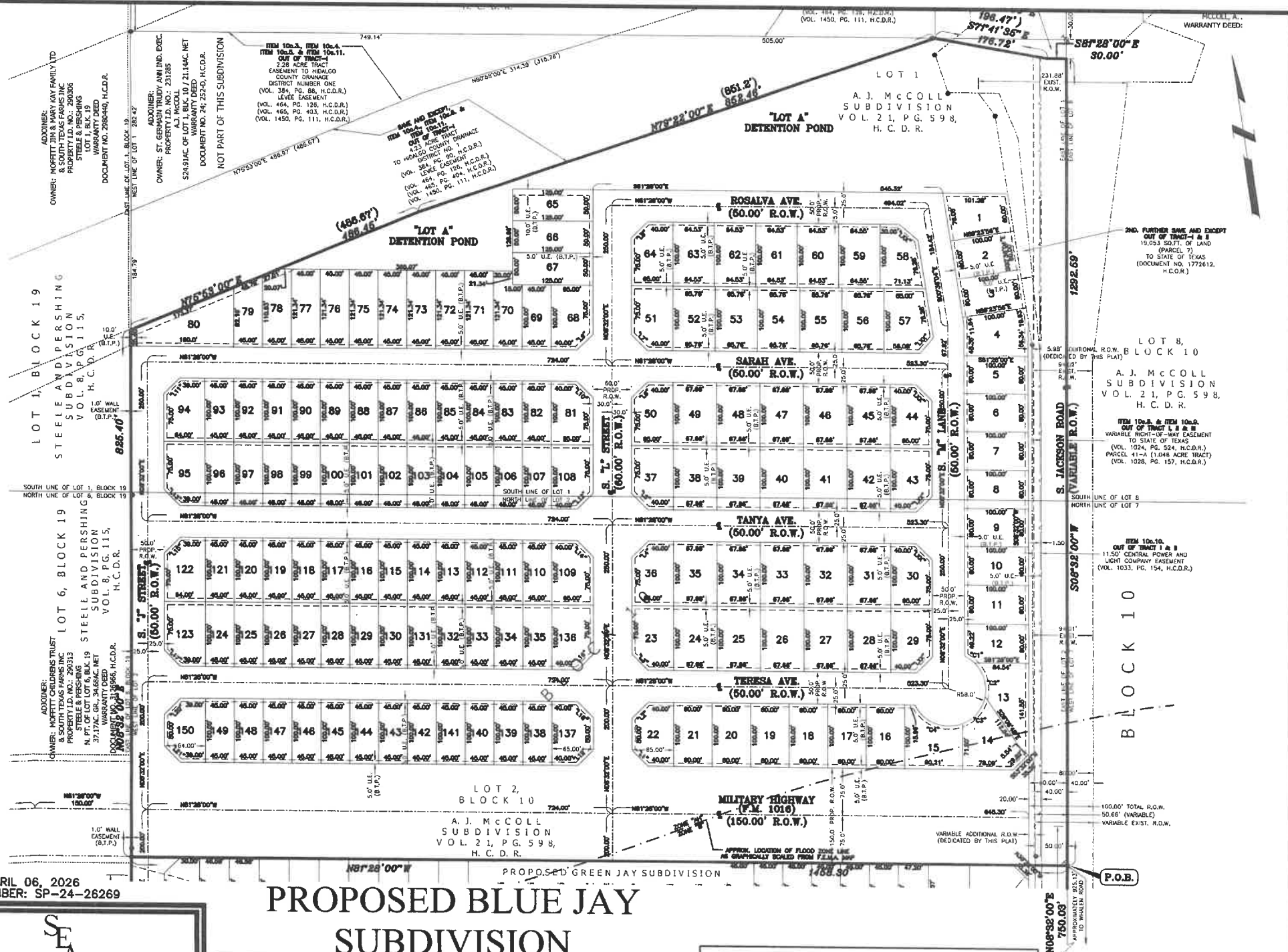
SEA
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78601
(956) 602-9061 (956) 602-1489 (FAX)
10155 13100 PARK 33 CIRCLE BLDG. A SUITE 106, MCALLEN, TEXAS 78503 (512) 234-5263

PROPOSED BLUE JAY SUBDIVISION

WITH REQUESTED ALIGNMENT OF
MILITARY ROAD (150.00' R.O.W.)

EXHIBIT "A"

P.O.C.
SEC.
LOT 2
SUBDIVISION



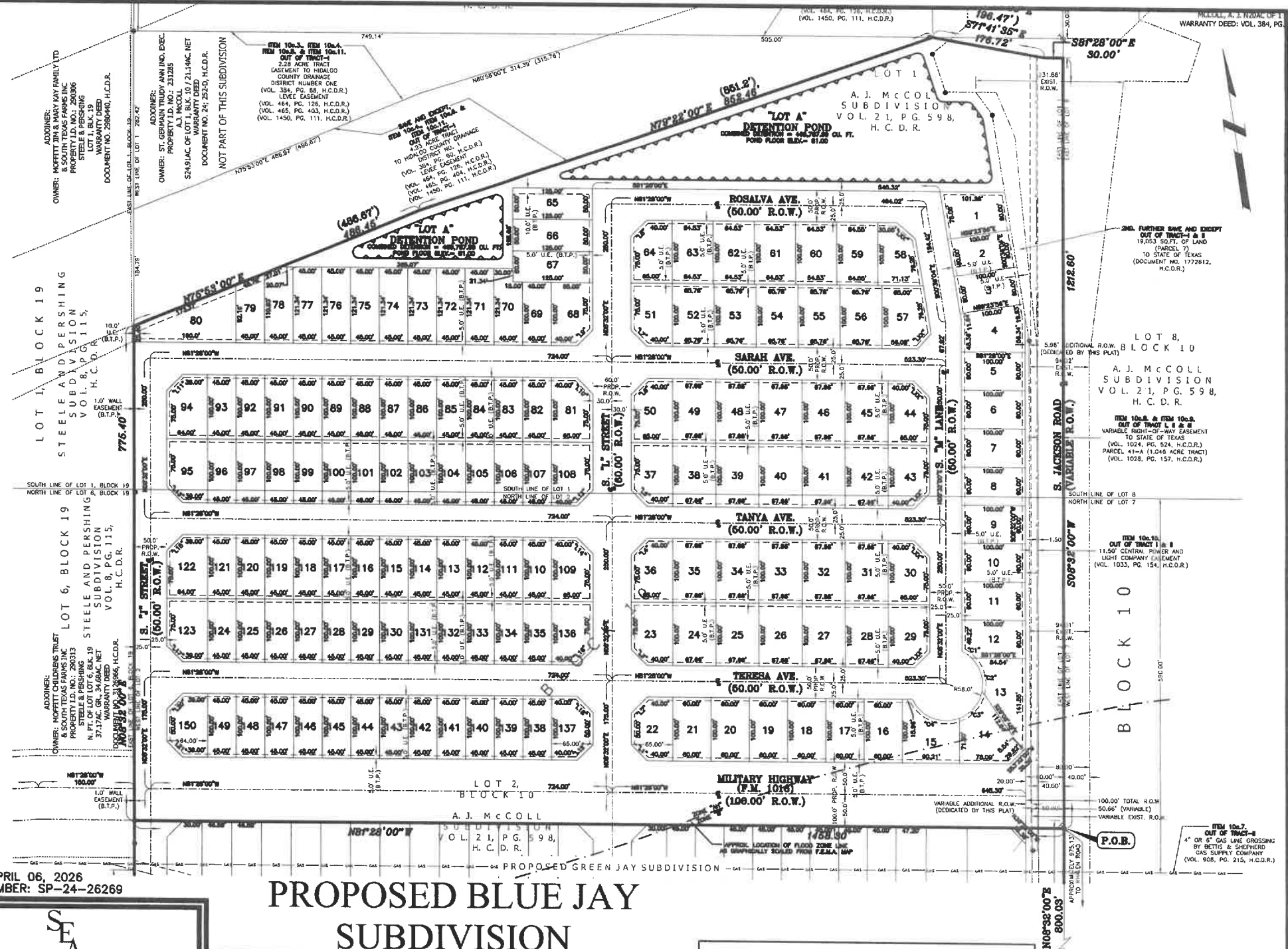
DATE: APRIL 06, 2026
JOB NUMBER: SP-24-26269

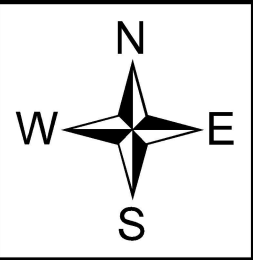
SEA
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MOALLEN, TEXAS 76001
(956) 662-8081 (956) 666-1489 (FAX)
1945 1200 PARK 38 CIRCLE BLDG. A, SUITE 106, MC-132, AUSTIN, TEXAS 78753 (512) 338-5263

PROPOSED BLUE JAY SUBDIVISION

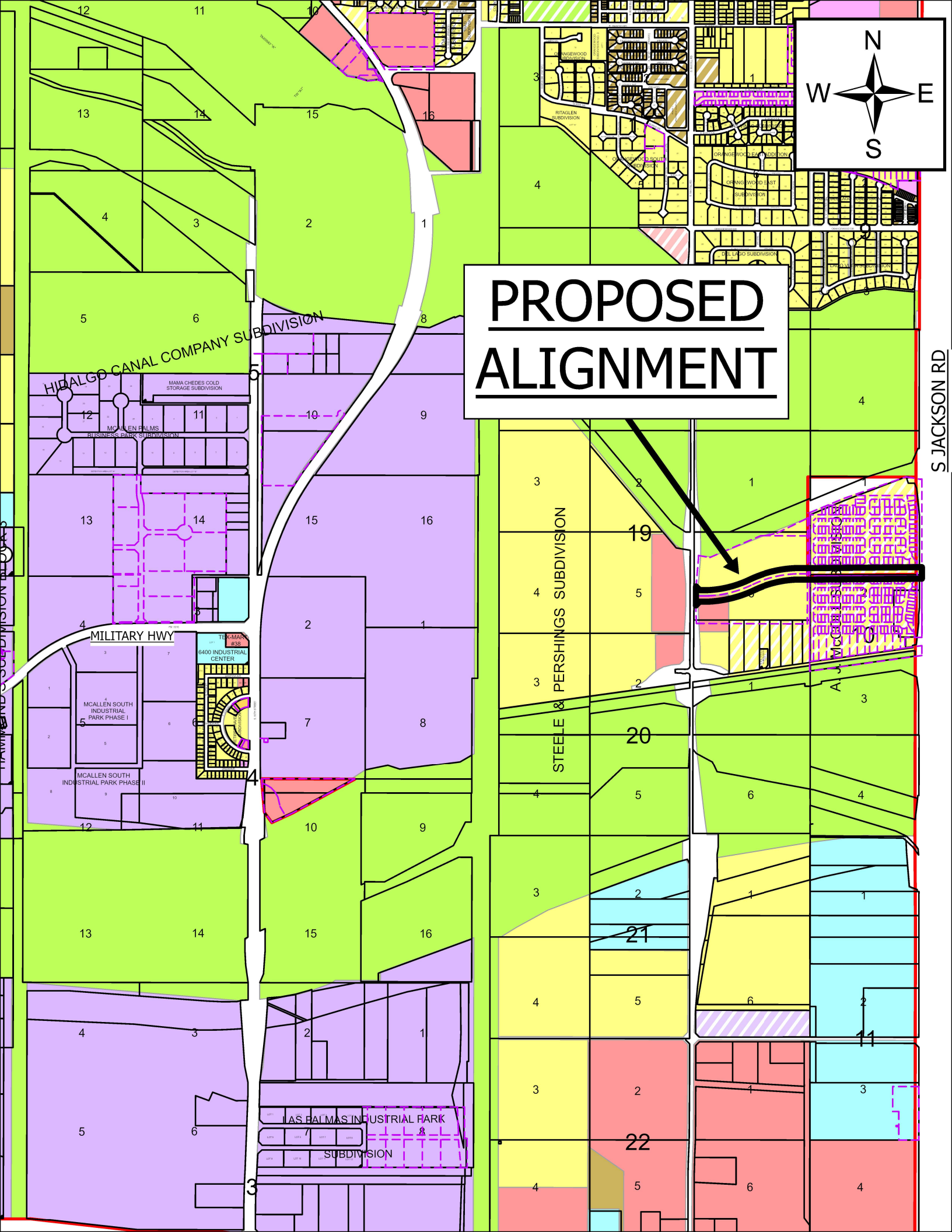
WITH REQUESTED ALIGNMENT OF
MILITARY ROAD (100.0' R.O.W.)

