

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

The McAllen Board of Commissioners convened in a Regular Meeting on **Monday, March 23, 2026**, at 4:45 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 Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios and Commissioner Jose R. "Pepe" Cabeza de Vaca

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, Assistant City Manager Elvira Alonzo, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Omar Sotelo, Finance Director Sonia Resendez

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

PROCLAMATIONS

MCALLEN HIGH SCHOOL BOYS' BASKETBALL TEAM DAY

Commissioner Joaquin Zamora read a proclamation for McAllen High School Boys Basketball Team Day.

AVA ARAGON DAY

Commissioner Joaquin Zamora read a proclamation for Ava Aragon Day.

GREAT AMERICAN CLEANUP

Commissioner Antonio "Tony" Aguirre, Jr. read a proclamation for Great American Cleanup.

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 3:30pm)

1. JOINT MEETING WITH THE MCALLEN PUBLIC UTILITY BOARD

Mayor Javier Villalobos called the meeting to order.

Chairman Charles Amos called the McAllen Public Utility meeting to order.

A) CONSIDERATION AND APPROVAL OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR 2024-2025.

A short presentation was delivered and reviewed regarding the Audit Process, including an overview of the Audit Cycle and the implementation of new auditing and accounting standards.

A summary of the Auditors' Opinion was presented, outlining the results of the audit and the overall conclusions reached by the auditors.

Auditors' Communication

The auditors provided required communications, which included discussion of the following matters:

- Auditor's responsibility under Generally Accepted Auditing Standards (GAAS)
- Auditor's responsibility under Government Auditing Standards
- Auditor's responsibility under Uniform Guidance and Texas Grants Management Standards (TxGMS)
- Review of unusual transactions and the adoption of new accounting principles

- Consideration of management override of controls
- Difficulties encountered during the audit, if any
- Use of management representations
- Review of management judgments and accounting estimates
- Management consultation with other accountants
- Any modification of the auditor's report
- Audit adjustments and passed adjustments

Commissioner **Antonio "Tony" Aguirre, Jr.** shared comments following the presentation.

Staff recommended acceptance and approval of the Comprehensive Annual Financial Report for FY 2024-2025 as submitted and recommended by the Audit Committee.

Commissioner Joaquin Zamora moved to accept the report as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

Trustee Charles Amos moved to accept the report as recommended on behalf of the Public Utility Board and seconded by Mayor Javier Villalobos. The motion carried unanimously.

END OF JOINT MEETING END OF JOINT MEETING

Chairman Charles Amos moved to adjourn the McAllen Public Utility Board Meeting at 5:00 pm. Mayor Javier Villalobos seconded the motion. The motion carried unanimously.

2. 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.)**

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 Rolando "Rolly" Rios. The motion carried unanimously.

1. REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 9, HACKBERRY TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 220 HACKBERRY AVENUE REZ2025-0275

Approved the R-1 Zoning (UDC) at 220 Hackberry Avenue, in accordance with the Planning and Zoning Commission.

2. REZONE FROM R-3A (MULTI-FAMILY RESIDENTIAL APARTMENT-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT A 24.457-ACRE TRACT OF LAND OUT OF LOT 197, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 801 SOUTH TAYLOR ROAD. REZ2026-0015

Approved the R-1 Zoning (UDC) at 801 South Taylor Road, in accordance with the Planning and Zoning Commission.

3. REQUEST OF MUHAMMAD AHKTAR, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SMOKE SHOP (VAPE TIME MCALLEN) AT LOT A, TIFFANY PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 1001 SOUTH 10TH STREET SUITE Q. CUP2025-0131

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a Smoke Shop at 1001 South 10th Street, Suite Q, in accordance with the Planning and Zoning Commission.

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

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is within 400 ft. of a residential use/zone.
- 2) The property must be as close as possible to a major arterial and should not generate traffic onto residential sized streets. The property has direct access to South 10th Street and does not generate traffic into residential areas.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Ten parking spaces are required, and 198 spaces are provided on site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business 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 taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

4. ROUTINE CITY INITIATED REZONINGS

**A. 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:
1450 SOUTH JACKSON ROAD (PID: 509982)
1208 EAST JACKSON AVENUE (PID: 508228, 655625) REZ2025-0245**

Approved the A-O Zoning (UDC) at 1208 East Jackson Avenue, in accordance with the Planning and Zoning Commission.

**B. REZONING FROM R-2 (DUPLEX FOURPLEX RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
QUINCY SUBDIVISION LOTS 16-17, HIDALGO COUNTY, TEXAS 1604 & 1608 RICHMOND AVENUE REZ2025-0258**

Approved the R-2 Zoning (UDC) at 1604 and 1608 Richmond Avenue, in accordance with the Planning and Zoning Commission.

**C. REZONING FROM C-1 (OFFICE BUILDING OFFICE-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
DAVID FARB SUBDIVISION, LOT A HIDALGO COUNTY, TEXAS
101 EXPRESSWAY 83
TAVAREZ MEDICAL CENTER SUBDIVISION, LOT 1 HIDALGO COUNTY, TEXAS
100 RIDGE ROAD
RIDGEVIEW PLACE UNIT NO. 1, LOTS 1-4 HIDALGO COUNTY, TEXAS
1901 - 1913 SOUTH 1st STREET
RIDGEVIEW PLACE UNIT NO. 1, LOTS 5 & 6 HIDALGO COUNTY, TEXAS
105 - 109 EAST TORONTO AVENUE
RIDGEVIEW PLACE UNIT NO. 1, LOTS 7A & 8A HIDALGO COUNTY, TEXAS**

201 - 205 EAST TORONTO AVENUE
 MEDICAL ESTATES UNIT NO. 2, LOT 1 HIDALGO COUNTY, TEXAS
 110 EAST SAVANNAH AVENUE
 MEDICAL ESTATES UNIT NO. 1, LOT 1 HIDALGO COUNTY, TEXAS
 222 EAST RIDGE AVENUE
 HCA RIO GRANDE REGIONAL SUBDIVISION, LOTS 1 & 2 HIDALGO
 COUNTY, TEXAS
 1801 - 1809 SOUTH CYNTHIA STREET
 1901 SOUTH CYNTHIA STREET (PROP ID: 513301)
 MED PLEX SOUTH SUBDIVISION, LOTS A, B & C HIDALGO COUNTY,
 TEXAS
 1913 - 2101 SOUTH CYNTHIA STREET
 500 EAST RIDGE RD (PROP ID: 552572)
 MEDCATH SUBDIVISION, LOT A HIDALGO COUNTY, TEXAS
 1900 SOUTH D STREET
 TIMBERWALK SUBDIVISION, LOT 1 HIDALGO COUNTY, TEXAS
 510 EAST RIDGE RD
 TIMBERWALK SUBDIVISION NO. 2, LOT A HIDALGO COUNTY,
 TEXAS
 1817 SOUTH D STREET
 TIMBERWALK SUBDIVISION NO.3, LOT 1 HIDALGO COUNTY, TEXAS
 1901 SOUTH D STREET
 RIDGEVIEW PLACE UNIT NO. 3, LOT 2
 2010 SOUTH CYNTHIA STREET REZ2025-0259

Approved the C-1 Zoning (UDC) at:

101 Expressway 83
 100 Ridge Road
 1901 - 1913 South 1st Street
 105 - 109 East Toronto Avenue
 201 - 205 East Toronto Avenue
 110 East Savannah Avenue
 222 East Ridge Avenue
 1801 - 1809 South Cynthia Street
 1901 South Cynthia Street
 1913 - 2101 South Cynthia Street
 500 East Ridge Rd
 1900 South D Street
 510 East Ridge Rd
 1817 South D Street
 1901 South D Street

2010 South Cynthia Street, in accordance with the Planning and Zoning Commission.

D. REZONING FROM C-1 (OFFICE BUILDING-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

SOUTH MAIN STREET SUBDIVISION LOTS 3-4, BLOCK 4, HIDALGO COUNTY, TEXAS

1711-1715 SAVANNAH AVENUE REZ2025-0260

Approved the C-1 Zoning (UDC) at 1711-1715 Savannah Avenue, in accordance with the Planning and Zoning Commission.

E. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

SOUTH MAIN STREET SUBDIVISION LOTS 1-8, BLOCK 1, HIDALGO COUNTY, TEXAS

1409-1517 SAVANNAH AVENUE

SOUTH MAIN STREET SUBDIVISION LOTS 13-20, BLOCK 1, AND LOTS 1-7, BLOCK 2, HIDALGO COUNTY, TEXAS

1408-1517 TORONTO AVENUE

SOUTH MAIN STREET SUBDIVISION LOTS 5-13, BLOCK 4, HIDALGO COUNTY, TEXAS

1601-1705 SAVANNAH AVENUE

**SOUTH MAIN STREET SUBDIVISION LOTS 14-26, BLOCK 4, AND
LOTS 1-13, BLOCK 3, HIDALGO COUNTY, TEXAS
1600-1721 TORONTO AVENUE REZ2025-0261**

Approved the R-1 Zoning (UDC) at:

1409-1517 Savannah Avenue

1408-1517 Toronto Avenue

1601-1705 Savannah Avenue

1600-1721 Toronto Avenue, in accordance with the Planning and Zoning Commission.