EXHIBIT "B"





PROPOSED ALIGNMENT





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: John W. Brooke
4. Nature of Request: Consideration of a variance request to reduce the ROW on Military Hwy (F.M 1016) (from the required 150 feet to 100-foot ROW) for proposed McColl Crossing- Apartments Subdivision, Hidalgo County, Texas; 5801 S. McColl Road **VAR2026-0013**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/29/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Disapproval
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: Disapprove. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: May 11, 2026

**SUBJECT: CONSIDERATION OF A VARIANCE REQUEST TO REDUCE THE ROW ON
MILITARY HWY (F.M 1016) (FROM THE REQUIRED 150 FEET TO 100-FOOT ROW)
FOR PROPOSED MCCOLL CROSSING- APARTMENTS SUBDIVISION, HIDALGO
COUNTY, TEXAS; 5801 S. MCCOLL ROAD**

McColl Crossing – Apartments Subdivision is a two-lot Apartment development that consist of 36.16 acres, and is located on the east side of McColl Road, approximately 600 feet north of Whalen Road. The property is zoned R-1 (Single-Family Residential-OC) District and surrounding zonings is C-3 (General Business- OC) to the southwest and west, R-1 to the east and south A-O (Agricultural Open Space-OC) to the north. Surrounding uses include single-family homes and vacant land.

Mr. David Salinas, on behalf of the owner, submitted a variance request to reduce the ROW on Military Hwy (F.M.1016) from the required 150 ft. to 100 ft. ROW.

Variance request is from Section 134-1 & 134-105 of the Subdivision Ordinance, which requires compliance with the Thoroughfare Plan and Comprehensive General Plan adopted by the City of McAllen. The Thoroughfare Plan designates Military Hwy as a High-Speed Arterial which requires 150 ft. of ROW. The engineer is proposing to reduce the ROW on Military Hwy. The basis for the variance request is surrounding zone uses are R-1 Single-family Residential and does not need this street to be a high-speed arterial.

City Departments reviewed the variance request and does not support this request, as the Thoroughfare Plan requires dedication of sufficient ROW to achieve the planned 150 ft. width for Military Hwy.

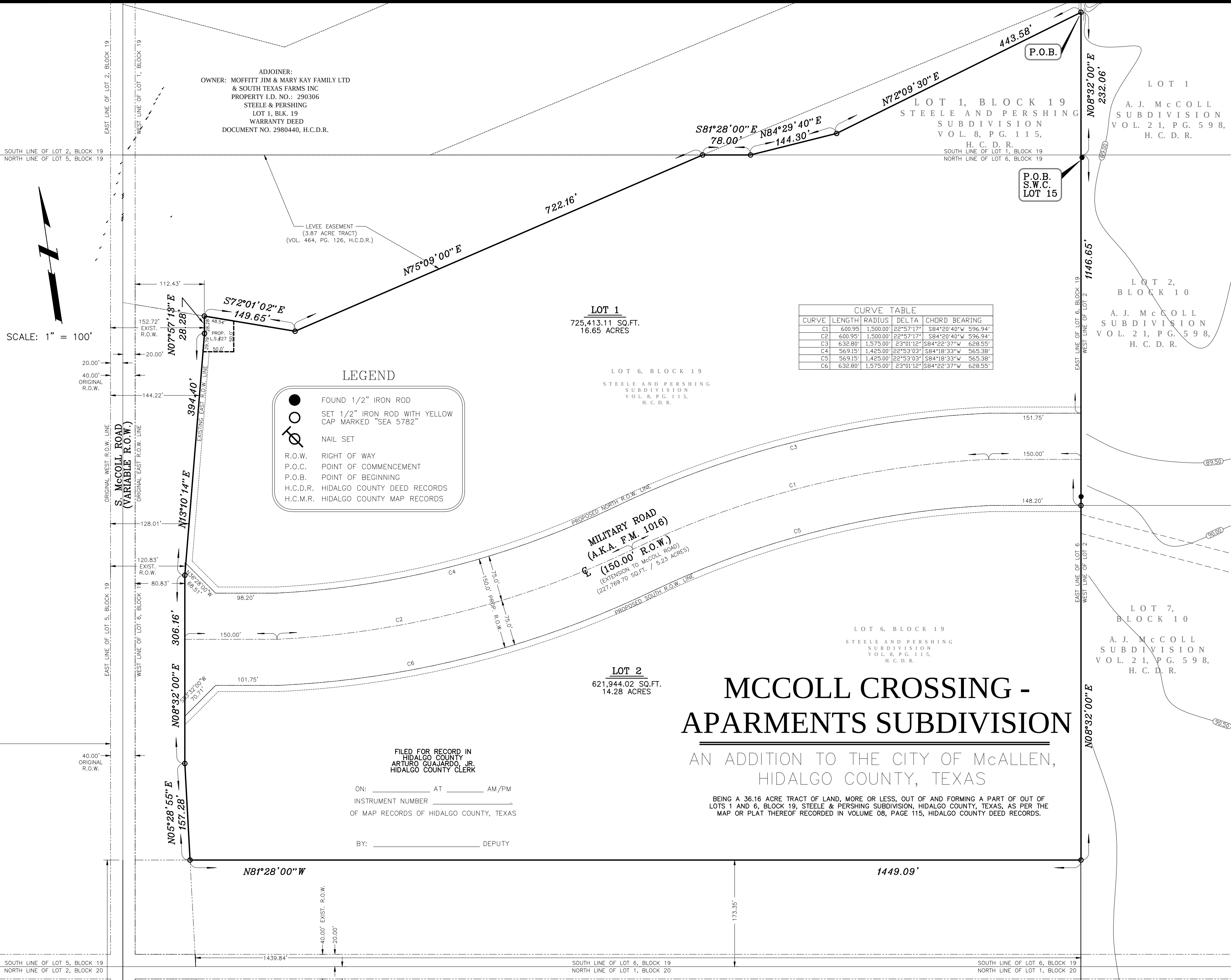
RECOMMENDATION:

The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their meeting of April 21, 2026. The project engineer and owner were at the meeting and expressed concerns that the 150 ft. R.O.W. could encourage truck traffic through residential neighborhoods. Board member Reza Badiozzamani stated that the 150 ft. ROW would provide east/west mobility was needed for this area. The 150 ft. ROW would also make it eligible for Category 7/MPO funding for a high-speed arterial and that the 150 ft. should be required in this area as per the Thoroughfare Plan. Following discussion, the board approved the subdivision in revised preliminary form, subject to the conditions noted and recommended disapproval of variance request. There were six members present and voting.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Approve the variances as recommended by the Planning and Zoning Commission.
3. Table the variance requests for additional information.

4. Disapprove the variance request.



GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
CORNER: 10.0 FT., OR, GREATER FOR EASEMENTS.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONES "AH" AND "B", ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C. ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM ELEVATION OF 92.0. (BFE 92.0) FOR LOTS LOCATED IN ZONE "AH", OR, 24" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON (UN--OPENED) MILITARY HIGHWAY, AND S. MCCOLL ROAD.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL AND RESIDENTIAL ZONES/USES, AND, ALONG S. MCCOLL ROAD.
- AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 101, LOCATED AT THE WEST BOUND LANE OF JACKSON ROAD, 54 FEET WEST OF THE EDGE OF PAVEMENT OF JACKSON ROAD AND ABOUT 2 MILES SOUTH OF EL RANCHO ROAD. THE MONUMENT WAS INSTALLED AT THE ENTRANCE OF AN ELEVATED LEVEE THAT RUNS EAST--WEST. ELEV. = 103.88. N: 16576673.92183, E: 1078055.06121.

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: SOUTH TEXAS FARMS, INC	1633 N. 10TH. ST.	MCALLEN, TEXAS 78501	(956) 682-8373	NONE	
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 16, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2026.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **MCALLEN CROSSING -- APARMENTS SUBDIVISION** TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: SOUTH TEXAS FARMS, INC
JOHN W. BROOKE, REGISTERED AGENT
1633 N. 10TH. ST.
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **JOHN W. BROOKE**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN _____ DATE _____

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

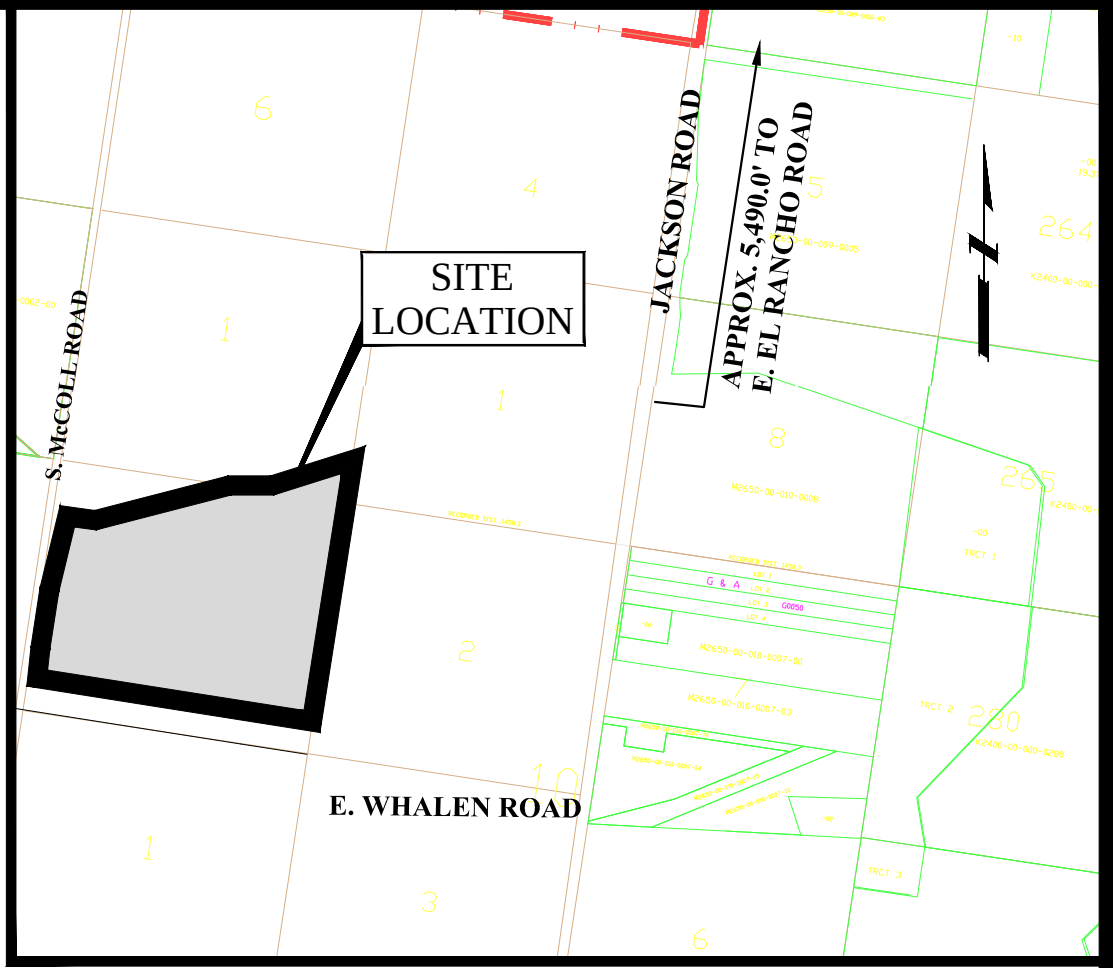
I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____



LOCATION MAP

SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BING A 36.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF OUT OF LOTS 1 AND 6, BLOCK 19, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, HIDALGO COUNTY DEED RECORDS; SAID 36.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 FOR AN INSIDE EASTERN CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 08 DEGREES 32 MINUTES 00 SECONDS WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 1,146.65 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,449.09 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE EAST RIGHT-OF-WAY LINE OF S. MCCOLL ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 05 DEGREES 28 MINUTES 55 SECONDS EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. MCCOLL ROAD, A DISTANCE OF 151.28 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 32 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. MCCOLL ROAD, A DISTANCE OF 306.16 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 13 DEGREES 10 MINUTES 14 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. MCCOLL ROAD, A DISTANCE OF 394.40 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 07 DEGREES 57 MINUTES 13 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. MCCOLL ROAD, A DISTANCE OF 28.28 FEET TO A ½ INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THAT CERTAIN HIDALGO COUNTY DITCH RIGHT-OF-WAY FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 72 DEGREES 01 MINUTES 02 SECONDS EAST, COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 149.65 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 75 DEGREES 09 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 722.16 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID LOT 1 FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 28 MINUTES 00 SECONDS EAST, CONTINUING COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 78.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 84 DEGREES 29 MINUTES 40 SECONDS EAST, CONTINUING COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 144.30 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 72 DEGREES 09 MINUTES 30 SECONDS EAST, CONTINUING COINCIDENT WITH SAID HIDALGO COUNTY DITCH RIGHT-OF-WAY, A DISTANCE OF 443.48 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 1 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 32 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 232.06 FEET TO THE POINT OF BEGINNING, CONTAINING 36.16 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED
N: 1489.2026.26.16.031326

MCCOLL CROSSING -
APARMENTS SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: MARCH 16, 2026.
JOB NUMBER: SP-26-26410
OWNER: G 956 PROPERTIES, LLC
JOHN W. BROOKE
1633 N. 10TH. ST.
MCALLEN, TEXAS 78501

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

VARIANCE

SUPPLEMENTAL SUBMITTALS

Attached we have prepared two submittal exhibits for each of the two variances filed with the City on Thursday, April 03, 2026, for a reduction of right-of-way of Military Road from the city requested of 150' to 100' as requested by the property owners.