**F. REZONING FROM C-3 (GENERAL BUSINESS-OC), DISTRICT
UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC)
DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC)
FOR THE FOLLOWING PROPERTIES:**

TOYS R US SUBDIVISION, LOT 1A, HIDALGO COUNTY, TEXAS

1109 EXPRESSWAY 83

1101 EXPRESSWAY 83 (PID: 503420)

**CW MANHATTAN NO. 1 SUBDIVISION, LOT A, HIDALGO COUNTY,
TEXAS**

901 EXPRESSWAY 83

RED LOBSTER SUBDIVISION, LOT 1, HIDALGO COUNTY, TEXAS

701 EXPRESSWAY 83

TEX-MEX UT. NO. 2 SUBDIVISION, LOT 1 AND PROPERTY ID: 211084

3100-3212 COLBATH AVENUE

**SAVANNAH PARK SUBDIVISION, LOTS 1A-2A & 4A, HIDALGO
COUNTY, TEXAS**

601 & 617 U.S EXPRESSWAY 83

CIRCUIT CITY SUBDIVISION, LOT 2A, HIDALGO COUNTY, TEXAS

501 EXPRESSWAY 83

CIRCUIT CITY SUBDIVISION, LOT 1, HIDALGO COUNTY, TEXAS

507 EXPRESSWAY 83

**MCALLEN METHODIST HOSPITAL SUBDIVISION, LOT 1, HIDALGO
COUNTY, TEXAS**

301 EXPRESSWAY 83

**PROPERTY ID: 230478; MCALLEN METHODIST HOSPITAL
SUBDIVISION, LOTS 4-AR & 5-BR; PARC POINTE, LOT A; STUDIO
PLAZA SUBDIVISION, LOT 1; SAVANNAH PROFESSIONAL
SUBDIVISION, LOTS 1 & 2; FUNVILLE SUBDIVISION, LOTS 1-6 AND
LOTS 9-11, HIDALGO COUNTY, TEXAS**

501-809 SAVANNAH AVENUE

**MCALLEN METHODIST HOSPITAL LOT 2B, HIDALGO COUNTY,
TEXAS**

1800 SOUTH 5TH STREET

**SAVANNAH PARK SUBDIVISION, LOT 5A, HIDALGO COUNTY,
TEXAS**

1800 SOUTH 6TH STREET

**INTERNATIONAL BANK SUBDIVISION, LOT 1-A, ARTIE EUGENIA
SUBDIVISION, LOT 1; HLH ENTERPRISE INC, LOT 1 A; FUNVILLE LOT
12A; GRANADA INN, LOT 1; LA COPA HOTEL-S 10TH ST, LOT 1;
TEXAS STATE BANK LA PLAZA MALL, LOT 1, & PIDS: 189483,
184345, 154238, 154242, HIDALGO COUNTY, TEXAS**

1700-2020 SOUTH 10TH STREET

1823 SOUTH 11TH STREET (PIDS: 1124935 & 696092)

LA PLAZA SUBDIVISION, LOT 3A, HIDALGO COUNTY, TEXAS

1500 WICHITA AVENUE

1700 UVALDE AVENUE (PID: 189497)

1700 WICHITA AVENUE (PID: 189495)

**LA PLAZA PH 1A SUBDIVISION, LOTS 1B, 2B, 4A, 6B, 3C AND 7,
HIDALGO COUNTY, TEXAS**

2200 SOUTH 10TH STREET REZ2025-0263

Approved the C-2 Zoning (UDC) at:

1109 Expressway 83

1101 Expressway 83

901 Expressway 83

701 Expressway 83

3100-3212 Colbath Avenue

601 & 617 U.S Expressway 83

501 Expressway 83
507 Expressway 83
301 Expressway 83
501-809 Savannah Avenue
1800 South 5th Street
1800 South 6th Street
1700-2020 South 10th Street
1823 South 11th Street
1500 Wichita Avenue
1700 Uvalde Avenue
1700 Wichita Avenue
2200 South 10th Street, in accordance with the Planning and Zoning Commission.

G. 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

3001 EXPRESSWAY 83 (PID: 531528) REZ2026-0001

Approved the I-1 Zoning (UDC) at 3001 Expressway 83, in accordance with the Planning and Zoning Commission.

H. 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:

JUDCO NO. 2 SUBDIVISION LOTS 1-2, HIDALGO COUNTY, TEXAS

3025 EXPRESSWAY 83

3101 EXPRESSWAY 83

FOODMAKER SUBDIVISION LOT A, HIDALGO COUNTY, TEXAS

1601 SOUTH 23RD STREET

MARTINEZ SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS

1609 SOUTH 23RD STREET

D. CASTILLA SUBDIVISION LOT 1, HIDALGO COUNTY, TEXAS

1809 SOUTH 23RD STREET

MARTINEZ SUBDIVISION UNIT 2 LOT 1, HIDALGO COUNTY, TEXAS

1900 SOUTH 23RD STREET

2900 COLBATH ROAD (PID: 211087)

1605 SOUTH 23RD STREET (PID: 185472) REZ2026-0002

Approved the C-2 Zoning (UDC) at:

3025 Expressway 83

3101 Expressway 83

1601 South 23rd Street

1609 South 23rd Street

1809 South 23rd Street

1900 South 23rd Street

2900 Colbath Road

1605 South 23rd Street, in accordance with the Planning and Zoning Commission.

I. REZONING FROM R-3A (MULTI-FAMILY RESIDENTIAL APARTMENTS-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

MCALLEN BUILDERS' SUBDIVISION LOT 73, HIDALGO COUNTY, TEXAS

2132 SOUTH 32ND STREET REZ2026-0011

Approved the R-3 Zoning (UDC) at 2132 South 32nd Street, in accordance with the Planning and Zoning Commission.

J. REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

EL COLLADO LOT 12, HIDALGO COUNTY, TEXAS

2538 AND 2540 SAVANNAH AVENUE REZ2026-0012

Approved the R-2 Zoning (UDC) at 2538 and 2540 Savannah Avenue, in accordance with the Planning and Zoning Commission.

**K. 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:
COLBATH PLAZA LOT 1, HIDALGO COUNTY, TEXAS
1901 SOUTH TAYLOR RD. REZ2026-0013**

Approved the I-1 Zoning (UDC) at 1901 South Taylor Road, in accordance with the Planning and Zoning Commission.

**L. REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT AND R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
VILLA HERMOSA SUBDIVISION, HIDALGO COUNTY, TEXAS
1200-1332 E. AGUSTA AVENUE (LOTS 10-40, COMMON AREA, BLOCK 1)
3400-3525 SOUTH "M" STREET (LOTS 1-9 AND LOTS 41-52, BLOCK 1)
3400-3500 SOUTH JACKSON ROAD (LOTS 1 AND 2, BLOCK 2)
GEORGETOWN PARK SUBDIVISION, HIDALGO COUNTY, TEXAS
3400-3533 SOUTH "K" CENTER STREET (LOTS 1-21 AND COMMON LOTS A & B)
3402-3534 SOUTH "K" LANE (LOTS 22-54)
3400-3528 SOUTH "L" STREET (LOTS 55-84 AND COMMON LOT C)
1400 EAST EL RANCHO ROAD (PID: 568175)
1400 EAST EL RANCHO ROAD REAR (PID: 568148)
1412 EAST EL RANCHO ROAD (PID: 568149) REZ2026-0016**

Approved the R-1 Zoning (UDC) at:
1200-1332 E. Augusta Avenue
3400-3525 South "M" Street
3400-3500 South Jackson Road
3400-3533 South "K" Center Street
3402-3534 South "K" Lane
3400-3528 South "L" Street
1400 East El Rancho Road
1400 East El Rancho Road (Rear)
1412 East El Rancho Road, in accordance with the Planning and Zoning Commission.

**M. REZONING FROM C-2 (NEIGHBORHOOD COMMERCIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES
4200 SOUTH MCCOLL ROAD (PID: 817895) REZ2026-0017**

Approved the C-1 Zoning (UDC) at 4200 South McColl Road, in accordance with the Planning and Zoning Commission.