These variances will apply to the lands of proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision – both subdivisions are adjacent to each other and both are located between S. McColl Road and S. Jackson Ave. north of Whalen Road in McAllen. The lands of Blue Jay Subdivision are located in the City limits and McColl – Crossing Apartments Subdivision are located inside the City of McAllen ETJ.

EXHIBIT “A”: Schematics of Military Road depicting the city requested ROW for Military Road of 150' for proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision, McAllen, H.C.T.

EXHIBIT “B”: Schematics of Military Road depicting the two property owner requests for a 100' right-of-way in lieu of the 150' right-of-way as requested by the City of McAllen for proposed McColl Crossing - Apartments Subdivision, and, Blue Jay Subdivision, McAllen, H.C.T.

NOTE: As part of the roadway improvements the City of McAllen is requiring a pavement section of 65' B-B on the 150' ROW alignment for both proposed developments. There is no objection from either property owner to provide the city the 65' B-B pavement section if the variance to the right-of-way is granted (i.e. 150' of ROW down to 100' of ROW).

Date: April 05, 2025

**By: David Omar Salinas, P.E, RPLS
Salinas Engineering & Associates
221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081
dsalinas@salinasengineering.com**



ADJOINER:
OWNER: MOFFITT JIM & MARY KAY FAMILY LTD
& SOUTH TEXAS FARMS INC
PROPERTY I.D. NO.: 290306
STEEL & PERSHING
LOT 1, BLK. 19
WARRANTY DEED
DOCUMENT NO. 2980440, H.C.D.R.

LOT 1, BLOCK 19
STEEL & PERSHING
SUBDIVISION
VOL. 8, PG. 115,
H. C. D. R.

LOT 1
A. J. MCCOLL
SUBDIVISION
VOL. 21, PG. 598,
H. C. D. R.

P.O.C.
W.C.
LOT 6,
BLK. 19

LEVEE EASEMENT
(3.87 ACRE TRACT)
(VOL. 464, PG. 128, H.C.D.R.)

SCALE: 1" = 200'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	606.95	1,500.00	22°37'17"	S84°20'48"W 596.94'
C2	600.25	1,500.00	22°37'17"	S84°20'48"W 596.94'
C3	632.89	1,575.00	22°01'12"	S84°22'37"W 628.55'
C4	569.15	1,425.00	22°33'09"	S84°18'33"W 565.38'
C5	569.15	1,425.00	22°33'09"	S84°18'33"W 565.38'
C6	632.89	1,575.00	22°01'12"	S84°22'37"W 628.55'

LOT 6, BLOCK 19
STEEL & PERSHING
SUBDIVISION
VOL. 8, PG. 115,
H. C. D. R.

LOT 2,
BLOCK 10

A. J. MCCOLL
SUBDIVISION
VOL. 21, PG. 598,
H. C. D. R.

P.O.B.

LOT 7,
BLOCK 10

A. J. MCCOLL
SUBDIVISION
VOL. 21, PG. 598,
H. C. D. R.

PROPOSED
MCCOLL-CROSSING
APARTMENTS SUBDIVISION

REQUESTED ALIGNMENT OF MILITARY ROAD (150.0' R.O.W.)

EXHIBIT "A"

DATE: APRIL 06, 2026
JOB NUMBER: SP-24-26269

SEA

SALINAS ENGINEERING & ASSOCIATES

(P-6676) (10085700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MOULLEN, TEXAS 76001
(956) 682-8081 (956) 686-1489 (FAX)
10115 12100 PARK 35 ORLEANS BLVD. A. SUITE 106, MC-250, AUSTIN, TEXAS 78753 (512) 228-5283

ADJOINER:
OWNER: MOFFITT JIM & MARY KAY FAMILY LTD
& SOUTH TEXAS FARMS INC
PROPERTY I.D. NO.: 290306
STEELE & PERSHING
LOT 1, BLK. 19
WARRANTY DEED
DOCUMENT NO. 2980440, H.C.D.R.

LOT 1, BLOCK 19
STEELE AND PERSHING
SUBDIVISION
VOL. 8, PG. 115,
H.C.D.R.

LOT 1
A. J. MCCOLL
SUBDIVISION
VOL. 21, PG. 598,
H. C. D. R.

P.O.C.
N.E.C.
LOT 6,
BLK. 19

LOT 2,
BLOCK 10
A. J. MCCOLL
SUBDIVISION
VOL. 21, PG. 598,
H. C. D. R.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	600.93	1500.00	22°57'17"	S84°28'40"W 596.94'
C2	600.95	1500.00	22°57'17"	S84°28'40"W 596.94'
C3	632.80	1575.00	23°01'18"	S84°22'37"W 628.55'
C4	569.15	1425.00	22°52'02"	S84°18'33"W 565.39'
C5	590.35	1475.00	22°55'54"	S84°19'58"W 586.41'
C6	611.57	1525.00	22°59'28"	S84°21'20"W 607.49'

SCALE: 1" = 200'

LOT 6, BLOCK 19
STEELE AND PERSHING
SUBDIVISION
VOL. 8, PG. 115,
H.C.D.R.

P.O.B.

PROPOSED
MCCOLL-CROSSING
APARTMENTS SUBDIVISION

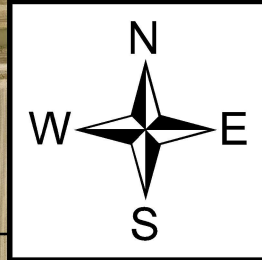
PROPERTY OWNER REQUEST ALIGNMENT OF MILITARY ROAD (100.0' R.O.W.)

EXHIBIT "B"

LOT 7,
BLOCK 10
A. J. MCCOLL
SUBDIVISION
VOL. 21, PG. 598,
H. C. D. R.

DATE: APRIL 06, 2026
JOB NUMBER: SP-24-26269

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-8675) (10068700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-8081 (956) 688-1489 (FAX)
13100 PARK 35 CIRCLE BLDG. A, SUITE 104, MC-230, AUSTIN, TEXAS 78712 (512) 236-5263



LOCATION

S MCCOLL RD

PROPOSED
MCCOLL
CROSSING
APARMENTS
SUBDIVISION

A. J. MCCOLL SUBDIVISION

WHALEN RD

5

6

4

1

1

19

5

6

2

10

2

1

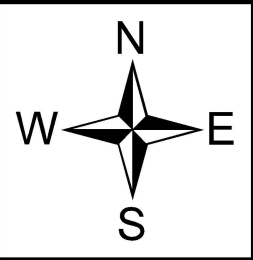
3

20

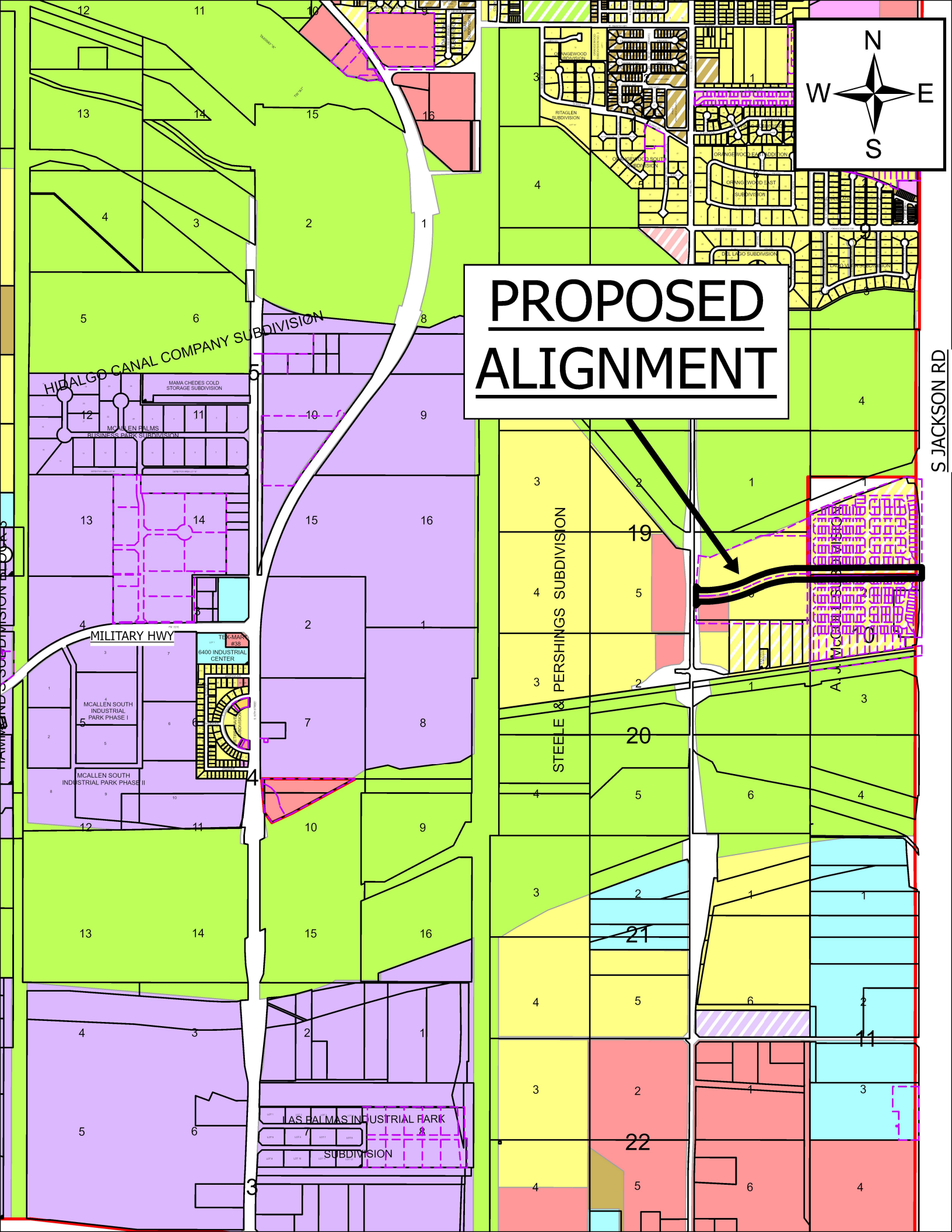
5

6

4



PROPOSED ALIGNMENT



HIDALGO CANAL COMPANY SUBDIVISION

MAMA CHEDES COLD STORAGE SUBDIVISION

MCALLEN PALMS BUSINESS PARK SUBDIVISION

MILITARY HWY

6400 INDUSTRIAL CENTER

STEELE & PERSHING'S SUBDIVISION

LAS PALMAS INDUSTRIAL PARK SUBDIVISION

S JACKSON RD



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.C.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Victor Trevino
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/29/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: Approve staff recommendation. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: May 11, 2026

SUBJECT: CONSIDERATION OF VARIANCE REQUEST TO EXCEED MAXIMUM BLOCK LENGTH OF 200-800 FEET OR 12 LOTS, WHICHEVER IS LESS FOR PROPOSED CASCADA AT CHAPION LAKES SUBDIVISION, HIDALGO COUNTY, TEXAS; 3300 AGUSTA AVE.

Cascada at Champion Lakes Subdivision is a 159-lot residential development consisting of 38 acres located east of S. Ware Road and north of Augusta Avenue, directly south of the McAllen Champions Lakes Golf Course. Currently zoned as R-1 Low Density Residential (New UDC) and adjacent zoning includes A-O (Agricultural and Open Space) District to the north, east and west while properties to the south are zoned as R-1 Low Density Residential (New UDC). Surrounding land use consists primarily of a golf course and vacant land residential to the south.

Mr. Victor Trevino, on behalf of the owner, submitted a variance request to allow for streets exceed the maximum block length of 200-800 feet or 12 lots, whichever is less as part of the proposed development.

The variance is from Section 5.3.3 (a) of the UDC, which states block length in the R-1 and R-2 districts and in the ETJ shall be between (200) and (800) feet or (12) lots, whichever is less.

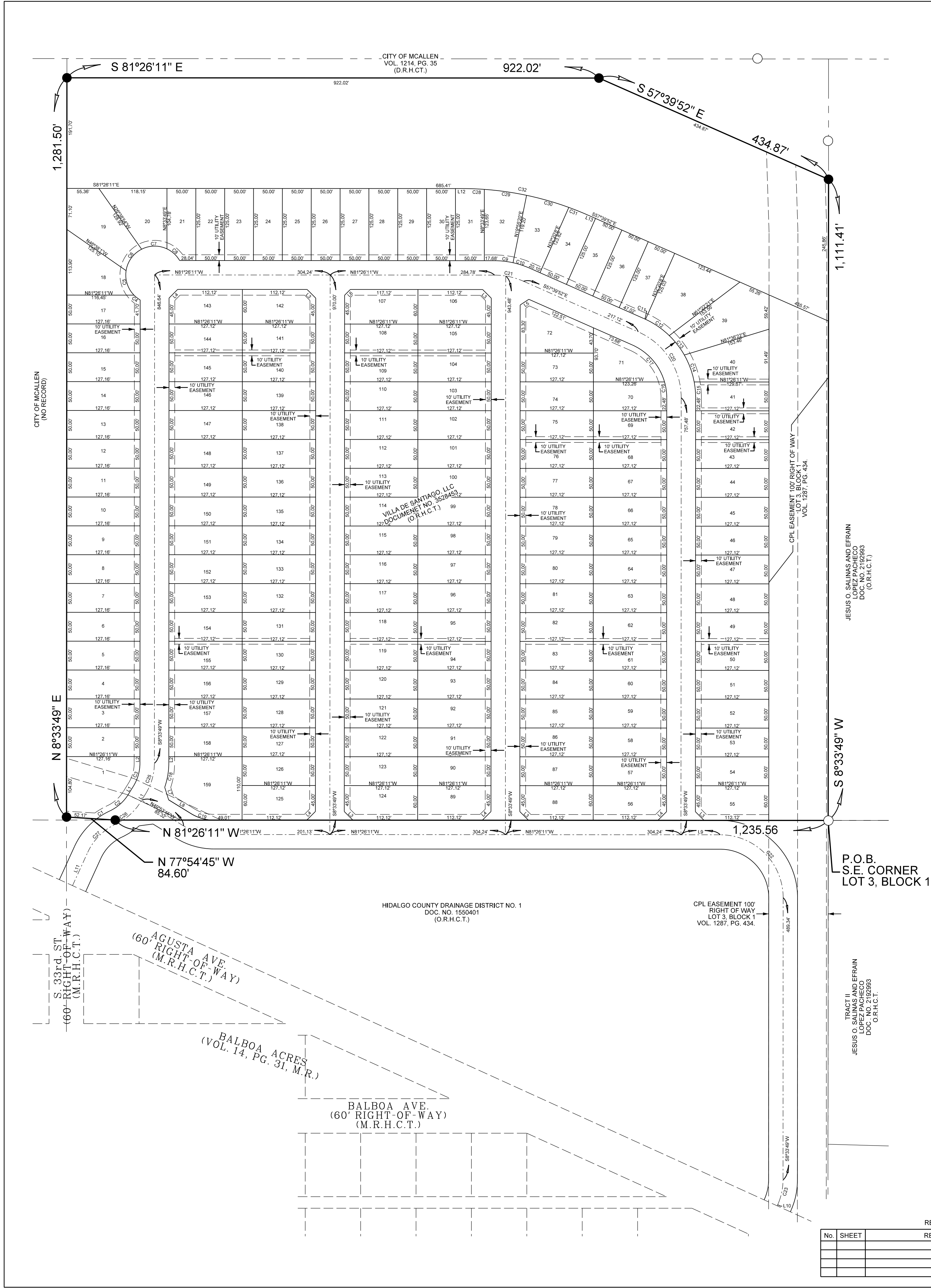
The proposed block length is approximately 990 feet. The basis for the request is that the unique configuration and dimensions of the property, as well as the constraints created by adjacent parcels and existing roadways, which limit the ability to meet standard block length requirements. Strict compliance would require significant redesign and reduction of proposed lots, thereby restricting the reasonable development and use of the property.

All reviewing City departments have evaluated the variance request to exceed the maximum block length and have indicated no objections.

RECOMMENDATION: The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their meeting of April 21, 2026. The board approved the subdivision in revised preliminary form, subject to the conditions noted and recommended approval of the variance request. There were six board members present and voting.

OPTIONS:

1. Approve the variance as requested by the applicant.
2. Approve the variance request as recommended by the Planning and Zoning Commission.
3. Table the item for additional information.
4. Disapprove the variance request.



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF CASCADA AT CHAMPION LAKES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF CASCADA AT CHAMPION LAKES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:
HIDALGO COUNTY CLERK _____ DATE _____

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE: _____

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN

DATE: _____

OWNER ACKNOWLEDGMENT

THE UNDERSIGNED OWNER(S) OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN AS CASCADA AT CHAMPION LAKES SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL MAINTAIN ALL MEDIAN ISLANDS SHOWN ON THE PLAT, IF ANY, AND SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF PALMVIEW, TEXAS FROM ANY LIABILITY ARISING FROM THE EXISTENCE OF SAID MEDIAN ISLAND.

JPO ENTERPRISES, INC.
SAUL ORTEGA (MEMBER)
P.O. BOX 2127
ELSA, TEXAS 78543

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAUL ORTEGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC
FOR AND IN THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

ENGINEER & SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

VICTOR H. TREVIÑO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

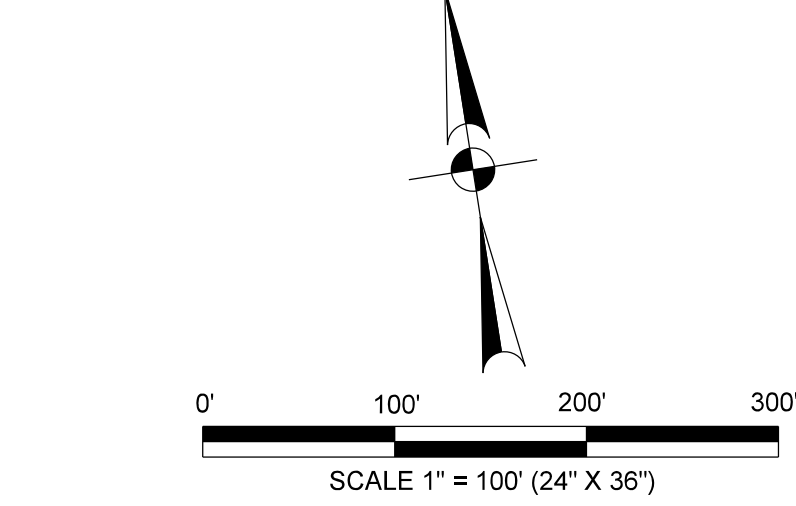
I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



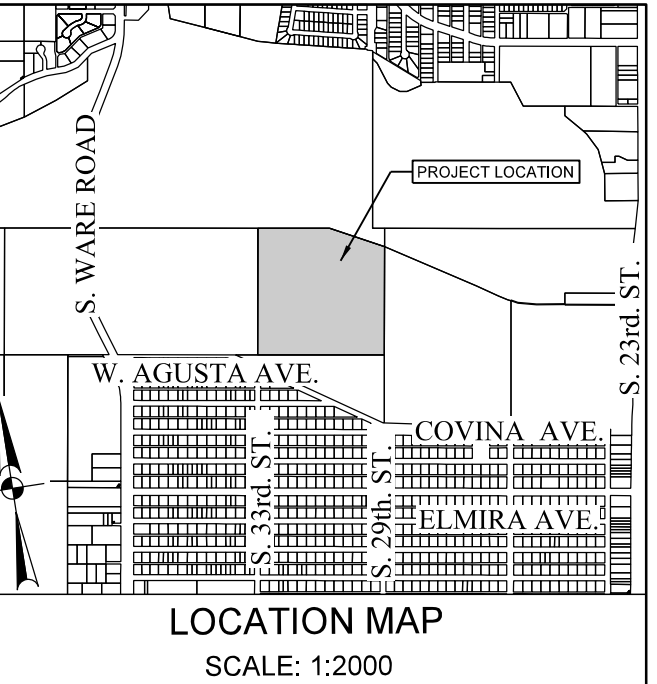
REVISION NOTES			
No.	SHEET	REVISION	DATE

PRINCIPAL CONTACTS				
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	VILLA DE SANTIAGO, LLC.	500 FRIO ST.	MISSION, TEXAS 78572	(956)
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335 (956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335 (956) 424-3132



LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- RIGHT-OF-WAY HIDALGO COUNTY DRAINAGE DISTRICT
- UTILITY EASEMENT
- O.R.H.C.T.
- M.R.H.C.T.
- D.R.H.C.T.
- R.O.W.
- H.C.D.D.
- U.E.



GENERAL NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE: THE PROPERTY SHOWN HEREON LIES IN ZONE "C". ZONE "C" IS AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER 460334 0400 G, MAP REVISED: NOVEMBER 16, 1982.
- SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE:
FRONT: 20 FT. OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.
REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
SIDES: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
GARAGE: 18 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- CITY OF MCALLEN BENCHMARK: "MC 54" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GUCK, LINN OFFICE, PEDRO ON OCTOBER 21, 1999, BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 117.01 FEET (NAVD88).
BM 1 (SPIKE ON POWER POLE) ELEV=139.27
- A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 489 CFT OR 0.01 ACRE-FT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THROUGH THE GREEN AREAS OF THE PROPOSED LOTS.
11. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. 6TH STREET & EBONY STREET.
12. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
13. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
14. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAULE E. SESIN, P.E., C.F.M. _____ DATE _____

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

O E BRANN JR., PRESIDENT _____ MARK FREELAND, SECRETARY _____

METES AND BOUNDS

BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT THREE (3), BLOCK ONE (1), RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THE CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 1637916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, PASS AT 1078.51 FEET A SET ONE-HALF INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,235.56 FEET TO A POINT ON THE CALLED "NORTH LINE OF LEVEE" AS DESCRIBED IN SAID WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, PASS AT 104.60 FEET A SET ONE-HALF INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,281.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 1, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE EAST 922.02 FEET ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE EAST LINE OF SAID LOT 3, BLOCK 1, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 66 DEGREES 13 MINUTES 43 SECONDS EAST 434.92 FEET CONTINUING ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, WITHIN SAID DRAINAGE DITCH TO A POINT ON THE EAST LINE OF SAID LOT 3, BLOCK 1, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 3, BLOCK 1, PASS AT 162.09 FEET A SET ONE-HALF INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,111.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.19 ACRES OF LAND, MORE OR LESS.