**N. REZONING FROM C-3 (GENERAL BUSINESS-OC), AND R-2 (DUPLEX-FOURPLEX-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:
MAIN PLACE LOT 5 AND QUINCY LOTS 1-4, HIDALGO COUNTY, TEXAS:
1501-1613 EXPRESSWAY 83
QUINCY LOTS 6-7
1701-1705 EXPRESSWAY 83
VALRAM HEIGHTS LOTS 1A-2B AND PROPERTY ID: 211089, HIDALGO COUNTY, TEXAS:**

2601-2901 EXPRESSWAY 83
 TEX-MEX UT. NO. 2 LOTS 2-3, O'NEALL LOT 1 AND PROPERTY IDS:
 211078, 211081, 211079, 195365, HIDALGO COUNTY, TEXAS:
 3317-3621 EXPRESSWAY 83
 TEX-MEX UT. NO. 2 LOT 1 AND PROPERTY ID: 211084, HIDALGO
 COUNTY, TEXAS:
 3100-3212 COLBATH AVENUE
 SPEEDY STOP LOT A AND PROPERTY IDS: 230736, 230735,
 HIDALGO COUNTY, TEXAS:
 1600-1606 SOUTH 23RD STREET
 VELEZ LOT 1, HIDALGO COUNTY, TEXAS:
 1713 QUEBEC AVENUE
 QUINCY LOT 18, HIDALGO COUNTY, TEXAS:
 1600 RICHMOND AVENUE
 QUINCY LOTS 12-15, HIDALGO COUNTY, TEXAS:
 1612-1704 RICHMOND AVENUE
 MAIN PLACE LOT 4 AND SOUTH MAIN STREET BLOCK 1 LOT 9,
 HIDALGO COUNTY, TEXAS:
 1400-1405 SAVANNAH AVENUE
 SOUTH MAIN STREET BLOCK 4 LOTS 1-2, HIDALGO COUNTY,
 TEXAS:
 1717-1721 SAVANNAH AVENUE
 SOUTH MAIN STREET BLOCK 2 LOTS 8-10, HIDALGO COUNTY,
 TEXAS:
 1401-1409 TORONTO AVENUE
 JONES LOT 1, HIDALGO COUNTY, TEXAS:
 1821 SOUTH BICENTENNIAL BOULEVARD
 MAIN PLACE LOTS 2-3 AND COMMON AREA, HIDALGO COUNTY,
 TEXAS:
 1800-1812 SOUTH 16TH STREET
 MAIN PLACE LOT 1 AND SOUTH MAIN STREET BLOCK 1 LOTS 10-
 12, HIDALGO COUNTY, TEXAS:
 1800-1916 SOUTH MAIN STREET
 QUINCY LOT 5, HIDALGO COUNTY, TEXAS:
 1617 EXPRESSWAY 83 REZ2026-0257

Approved the C-2 Zoning (UDC) at:

1501-1613 Expressway 83
 1701-1705 Expressway 83
 2601-2901 Expressway 83
 3317-3621 Expressway 83
 3100-3212 Colbath Avenue
 1600-1606 South 23rd Street
 1713 Quebec Avenue
 1600 Richmond Avenue
 1612-1704 Richmond Avenue
 1400-1405 Savannah Avenue
 1717-1721 Savannah Avenue
 1401-1409 Toronto Avenue
 1821 South Bicentennial Boulevard
 1800-1812 South 16th Street
 1800-1916 South Main Street
 1617 Expressway 83, in accordance with the Planning and Zoning Commission.

B) REZONINGS:

1. REZONE FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT: 10.94 ACRES OUT OF LOT 1, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 7401 SOUTH 10TH STREET REAR 5. REZ2025-0270

Staff recommended disapproval of the A-O zoning (UDC) at 7401 South 10th Street (Rear 5), in accordance with the Planning and Zoning Commission.

Commissioner Joaquin Zamora moved to disapprove of the A-O zoning as recommended. The motion was seconded by Commissioner Victor "Seby" Haddad and carried unanimously.

2. REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: LOT 13, BLOCK 9, MILMORE SUBDIVISION, HIDALGO COUNTY, TEXAS; 1320 KENDLEWOOD AVENUE. REZ2026-0014

Saul Homero Sanchz, Sony Rego, Laura Warren, Max Saenz, Mariella Gorena, and William Ruppert addressed the Council during the public comment section of the agenda.

Staff recommended disapproval of the C-1 zoning (UDC) at 1320 Kendlewood Avenue, in accordance with the Planning and Zoning Commission.

Commissioner Victor "Seby" Haddad moved to disapprove of the C-1 zoning as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously.

3. REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 8, BLOCK 1, REDWOOD PARK ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1708 NORTH 8TH STREET. REZ2026-0004 (TABLED)

Commissioner Rolando "Rolly" Rios moved to remove said item from the table and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

Staff recommended disapproval of the R-2 zoning (UDC) at 1708 North 8th Street, in accordance with the Planning and Zoning Commission.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to disapprove the R-2 zoning as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously.