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

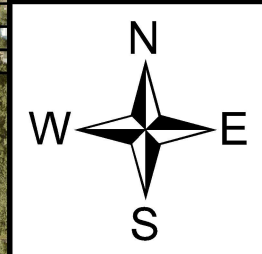
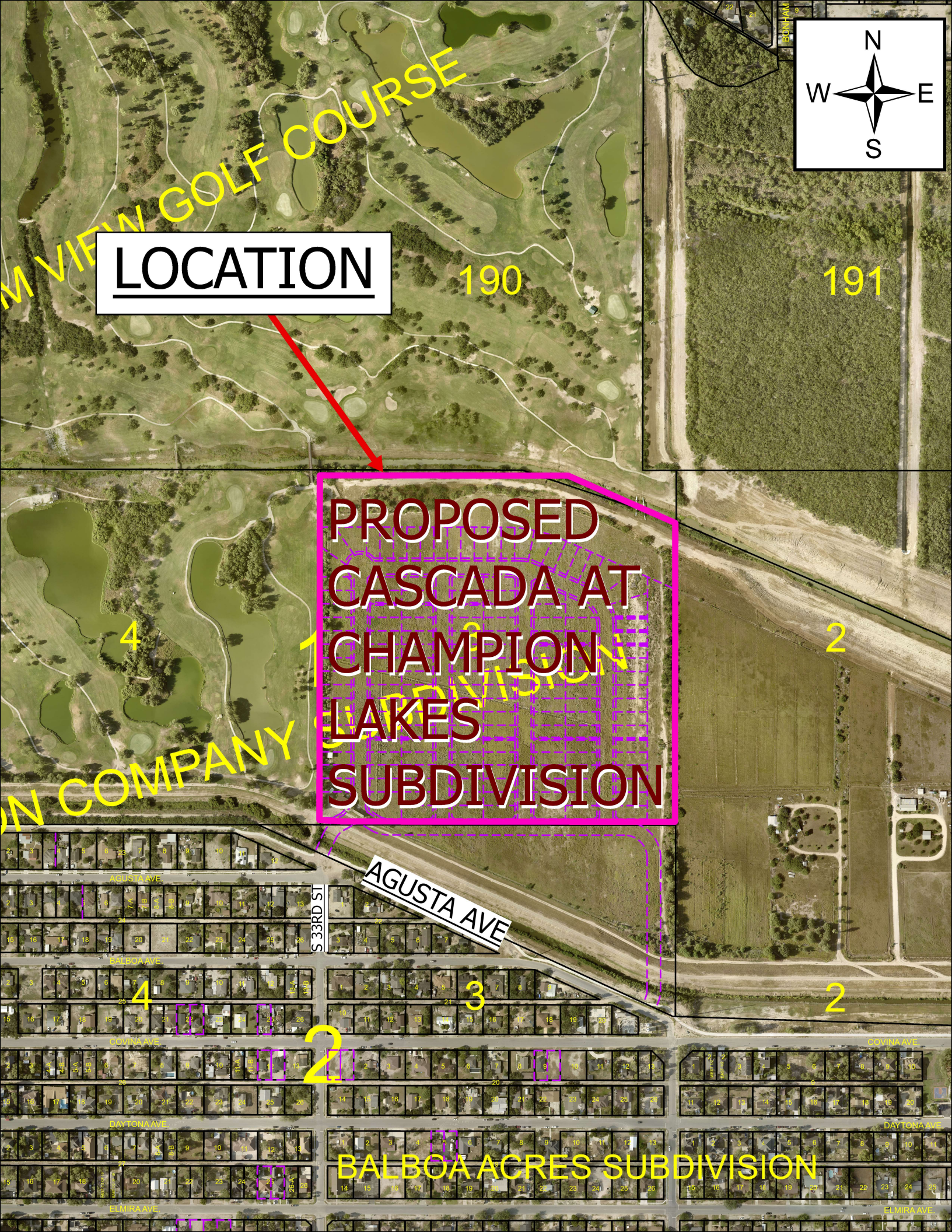
SUBDIVISION PLAT
CASCADA AT CHAMPION LAKES
SUBDIVISION

BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 1, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP

800 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TPE REG # 15000

SOUTH TEXAS INFRASTRUCTURE GROUP



LOCATION

**PROPOSED
CASCADA AT
CHAMPION
LAKES
SUBDIVISION**

AGUSTA AVE

S 33RD ST

BALBOA ACRES SUBDIVISION



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.D.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: Consideration of a variance request to exceed the maximum block length for proposed Eider Subdivision, Hidalgo County, Texas; 6200 S. 23rd Street. **VAR2025-0049**
2. Party Making Request: Omar Sotelo
3. Applicant: Rio Delta Engineering
4. Nature of Request: Consideration of a variance request to exceed the maximum block length for proposed Eider Subdivision, Hidalgo County, Texas; 6200 S. 23rd Street. **VAR2025-0049**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/29/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: Approve staff recommendation. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: May 11, 2026

SUBJECT: CONSIDERATION OF A VARIANCE REQUEST TO EXCEED THE MAXIMUM BLOCK LENGTH FOR PROPOSED EIDER SUBDIVISION, HIDALGO COUNTY, TEXAS; 6200 S. 23RD STREET.

Eider Subdivision is a one lot commercial development that contains 6.89 acres, and is located on the west side of S. 23rd Street, approximately 400 ft. north of Military Highway. The property is zoned C-4 (Commercial- Industrial-OC) District and surrounding zonings is C-4 and A-O (Agricultural Open Space-UDC). Surrounding uses include commercial and vacant land.

The Engineer, on behalf of the owner, submitted the following variance request to regarding the maximum block length allowed for proposed Eider Subdivision.

The variance is from Section 134-118 of the Subdivision Ordinance, which indicates that the block length cannot exceed 1,200 ft. The proposed block length is approximately 1334.92 ft. The basis for the request is that providing for additional streets would create unnecessary infrastructure and an inefficient layout. Also, the layout is consistent with developments in the area and will be in compliance with requirements.

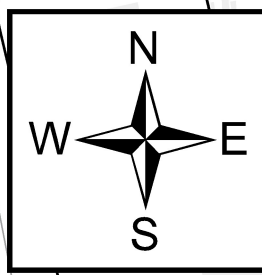
City Departments reviewed the variance request and had no objections to the request.

RECOMMENDATION:

The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance requests at their meeting of April 21, 2026. Following discussion, the board approved the subdivision in revised preliminary form, subject to the conditions noted and recommended approval of variance request to the block length. There were six members present and voting.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Approve the variances as recommended by the Planning and Zoning Commission.
3. Table the variance requests for additional information.
4. Disapprove the variance requests.



LOCATION

12
PROPOSED EIDER SUBDIVISION

S 23RD ST

MILITARY HWY

1
**McALLEN PRODUCE
TERMINAL MARKET
SUBDIVISION**

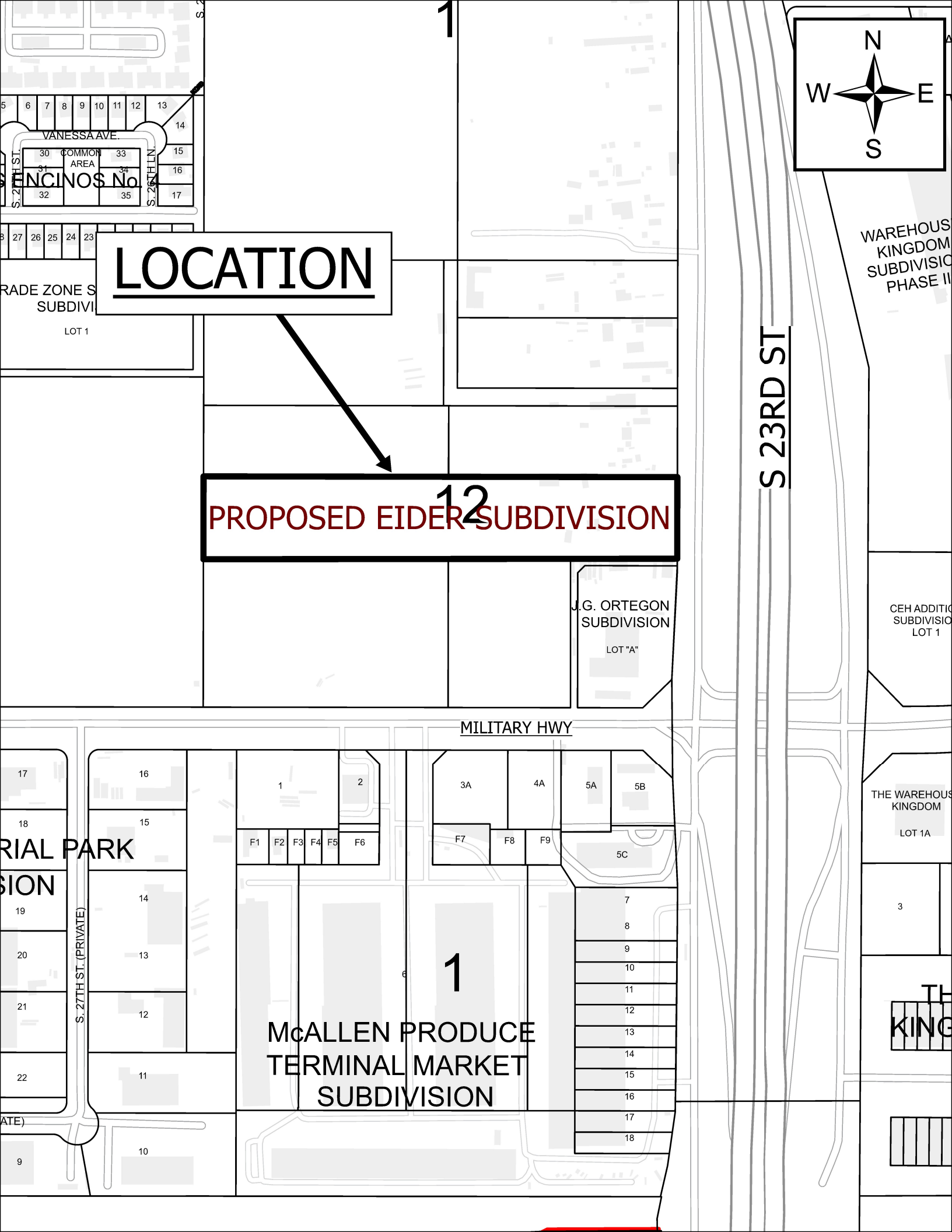
**TRIAL PARK
SUBDIVISION**

**WAREHOUSE
KINGDOM
SUBDIVISION
PHASE II**

**CEH ADDITION
SUBDIVISION
LOT 1**

**THE WAREHOUSE
KINGDOM
LOT 1A**

**THE
KINGDOM**



Y: RDE SUBDIVISIONS 2025\SUB 25.008 -- JOSE CORREA WAREHOUSE.DWG\SUB 25.008_SHT 2 PLAT SHEET.dwg RIBBELTA 12/19/2025 6:12 PM

DATE OF PREPARATION: DECEMBER 10, 2025

EIDER SUBDIVISION

BEING A 7.05 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION SUBDIVISION, HIDALGO COUNTY, TEXAS RECORDED IN VOLUME W, PAGE 196, MAP RECORDS OF HIDALGO COUNTY TEXAS

P.O.C.
N.W. CRN. LOT 12 BLOCK 4
1/2" IRON ROD FOUND
N:16581610.5900'
E:1063685.9260'

P.O.B.
1/2" IRON ROD
FOUND
N:16581006.5400'
E:1063595.6590'

MA SOLEDAD PADRON MARTINEZ
3.11 ACRES
OUT OF LOT 12,
BLOCK 4, RIO BRAVO PLANTATION
COMPANY'S SUBDIVISION
VOL. "W", PG. 196 M.R.H.C.
DOC.#3489304,
O.R.H.C.

MA SOLEDAD PADRON MARTINEZ
3.21 ACRES
OUT OF LOT 12,
BLOCK 4, RIO BRAVO PLANTATION
COMPANY'S SUBDIVISION
VOL. "W", PG. 196
M.R.H.C.
DOC.#3489304,
O.R.H.C.

JUAN JOSE GUAJARDO
6.57 ACRES
OUT OF LOT 12,
BLOCK 4, RIO BRAVO PLANTATION
COMPANY'S SUBDIVISION
VOL. "W", PG. 196
M.R.H.C.
DOC.#941837,
O.R.H.C.

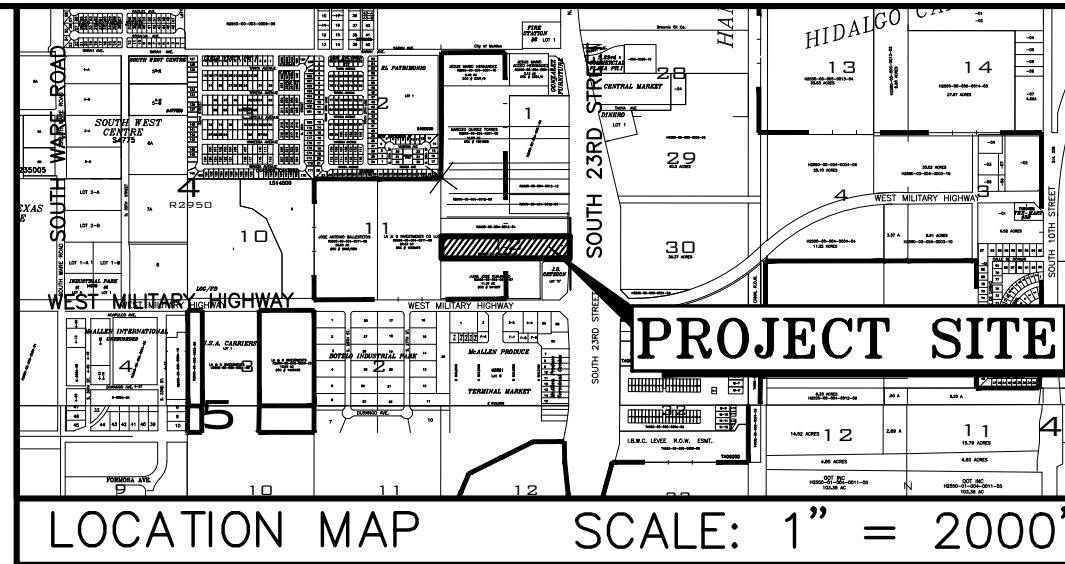
JUAN JOSE GUAJARDO
3.38 ACRES
OUT OF LOT 12,
BLOCK 4, RIO BRAVO PLANTATION
COMPANY'S SUBDIVISION
VOL. "W", PG. 196
M.R.H.C.
DOC.#941837,
O.R.H.C.

J.G. ORTEGON
SUBDIVISION
VOL.23, PG.156, M.R.H.C.

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
ZONE (4205) (NAD 83)
ALLTERRA NETWORK

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
△	SET COTTON PICKER SPINDLE
XXXX	NATURAL GROUND
△	CALCULATED POINT
○	CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.T.	LOT LINE



GENERAL PLAT NOTES:

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" AND ZONE "AH". ZONE "B" ARE "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEARS FLOOD; OR CERTAIN AREAS LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGES ARE LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "AH" IS DEFINED AS AREAS OF 100 YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE FOOT AND THREE FEET, BASE FLOOD ELEVATION IS 99.00, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
RATE MAP PANEL NO.: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982
480343 0400 C MAP REVISED: NOVEMBER 16, 1982
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
ALL SETBACKS ARE SUBJECTED TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVE BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A TOTAL OF 2.25 ACRE FEET (98,069 CUBIC FEET) OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVION.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE PAVEMENT AT MID POINT OF THE OR ELEVATION 100.00, WHICHEVER IS GREATER.
- NEAREST CITY OF MCALLEN BENCHMARK: (MC 98) IS A 30" ALUMINUM PIPE WITH A 3-3/4" BRASS MONUMENT CAP. SAID BENCHMARK IS LOCATED AT THE MIDUIM OF 23RD STREET (6/10 MILE SOUTH FROM EXIT TO F.M. 1016) BENCH MARK ELEVATION = 113.04
- A 5 FOOT WIDE SIDEWALK IS REQUIRED ON THE WEST SIDE OF S. 23RD. STREET AND A 4 FOOT WIDE SIDEWALK IS REQUIRED ON THE EASE SIDE OF S. 26TH STREET
- SET 1/2" Ø IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- A 6 FT OPAQUE BUFFER IS REQUIRES FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- SITE PLAN MUST BE APPROVED BY THE PLANNING ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- ALLEYS/SERVICES DRIVE EASEMENT REQUIRED FOR COMMERCIAL AND MULTI-FAMILY PROPERTIES.
- PERIMETER SIDEWALKS MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT THIS TIME.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

METES AND BOUNDS DESCRIPTION

BEING A 7.05 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION SUBDIVISION, HIDALGO COUNTY, TEXAS RECORDED IN VOLUME W, PAGE 196, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND SAID 7.05 ACRES BEING OUT OF THE SAME LAND DESCRIBED IN A WARRANTY DEED CONVEYED TO VARGAS PRODUCE LLC, RECORDED IN DOCUMENT # 3574971, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 7.05 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS,

COMMENCING, AT A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID LOT 12, BLOCK 4;
THENCE, S 8° 29' 39" W ALONG THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE OF 610.00 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;
THENCE, S 81° 30' 21" E, ACROSS THE SAID LOT 12, BLOCK 4, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY OF SOUTH 23 RD STREET (F.M. 1926), A DISTANCE OF 1,334.92 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 8° 29' 39" W ALONG THE EXISTING WEST RIGHT-OF-WAY OF SOUTH 23 RD STREET (F.M. 1926), A DISTANCE 230.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 81° 30' 21" W ACROSS THE SAID LOT 12, BLOCK 4, TO A POINT ON THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE 1,334.92 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 8° 29' 39" E ALONG THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE OF 230.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT OF LAND CONTAINING 7.05 ACRES MORE OR LESS.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE EIDER SUBDIVISION, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINE, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

GUSTAVO VARGAS SANCHEZ (OWNER) DATE _____
VARGAS PRODUCE, LLC
4324 W. MILITARY HWY
MCALLEN, TX 78503

**STATE OF TEXAS
COUNTY OF HIDALGO**
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUSTAVO VARGAS SANCHEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____-____-____

STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING CHAIR _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

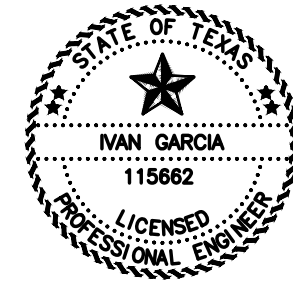
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

TRAIL E. SESIN, P.E., C.F.M. DATE _____
GENERAL MANAGER

STATE OF TEXAS -- COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

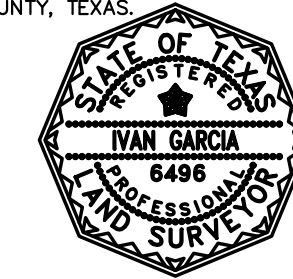
IVAN GARCIA P.E., R.P.L.S. DATE _____
REG. PROFESSIONAL ENGINEER No. 115662



STATE OF TEXAS -- COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S. DATE _____
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027



PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): VARGAS PRODUCE, LLC	3424 W. MILITARY HWY. MCALLEN, TX. 78503	
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

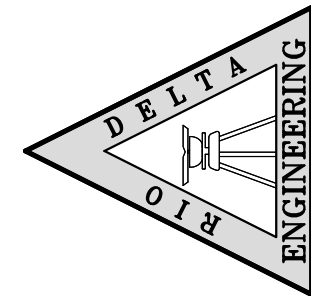


FILED FOR RECORD IN
HIDALGO COUNTY
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
CHECKED: _____
BY: _____ DEPUTY

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

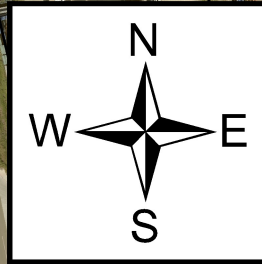


ISSUED FOR:
FINAL

PLAT SHEET
EIDER SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
J.E.
SCALE:
AS SHOWN
DATE:
DECEMBER 10, 2025
PROJECT:
SUB 25.008
REVISIONS:
PAGE NO:
1-OF-1



LOCATION

PROPOSED EIDER¹² SUBDIVISION

MILITARY HWY

S 23RD ST

S 23RD ST

S 23RD ST

RAMP

S DEPOT RD

RAMP

PRIVATE DR

**AIRIAL PARK
SUBDIVISION**

IRANGO AVE

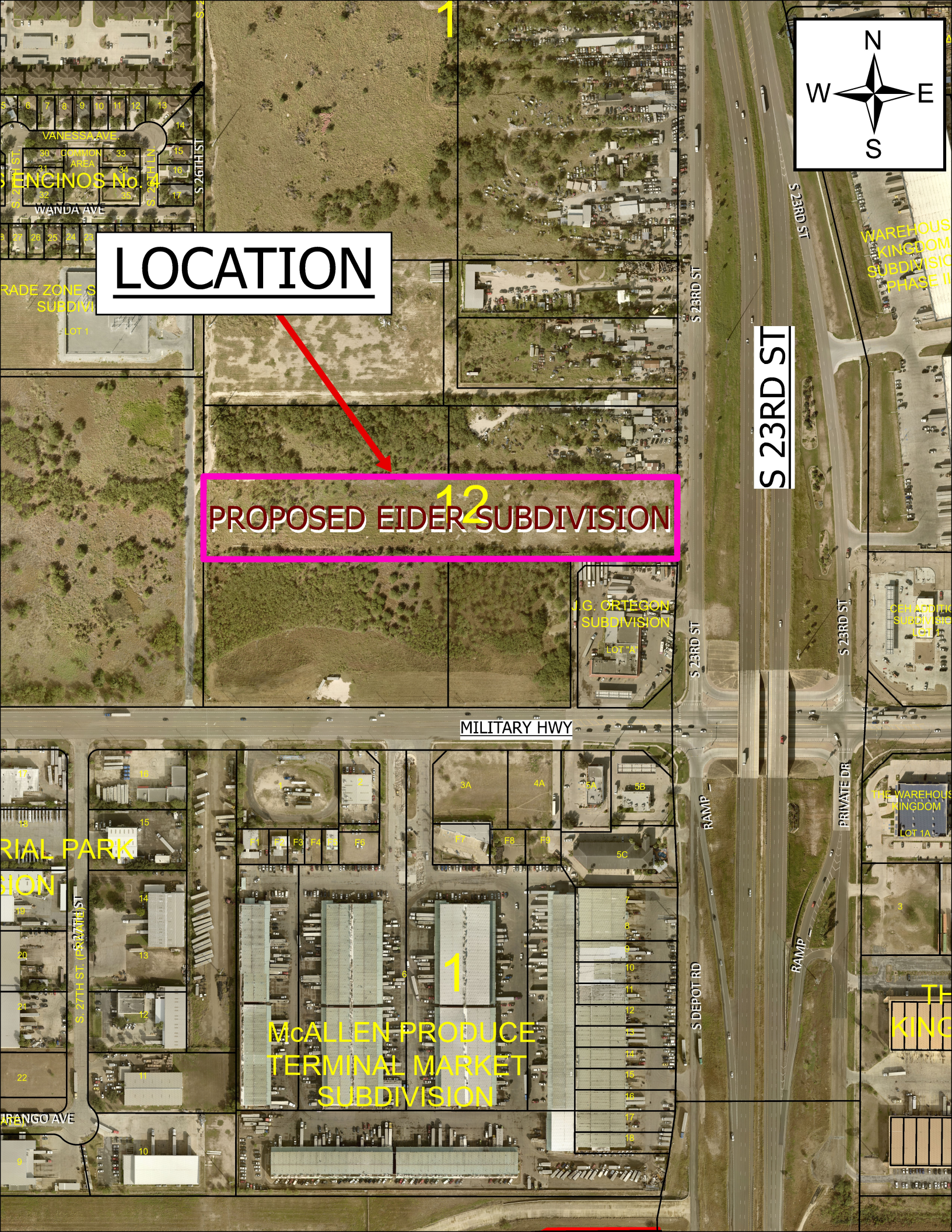
**McALLEN PRODUCE
TERMINAL MARKET
SUBDIVISION**

**WAREHOUSE
KINGDOM
SUBDIVISION
PHASE II**

**CEH ADDITION
SUBDIVISION
LOT 1A**

**THE WAREHOUSE
KINGDOM
LOT 1A**

**THE
KING**





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.E.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Spoor Engineering Consultants
4. Nature of Request: Consideration of variance requests to: 1) Internal Road ROW 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/29/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: Approve staff recommendation. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: May 11, 2026

SUBJECT: CONSIDERATION OF VARIANCE REQUESTS TO: 1) INTERNAL ROAD ROW 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

Habitat at Ware Phase II Subdivision is a 20-lot townhome development that consist of 2.143 acres, and is located at the east side of N. 41st Street, approximately 600 ft. west of N. Ware Road. The property is zoned R-3 (High-Density Residential- UDC) District and surrounding zonings is R-3T (Townhouses- OC) to the north, C-3 (General Business- OC) to the east and A-O (Agricultural open space-OC) to the south and west. Surrounding uses include commercial, townhomes and vacant land.