C) CONDITIONAL USE PERMITS:

1. REQUEST OF JHOSSEP J. GIL MARTINEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (TOLOA ROOFTOP) AT LOT 3, NORTH PARK VILLAGE PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE SUITE 360. CUP2026-0002

Mayor Pro Tem Victor "Seby" Haddad announced that he had a conflict with item 2C1 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict form with the City Secretary.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for a Bar at 1200 Auburn Avenue, Suite 360, in accordance with the Planning and Zoning Commission.

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

1. The property line of the lot of any of the 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. Property is within 400 feet of residential use/zone.
2. The above-mentioned businesses must be as close as possible to major arterial and should not allow the traffic generated by such businesses onto residential streets or allow such traffic to exist and disrupt residential areas.
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.
4. The above-mentioned 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. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

2. REQUEST OF NATHAN CHAMBERLAIN, P.E., ON BEHALF OF AEP TEXAS, FOR A CONDITIONAL USE PERMIT, FOR TWO YEARS, AND ADOPTION OF AN ORDINANCE, FOR AN ELECTRIC SUBSTATION AT A 5.55 ACRE TRACT DESCRIBED AS WEST 250 FEET OF THE EAST 756.45 FEET OF THE SOUTH 986.84 FEET OF LAND OUT OF LOT 328, JOHN H SHARY SUBDIVISION, SAVE AND EXCEPT THE WEST 100 FEET OF THE NORTH 50 FEET, HIDALGO COUNTY, TEXAS; 4551 BUDDY OWENS BOULEVARD. (CUP2025-0129) (TABLED)

Item remained tabled.

D) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

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 Joaquin Zamora has moved to approve the items listed on the Consent Agenda except for Item 3E to be addressed separately. The motion was seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca and carried unanimously.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD MARCH 9, 2026.

The minutes of the Workshop and Regular meeting held March 9, 2026, were reviewed and approved as submitted.

B) SUBDIVISION MONTHLY REPORT.

Approved Subdivision Monthly report.

C) PARK MONTHLY STATUS REPORT.

Approved Park Monthly Status report.

D) PROJECT STATUS MONTHLY REPORT THROUGH FEBRUARY 28, 2026.

Approved Project Status Monthly report through February 28, 2026.

E) AWARD OF CONTRACT FOR 35 FT. BUS REHAB (PROJECT NO. 03-26-S56-01).

Staff recommended award of contract to Complete Coachworks in the amount of \$318,615.65, for the 35 ft. Bus Rehab.

Commissioner Joaquin Zamora moved to award the contract as recommended. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously.

F) AWARD OF CONTRACT FOR THE PURCHASE OF ONE (1) GALAXY VS 100 KW APC UNINTERRUPTED POWER SUPPLY (UPS) SYSTEM WITH SELECTED OPTIONS. PROJECT NO. 03-26-P31-01.

Awarded a contract to Insight Public Sector in the amount of \$151,500.00 for the purchase of one (1) Galaxy VS 100 KW APC Uninterrupted Power Supply System with Selected Options.

G) CONSIDERATION AND APPROVAL OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION AND CITY OF MCALLEN REGARDING THE DISTRIBUTION AND MAINTENANCE OF BICYCLE AND PEDESTRIAN COUNTER EQUIPMENT.

Approved a Memorandum of Understanding between the Rio Grande Valley Metropolitan Planning Organization and City of McAllen regarding the distribution and maintenance of bicycle and pedestrian counter equipment.

H) CONSIDERATION AND APPROVAL TO EXTEND AWARD OF BUSINESS FOR EMPLOYEE LIFE & DISABILITY PLANS.

Approved the extension of the Lincoln Financial Award of Life and Disability Plans through September 30, 2027.

I) CONSIDERATION AND APPROVAL OF A LEASE AGREEMENT WITH AERONAUTICAL RADIO, INC. FOR TERMINAL LEASED SPACE AT MCALLEN INTERNATIONAL AIRPORT.

Approved a Lease Agreement with Aeronautical Radio, Inc. for Terminal Leased Space at McAllen International Airport.

J) CONSIDERATION AND APPROVAL OF THIRD AMENDMENT TO LEASE AGREEMENT WITH DAVILA'S DELIVERY SERVICES, INC. AT MCALLEN INTERNATIONAL AIRPORT'S CARGO FACILITY.