Spoor Engineering, on behalf of the owner, submitted the following variance requests to: 1) Internal Road row width; 2) Exceeding the maximum required 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.

Variance request number one is to allow 50 ft. ROW in lieu of 60 ft. for the interior street for a townhouse development. The submitted request indicates that the subdivision will comply with 40 ft. paving requirements and a 10 ft. sidewalk and utility easement will be provided on the north side of the interior street. The engineer indicated that requiring the 60 ft. R.O.W. would further reduce depth of the lots.

Variance request number two is to allow a cul-de-sac street to exceed the maximum 300 ft. length allowed in the new UDC in Section 5.3. The submitted plat shows a cul-de-sac length of approximately 495 feet. The basis for the request is that the proposed design will allow the efficient use of space while still providing adequate access for residents, and surrounding developments don't allow for a street expansion.

Variance request is from the new UDC in Section 5.3.8 (c)(1) which indicates that sidewalks shall be installed along both sides of all interior streets. The engineer indicated that that the use of sidewalks will be rare and should be on the adjacent property when it develops.

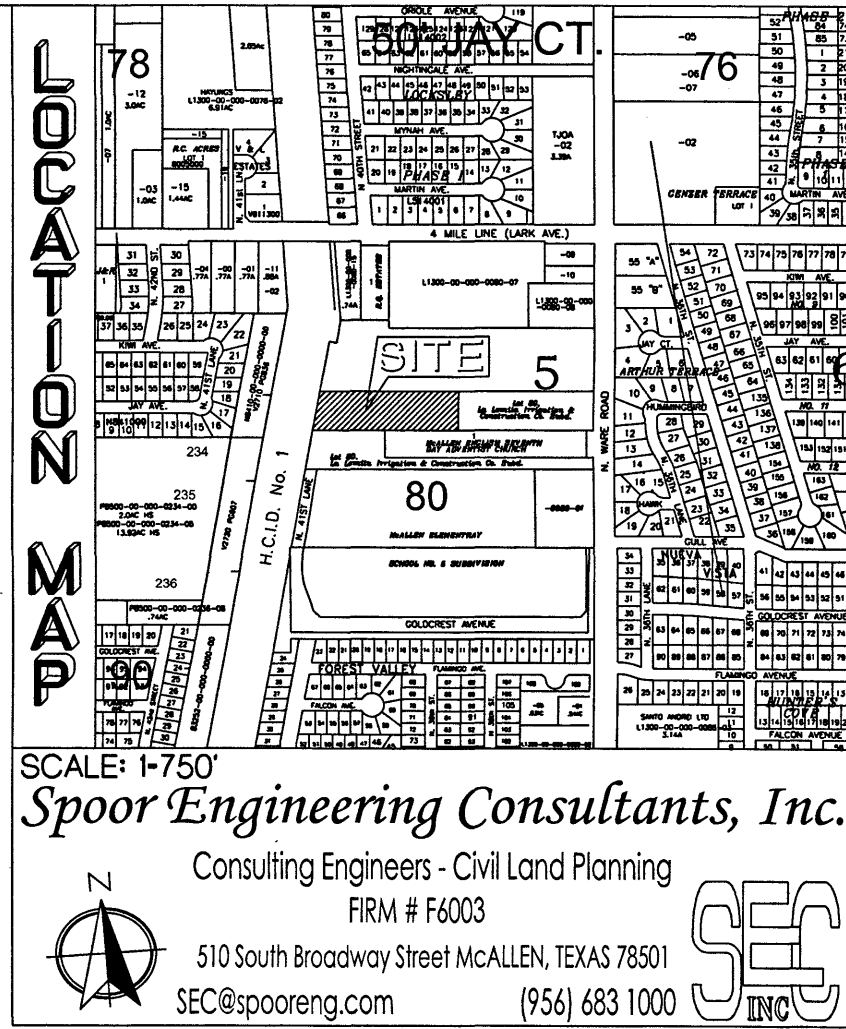
City Departments reviewed the three variance requests and had no objections to the requests.

RECOMMENDATION:

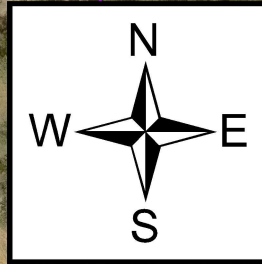
The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance requests at their meeting of April 21, 2026. Following discussion, the board approved the subdivision in revised preliminary form, subject to the conditions noted and recommended approval of variance requests one, two and three. There were six members present and voting.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Approve the variances as recommended by the Planning and Zoning Commission.
3. Table the variance requests for additional information.
4. Disapprove the variance requests.



BY: RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER



LOCATION

**ABITAT AT WARE S
PHASE**

JAY AVE

N 41ST ST

**PROPOSED HABITAT
AT WARE PHASE II
SUBDIVISION**

LOT 64 COMMON ACCESS SE

80

**McALLEN ENGLISH
CHURCH SUBDIVISION**

**McALLEN ELEMENTARY SCHOOL
SUBDIVISION**

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.F.

DATE SUBMITTED

04/27/2026

MEETING DATE

5/11/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Kelley A. Heller- Vela
4. Nature of Request: 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. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
7. Routing:

Jessica Cavazos	Created/Initiated - 04/27/2026
Omar Sotelo	Approved - 04/29/2026
Michelle Rivera	Approved - 05/02/2026
Martin Canales	Final Approval - 05/04/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: Approve staff recommendation. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: May 11, 2026

SUBJECT: CONSIDERATION OF VARIANCE REQUESTS TO: 1) R-O-W DEDICATION REQUIREMENTS FOR E. OLYMPIA AVE, 2) CUL-DE-SAC TURNAROUND REQUIREMENTS; AND 3) SIDEWALK REQUIREMENTS ALONG E. OLYMPIA AVE & E. PINERIDGE AVE FOR THE PROPOSED MARIEL LUCILLE SUBDIVISION, HIDALGO COUNTY, TEXAS; 836 E OLYMPIA AVE.

Mariel Lucille Subdivision is a proposed three-lot development consisting of three dwelling units within a single-family residential R-1 zone (Old Code). The subject property is located approximately 640 feet east of South McColl Road, fronting East Olympia Avenue and extending to the rear along East Pineridge Avenue. The property is zoned R-1 Single-Family Residential, with R-3A Multifamily Residential Apartments located to the north, and surrounding land uses consisting primarily of single-family residential with some multifamily apartments.

Mrs. Kelley A. Heller – Vela, on behalf of the owner, has submitted variance requests to: (1) waive the required total right-of-way dedication of 50 feet along Olympia Avenue; (2) waive the cul-de-sac turnaround requirement of not less than 100 feet in right-of-way diameter with an 80-foot pavement diameter in residential areas; and (3) waive sidewalk requirements along E. Olympia Avenue and E. Pineridge Avenue.

Variance number one is from Section 134-105 of the Subdivision Ordinance, which indicates that street layout and right-of-way widths must conform to the City's Comprehensive and Thoroughfare Plans. In accordance with this requirement, an additional 5 feet of right-of-way dedication is required. The basis for this request is that the roadway is located within a fully developed neighborhood with existing constructed homes, that additional right-of-way dedication would create inconsistencies, impact existing residences, and offer no significant public benefit.

Variance number two is from Section 134-105 of the Subdivision Ordinance which requires a residential cul-de-sac to have a turnaround with a minimum right-of-way diameter of 100 feet and a pavement diameter of 80 feet. The basis for this request is that the existing cul-de-sac serves six (6) lots within an established neighborhood with similar development patterns, and that the current design provides adequate vehicular circulation, pedestrian connectivity, and emergency access.

Variance number three is from Section 134-120 of the Subdivision Ordinance which requires sidewalks to be installed by the developer at the front of all lots. The basis for this request is that there are no existing sidewalks in the surrounding area, and requiring sidewalks would create an isolated improvement not connected to a broader pedestrian network.

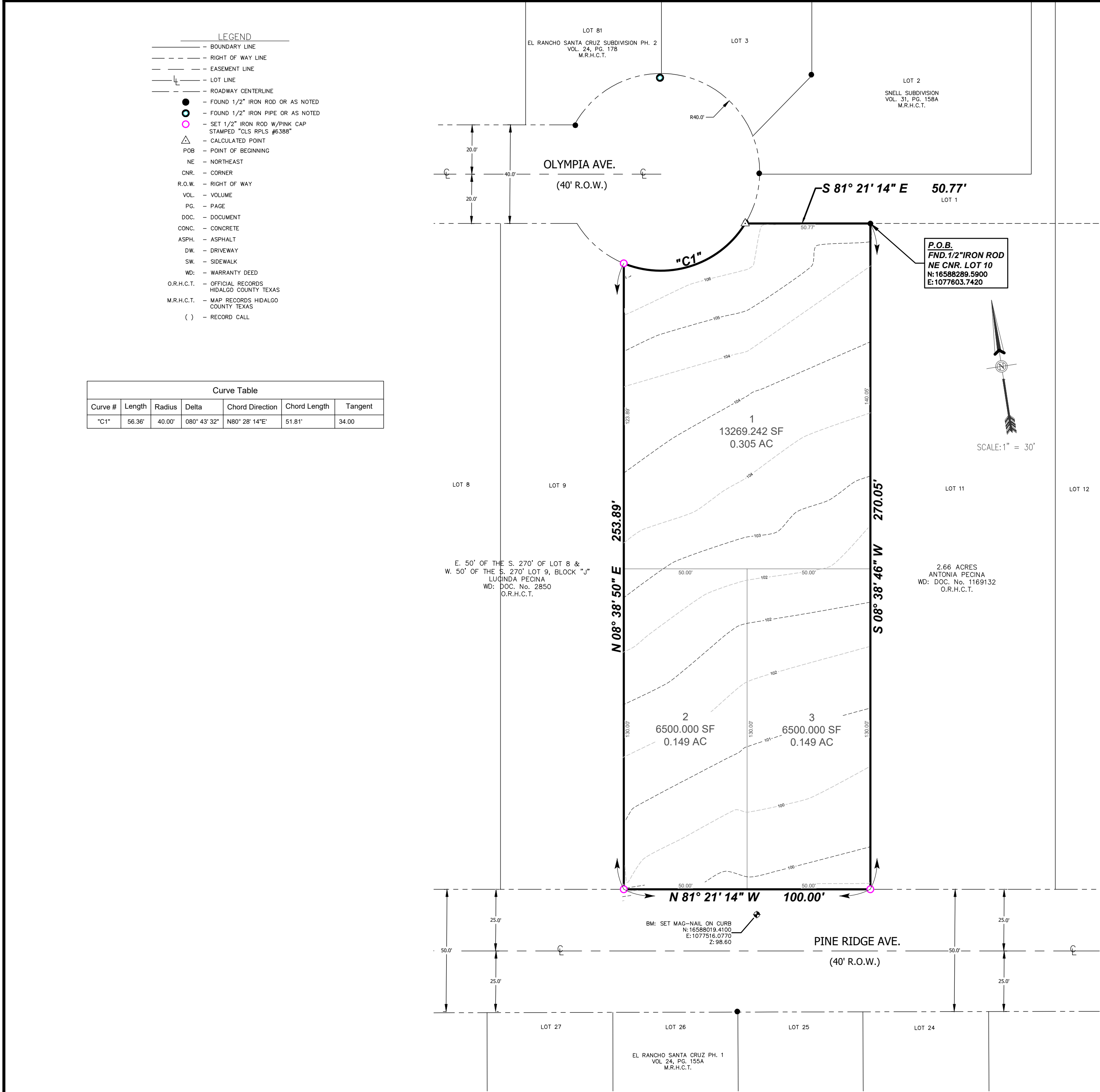
All reviewing city departments have evaluated the variance requests and have indicated no objections to the three requests.

RECOMMENDATION:

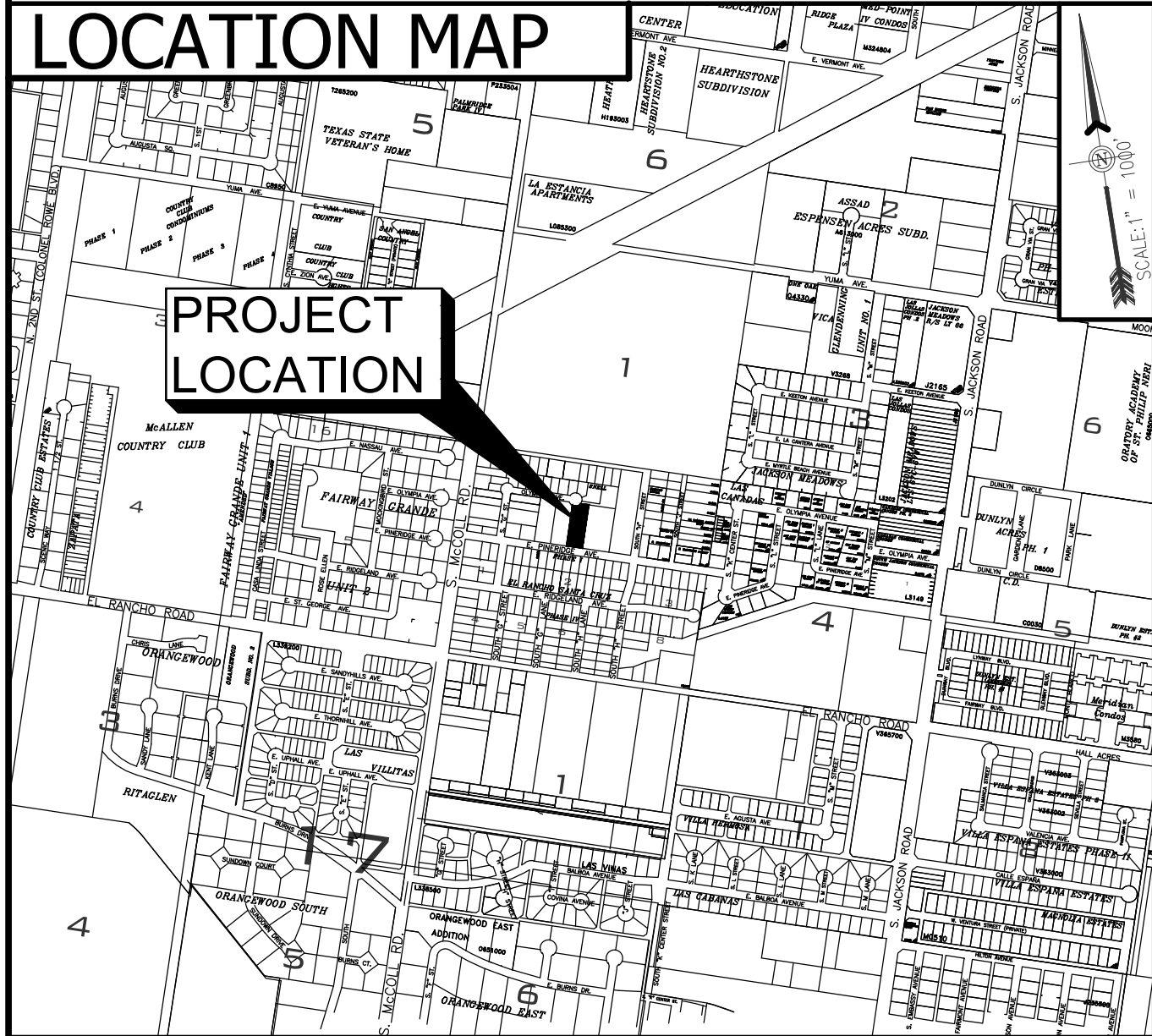
The Planning and Zoning Commission reviewed the subdivision in revised preliminary form, along with the variance requests, at their April 21, 2026 meeting. The Board approved the subdivision in revised preliminary form, subject to the stated conditions, and recommended approval of all three variance requests. Six members were present and cast votes.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Approve the variances as recommended by the Planning and Zoning Commission Board.
3. Table the variance requests for additional information.
4. Disapprove the variance requests.



LOCATION MAP



THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE
DAY OF _____, 20 ____.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF
WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT
RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE
EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT

SECRETARY

RIO PLEX
ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 330-2433
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: MARIEL BERENICE TORRES	3511 DAYTONA AVENUE	MCALLEN, TX 78503	C/O (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE., SUITE 280	MCALLEN, TX 78504	(956) 330-2433
SURVEYOR: MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

SUBDIVISION MAP OF MARIEL LUCILLE SUBDIVISION

BEING A SUBDIVISION OF A 0.603 ACRE [26,268.91 SQ.FT.] TRACT OF LAND
DESCRIBED AS A 0.603 ACRE TRACT OF LAND OUT OF OUT OF THE
RE-SUBDIVISION OF LOT 6, BLOCK 16, SANTA CRUZ SUBDIVISION, HIDALGO
COUNTY, TEXAS, AS PER MAP OR PLACT THEROF RECORDED IN VOLUME 532,
PAGE 402 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 0.603 ACRE [26,268.91 SQ.FT.] TRACT OF LAND DESCRIBED AS A 0.603 ACRE TRACT OF LAND OUT OF OUT OF THE
RE-SUBDIVISION OF LOT 6, BLOCK 16, SANTA CRUZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLACT THEROF
RECORDED IN VOLUME 532, PAGE 402 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THAT CERTAIN EAST 25.0'
OF THE SOUTH 270.0' OF LOT 9 AND THE SOUTH 270.0' OF LOT 10, DESCRIBED AND CONVEYED TO MARIEL BERENICE TORRES BY
VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2991318, OFFICIAL RECORDS OF HIDALGO COUNT, TEXAS
(ORHCT), SAID 0.603 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND [N:16588289.5900, E:1077603.7420] AT THE COMMON NORTH CORNER OF SAID LOT 10
AND THAT CERTAIN LOT 11, AS DESCRIBED IN DEED CONVEYED TO JOSE JIMENEZ, AS RECORDED IN DOCUMENT NO. 11620,
ORHCT, SAME BEING THE SOUTH LINE OF LOT 1 SNELL SUBDIVISION AS RECORDED IN VOLUME 31, PAGE 158A OF THE MAP
RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 38 MINUTES 46 SECONDS WEST (RECORD SOUTH 08 DEGREES 41 MINUTES 25 SECONDS WEST)
ALONG THE COMMON LINE OF SAID LOT 10 AND SAID LOT 11 A DISTANCE OF 270.05 FEET TO A 1/2" IRON ROD WITH PINK CAP
STAMPED "CLS RPLS 6388" SET AT THE SOUTHEAST CORNER OF SAID LOT 10 ON THE NORTH RIGHT OF WAY LINE OF PINERIDGE
AVE, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 21 MINUTES 14 SECONDS WEST (RECORD NORTH 81 DEGREES 18 MINUTES 35 SECONDS WEST)
ALONG THE NORTH RIGHT OF WAY LINE OF SAID PINERIDGE AVE A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH PINK
CAP STAMPED "CLS RPLS 6388" SET AT THE COMMON CORNER OF SAID 0.603 ACRE TRACT AND THAT CERTAIN WEST 50.0' OF SAID
LOT 9, AS DESCRIBED IN DEED CONVEYED TO LUCINDA PECINA, AS RECORDED IN DOCUMENT NO. 5850 (D.R.H.C.T.), FOR THE
SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 38 MINUTES 50 SECONDS EAST (RECORD NORTH 08 DEGREES 41 MINUTES 25 SECONDS EAST) OVER
AND ACROSS SAID LOT 9 AND ALONG THE COMMON LINE OF SAID ROBLES TRACT AND PECINA TRACT A DISTANCE OF 253.89 FEET
TO A 1/2" IRON ROD WITH A CAP STAMPED "CLS RPLS 6388" SET AT THE BEGINNING OF A CURVE TO LEFT, FOR THE NORTHWEST
COMER OF THIS TRACT OF LAND;

THENCE, NORTHEASTERLY ALONG THE RIGHT OF WAY OF E OLYMPIA AVE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF
40.00 FEET A DELTA ANGLE OF 080 DEGREES 43 MINUTES 32 SECONDS, A CHORD BEARING OF NORTH 80 DEGREES 28 MINUTES 14
SECONDS EAST A CHORD LENGTH OF 51.81 FEET, AN ARC DISTANCE OF 56.36 FEET TO A CALCULATED POINT AT AN EXTERNAL
CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 21 MINUTES 14 SECONDS EAST (RECORD SOUTH 81 DEGREES 18 MINUTES 35 SECONDS EAST) ALONG
THE COMMON LINE OF SAID LOT 1 SNELL SUBDIVISION AND SAID LOT 10 A DISTANCE OF 50.77 FEET TO THE POINT OF
BEGINNING; CONTAINING 0.603 ACRES OF LAND [26,268.91 SQ.FT.], MORE OR LESS.

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD;
OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING
DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 11, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER
OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE
PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR
APPROVED SITE PLAN OR EASEMENTS
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR
APPROVED SITE PLAN OR EASEMENTS
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR
APPROVED SITE PLAN OR EASEMENTS
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- CITY OF McALLEN BENCHMARK: NUMBER MC "90", WESTBOUND OF JACKSON ROAD, AT A CANAL CLOSE TO EL RANCHO ROAD. STAINLESS
STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83
TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16587641.6618, E=1079659.0343, ELEV.=96.14.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 6,007 C.F. - 0.138 -
AC-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA AT BUILDING PERMIT STAGE. EACH LOT WILL BE REQUIRED TO
ACCOMMODATE DETENTION AS FOLLOWS: LOT 1: 3,3034.28 CF. : LOT 2: 1,486.36 CF. : LOT 3: 1,486.36 C.F.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED
PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, BICENTENNIAL BLVD., AND BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL
ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY
RESIDENTIAL ZONES/USES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS
PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT,
DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS
SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND
ALLEY INTERSECTIONS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET & BICENTENNIAL BOULEVARD.
- COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF
McALLEN.
- ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
- PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE
PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING
PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR MARIEL LUCILLE SUBDIVISION IS \$46,900.00, BASED ON \$700.00 PER
LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING
PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON
_____, WITH THE CONDITIONS LISTED.
- LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-69 WILL BE USED AS MULTIFAMILY LOTS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MARIEL LUCILLE
SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE
PUBLIC ALL STREETS, ALLEYS PARKS, WATER COURSES, DRAINAGE, EASEMENTS, WATERLINES, SANITARY SEWER LINES, STORM
SEWER, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED, OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN
OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF
THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, WITHER ON THE PLAT OR ON THE OFFICIAL
MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

MARIEL BERENICE TORRES
3511 DAYTONA AVENUE
MCALLEN, HIDALGO, TEXAS 78503

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIEL BERENICE TORRES KNOWN TO ME TO
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF _____, 20 ____.

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 03/20/2026
ENGINEERING JOB # R26-006

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964



STATE OF TEXAS
COUNTY OF HIDALGO

I, MANNY CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS
PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED
HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY
LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN
THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY
OF McALLEN, TEXAS.

DATED THIS THE ____ DAY OF _____, 20 ____.

MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS

DATE SURVEYED: 03/18/2026
SURVEY JOB # K26003



I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT
THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY
APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL
REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

DATE

DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH
THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT
REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC
SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS
ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

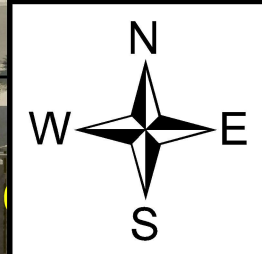


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

5.A.
05/01/2026
5/11/2026

1. Agenda Item: Future Agenda Items.

2. Party Making Request: Isaac Tawil

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Matthew Juarez
Perla Lara

Created/Initiated - 05/01/2026
Final Approval - 05/01/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: None -AS

11. Manager's Recommendation: None. IJT



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.A.

DATE SUBMITTED

MEETING DATE

5/11/2026

1. Agenda Item: 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.
2. Party Making Request: Perla Lara
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Jose Trujillo
- Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: None. IJT



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.B.

DATE SUBMITTED

MEETING DATE

5/11/2026

1. Agenda Item: 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.
2. Party Making Request: Perla Lara
3. Applicant:
4. Nature of Request: Consideration and Possible Action declaring a vacancy and ordinance calling a Run-off Election for June 13, 2026 to fill an Unexpired Term for City Commissioner District 5. *Consideración y posible acción para declarar una vacante y una ordenanza convocando una elección de desempate para el 13 de Junio, 2026 para distrito uní-miembro 5, término inconcluso, para comisionado de la mesa directiva de la ciudad.*
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Jose Trujillo
- Created -
8. Staff Recommendation: Adoption of the ordinance.
9. Advisory Board:
10. City Attorney: Approve if necessary -AS
11. Manager's Recommendation: Approve if necessary. IJT