Approved a Third Amendment to Lease Agreement with Davila's Delivery Services, Inc. at McAllen International Airport's Cargo Facility.

K) CONSIDERATION AND APPROVAL OF THE FEDERAL AVIATION ADMINISTRATION MEMORANDUM OF AGREEMENT (MOA) FOR AERONAUTICAL NAVIGATIONAL AIDS AT MCALLEN INTERNATIONAL AIRPORT.

Approved a Federal Aviation Administration Memorandum of Agreement (MOA) for Aeronautical Navigational Aids at McAllen International Airport.

L) APPROVAL OF TAX REFUNDS OVER \$500.00.

Approved tax refunds of over \$500.

1. ACOSTA MIGUEL ET. AL.

Approved tax refunds in the amount of \$436.49, \$367.83.

2. BOSE SUBHASH & SAROJINI, LP

Approved tax refunds in the amount of \$166.14, \$260.72, \$314.39, \$166.60.

3. DIVEC HOLDINGS, LLC

Approved a tax refund in the amount of \$583.69.

4. ESPERANZA HOMES MCALLEN, LLC

Approved a tax refund in the amount of \$889.34.

5. FOX PACKAGING

Approved a tax refund in the amount of \$31,953.98.

6. GARZA VALERIE & MONICO MENCHACA

Approved a tax refund in the amount of \$906.36.

7. MARKY HOLDINGS, LTD

Approved a tax refund in the amount of \$2,759.85.

8. MARTINEZ JUAN H

Approved a tax refund in the amount of \$535.78.

9. MEZA ENTERPRISES, INC.

Approved a tax refund in the amount of \$1,409.43.

10. PIERRE-LOUIS MICHAEL MAX

Approved a tax refund in the amount of \$2,101.24.

11. RODRIGUEZ LUIS & NANCY

Approved a tax refund in the amount of \$609.79.

12. RSRH PROPERTIES, LP

Approved a tax refund in the amount of \$698.51.

13. SALINAS ADVENTO & MARISELA

Approved a tax refund in the amount of \$516.81.

14. SHOPPES AT TRES LAGOS, LLC

Approved a tax refund in the amount of \$3,250.04.

15. SWEENEY PATRICK MICHAEL & LAUREN

Approved a tax refund in the amount of \$1,210.75.

4. BIDS/CONTRACTS

- A) CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 1-2025GECPD WITH PAPE-DAWSON CONSULTING ENGINEERS, LLC REGARDING PASSENGER BOARDING BRIDGE IMPROVEMENTS AT MCALLEN INTERNATIONAL AIRPORT (PROJECT NO. 03-26-S54-01).**

Staff recommended approval of Contract Amendment No. 1-2025GECPD with Pape-Dawson Consulting Engineers, LLC for the Terminal Passenger Boarding Bridge Improvements in the amount of \$343,400.50.

Commissioner Rodolfo "Rudy" Castillo moved to approve Contract Amendment No. 1 as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously.

- B) AWARD OF CONTRACT FOR GRANT COMPLIANCE SERVICES (PROJECT NO. 01-26-S22-360).**

Staff recommended award of contract to Reyna Network for Grant Compliance Services.

Commissioner Joaquin Zamora moved to award the contract as recommended. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously.

C) CONSIDERATION AND ACCEPTANCE OF DONATION OF VARIOUS PARCELS IN TRES LAGOS.

Said item was tabled.

5. ORDINANCES

A) PROVIDING AN ABANDONMENT FOR A 10X10 WATER EASEMENT ALONG THE EAST SIDE OF LOT 1 (PROPOSED LOT 1B), CASA CORSICA SUBDIVISION, HIDALGO COUNTY, TEXAS; 3601 NOLANA AVENUE. ABD2026-0002

Staff recommended adoption of an ordinance providing for the abandonment of a 10x10 water easement of land at 3601 Nolana Avenue.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously.

B) PROVIDING A BUDGET AMENDMENT FOR THE IMPROVEMENT OF SHARY ROAD AND MILE 9 ROAD.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$152,073.00 for the improvement of Shary Road and Mile 9 Road.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

C) PROVIDING A BUDGET AMENDMENT TO FUND CITY HALL LAND ACQUISITION, PACE PROGRAM, CHAMBER OF COMMERCE, MEDC, AND AFFORDABLE HOMES.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$3,590,327.00 to fund City Hall Land Acquisition, PACE Program, Chamber of Commerce, MEDC, and Affordable Homes.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

D) CONSIDERATION AND APPROVAL OF A SUBSTANTIAL AMENDMENT TO ORDINANCE 2025-86 / FY 2024-2025 ANNUAL ACTION PLAN.

Staff recommended approval of substantial amendment to Previous Year 2024 -2025 Annual Action Plan.

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

6. VARIANCES

A) CONSIDERATION OF VARIANCE REQUESTS TO: 1) NOT DEDICATE RIGHT OF WAY ON GALVESTON AVENUE; AND 2) NOT DEDICATE RIGHT OF WAY ON HOUSTON AVENUE FOR PROPOSED MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1619 GALVESTON AVENUE. VAR2025-0044

Staff recommended approval of a variance request to: 1) not dedicate Right of Way on Galveston Avenue; and 2) not dedicate Right of Way to Houston Avenue for 1619 Galveston Avenue.

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

B) CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A LOT NOT FRONTING A PUBLIC STREET FOR THE PROPOSED PREMIER ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 4232 S. WARE RD. VAR2025-0003

Staff recommended approval of a variance request to allow a lot not fronting a public street for 4232 S. Ware Rd.

Commissioner Joaquin Zamora moved to approve the variance as recommended. The motion was seconded by Commissioner Victor "Seby" Haddad and carried unanimously.

C) CONSIDERATION OF VARIANCE REQUESTS TO: 1) EXCEED MAXIMUM BLOCK LENGTH REQUIREMENT OF 1,200 FEET AND 2) REQUEST FOR VARIANCE TO WAIVE STREET IMPROVEMENT ESCROW FOR N. 29TH STREET & N. 25TH STREET FOR PROPOSED VICTORIA ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 13424 N. 29TH STREET. VAR2025-0041

Staff recommended approval of a variance request #1 and disapprove #2 to: 1) exceed maximum block length requirement of 1,200 feet and 2) request for variance to waive street improvement escrow for N. 29th Street & N. 25th Street for 13424 N. 29th Street.

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

7. MANAGER'S REPORT

A) ADVISORY BOARD APPOINTMENTS.

CDBG Board

Commissioner Victor "Seby" Haddad presented the following nomination:

- Aylaia Sifuentes – Community Development Block Grant Board (CDBG)

McAllen Housing Finance

Mayor Javier Villalobos and Commissioner Antonio "Tony" Aguirre Jr., presented the following nominations:

- Aldo Flores – McAllen Housing Finance Board
- Mark Hernandez – McAllen Housing Finance Board

Library Board

Mayor Javier Villalobos presented the following nomination.

- Ofelia Averack – McAllen Library Board

B) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: No items mentioned.

8. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Items 8A; and Section 551.087 Economic Development on Item 8B.

Mayor Javier Villalobos recessed the meeting at 6:53 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 7:38 pm and noted the following city commission members present: Mayor Javier Villalobos, Mayor Pro Tem Victor "Seby" Haddad, Commissioner Rolando "Rolly" Rios, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo and Commissioner Jose R. "Pepe" Cabeza de Vaca

A) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION. TEX. GOV'T. CODE §551.071.

No action.

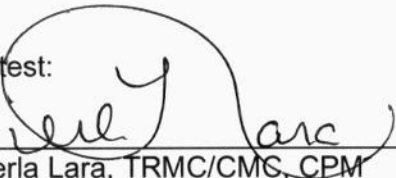
**B) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T.
CODE §551.087.**

No action.

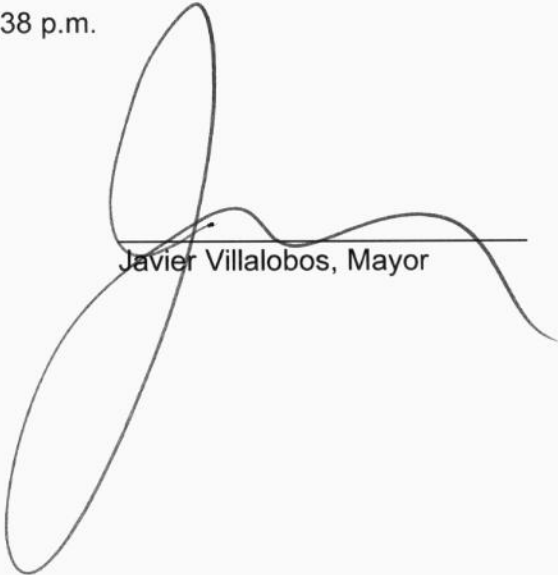
ADJOURNMENT

Without objection the meeting was adjourned at 7:38 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor