STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **April 13, 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, Assistance 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

BLESSING BAGS AWARENESS DAY

Commissioner Jose R. "Pepe" Cabeza de Vaca read a proclamation for Blessing Bags Awareness Day.

COMMUNITY DEVELOPMENT WEEK

Commissioner Rodolfo "Rudy" Castillo read a proclamation for Community Development Week.

MAYOR'S MONARCH PLEDGE DAY

Mayor Javier Villalobos read a proclamation for Mayor's Monarch Pledge Day.

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Commissioner Rolando "Rolly" Rios read a proclamation for National Public Safety Telecommunicators 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.

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 Antonio "Tony" Aguirre Jr. The motion carried unanimously.

1. REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: 8.86 ACRES TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION AND

CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 8600 NORTH 29TH STREET. REZ2026-0018

Approved the R-1 Zoning (UDC) at 8600 North 29th Street, in accordance with the Planning and Zoning Commission.

2. REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT AND R-2 (DUPLEX FOURPLEX-OC) DISTRICT TO M-2 (REGIONAL MIXED USE-UDC) DISTRICT: A 3.43 ACRE TRACT OUT OF A MEASURED 10.50 ACRE TRACT OF LAND, OUT OF THE SOUTH 20.08 ACRES OUT OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS SUBDIVISION, HIDALGO COUNTY, TEXAS; 11401 NORTH 10TH STREET REZ2026-0025

Approved the M-2 Zoning (UDC) at 11401 North 10th Street, in accordance with the Planning and Zoning Commission.

3. REZONE FROM R-2 (DUPLEX FOURPLEX-OC) DISTRICT TO R-2 (MEDIUM DENSITY-UDC) DISTRICT: 7.07 ACRE TRACT, OUT OF A MEASURED 10.50 ACRE TRACT OF LAND, OUT OF THE SOUTH 20.08 ACRES OUT OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS, HIDALGO COUNTY, TEXAS; 11400 NORTH BICENTENNIAL BOULEVARD REZ2026-0026

Approved the R-2 Zoning at 11400 North Bicentennial Boulevard, in accordance with the Planning and Zoning Commission.

4. REQUEST OF OL BEVERAGE HOLDINGS, LLC, ON BEHALF OF RAL PROPERTIES, LTD, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR (OJOS LOCOS) AT LOT A2, LOTS A2 & A3 WICHITA COMMERCIAL PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 2121 SOUTH 10TH STREET. CUP2026-0009

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a Bar at 2121 South 10th Street, 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. The establishment is within 400 feet of a residential use/zone;
2) The abovementioned businesses must be as close as possible to a major arterial, and shall 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. 65 parking spaces are required and are provided as per site plan;
4) The abovementioned businesses must do everything possible to prevent the 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 abovementioned businesses shall restrict the number of persons 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 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.

5. ROUTINE CITY INITIATED REZONINGS

A. REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS–OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL–UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES: 1820 SOUTH BENTSEN ROAD (PID: 280928) REZ2026-0019

Approved the R-3 Zoning (UDC) at 1820 South Bentsen Road, in accordance with the Planning and Zoning Commission.

B. REZONING FROM C-3 (GENERAL BUSINESS–OC) & COMMERCIAL INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL–UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
BENTSEN ROAD PLAZA SUBDIVISION LOTS 1-3, HIDALGO COUNTY, TEXAS
4401, 4421, AND 4501 EXPRESSWAY 83
BENTSEN ROAD PLAZA COMMON AREA SUBDIVISION, LOT A, HIDALGO COUNTY, TEXAS
1620 SOUTH BENTSEN ROAD REZ2026-0020

Approved the C-2 Zoning (UDC) at 1620 South Bentsen Road, in accordance with the Planning and Zoning Commission.

C. REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT AND I-2 (HEAVY INDUSTRIAL-OC) UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
4100 AND 4101 IDELA AVENUE (PID: 270312)
4200 SARAH AVENUE (PID: 270342) REZ2026-0021

Approved the I-1 Zoning (UDC) at:
4100 and 4101 Idela Avenue
4200 Sarah Avenue, in accordance with the Planning and Zoning Commission.

D. REZONING FROM C-3 (GENERAL BUSINESS COMMERCIAL–OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL–UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
J.G ORTEGON SUBDIVISION UNIT NO. 2, LOT 1
4600 SOUTH 23RD STREET
IDELA COMMERCIAL CENTER, LOT A1
4800 SOUTH 23RD STREET
FIRST CASH PAWN #358, LOT 1
4820 SOUTH 23RD STREET
HUTTON MCALLEN NO.1, LOT 1
4603 SOUTH 23RD STREET
PARK SUBDIVISION LOT'S 1-21
4900,4910,5000,5002,5012,5100,5104,5108 SOUTH 23RD STREET
5201 SOUTH 23RD STREET (PID:185525) REZ2026-0022

Approved the C-2 Zoning (UDC) at:
4600 South 23rd Street
4800 South 23rd Street
4820 South 23rd Street
4603 South 23rd Street
4900, 4910, 5000, 5002, 5012, 5100, 5104, 5108 South 23rd Street
5201 South 23rd Street, in accordance with the Planning and Zoning Commission.

E. REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC)

DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
2901 AND 3221 OLGA AVENUE (PID: 270344, 547611)
2900 AND 3300 SARAH AVENUE (PID: 526268) REZ2026-0023

Approved the R-1 Zoning (UDC) at:
2901 and 3221 Olga Avenue
2900 and 3300 Sarah Avenue, in accordance with the Planning and Zoning Commission.

F. REZONING FROM C-3 (GENERAL BUSINESS–OC) DISTRICT AND R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL–UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
MCALLEN THIRD SUBURBAN CITRUS GROVES, LOTS 104, AND 105, BLOCK 3, HIDALGO COUNTY, TEXAS 2501 EXPRESSWAY 83, REZ2026-0024

Approved the C-2 Zoning (UDC) at 2501 Expressway 83, in accordance with the Planning and Zoning Commission.

G. REZONING FROM A-O (AGRICULTURAL & OPEN SPACE–OC) DISTRICT UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL & OPEN SPACE–UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
8600 SOUTH BENTSEN ROAD, REAR 1, 2, 3, 4, 5, 6 (PID: 121429, 280725, 280726, 280728, 280729, 280730, 1309994)
8900 SOUTH BENTSEN ROAD, REAR 1, 2, 3 (PID: 280723, 283065, 283064, 283066, 283067, 1112017, 1112018) REZ2026-0027

Approved the A-O Zoning (UDC) at 8600 South Bentsen Road (Rear 1, 2, 3, 4, 5, 6), and 8900 Bentsen Road (Rear 1, 2, 3), in accordance with the Planning and Zoning Commission.

B) CONDITIONAL USE PERMIT:

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

Commissioner Joaquin Zamora moved to remove said item from the table and seconded by Commissioner Antonio "Tony" Aguirre Jr. The motion carried unanimously.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for two years, for a Electric Substation at 4551 Buddy Owens Boulevard, 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:

The proposed development will require an 8-foot-tall buffer on the east side, which may be by cedar planks, since it shares less than 200 feet in common with the residential use. The proposed substation must also comply with the following:

1. The proposed electric substation shall meet all the minimum standards established in applicable city ordinances; and will not be detrimental to the health welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.
2. No form of pollution shall emanate beyond the immediate property line of the permitted use.
3. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

4. New railroad facilities and structures for private utilities, other than the usual poles, wires and underground utilities; shall require a permit.

Commissioner Joaquin Zamora moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried with a vote 5 votes in the affirmative and Commissioner Rodolfo "Rudy" Castillo voting against.

C) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Antonio "Tony" Aguirre Jr. moved to amend the Zoning Ordinance and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

D) PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAMANTHA MINARRO FOR A VARIANCE FROM SECTION 6-2 (A) OF THE CITY OF MCALLEN CODE OF ORDINANCES OF THE ALCOHOLIC BEVERAGE CODE, AT LOT 3, WILKINS SUBDIVISION NUMBER 3, HIDALGO COUNTY, TEXAS; 3732 PECAN BOULEVARD, UNIT 5. ABC2026-00001

Mayor Javier Villalobos called the Public Hearing to order.

Staff recommended approval of the variance from Section 6-2 of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code at 3732 Pecan Boulevard, Unit 5.

Commissioner Rolando "Rolly" Rios moved to approve the variance as recommended and seconded by Commissioner Joaquin Zamora. 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 moved to approve the items listed on the Consent Agenda and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD MARCH 23RD, AND SPECIAL MEETING HELD ON MARCH 27, 2026.

The minutes of the Workshop and Regular meeting held March 23rd, and Special Meeting held on March 27, 2026, were reviewed and approved as submitted.

B) AWARD A CONTRACT FOR THE PURCHASE OF AN AIRCRAFT RESCUE AND FIREFIGHTING (ARFF) APPARATUS AT MCALLEN INTERNATIONAL AIRPORT (PROJECT NO. 01-26-P23-115).

Awarded a contract to Oshkosh Airport Products in the amount of $1,025,158.00 for the purchase of an Aircraft Rescue and Firefighting (ARFF) Apparatus at McAllen International Airport.

C) AWARD OF CONTRACT FOR THE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT FOR RETAMA PLAYGROUND (PROJECT NO. 02-26-C15-318).

Awarded a contract to Park Place Recreation Designs in the amount of $349,968.40 for the purchase and installation of Playground Equipment for Retama Playground.

D) AWARD OF CONTRACT FOR ESCANDON FIELD LIGHTING AND ELECTRICAL (PROJECT NO. 01-26-C12-385).

Awarded a contract to Komplex Electric, Inc. in the amount not to exceed of $193,915.00 for Escandon Field Lighting and Electrical.

E) CONSIDERATION AND APPROVAL OF THE TRANSIT TITLE VI PLAN UPDATE.

Approved the Transit Title VI Plan update.

F) CONSIDERATION AND APPROVAL OF A FEDERAL TRANSIT ADMINISTRATION & TXDOT CERTIFICATIONS & ASSURANCES.

Approved a Federal Transit Administration & TXDOT Certifications & Assurances.

G) CONSIDERATION AND AUTHORIZATION TO REMOVE 4TH QUARTER OF FISCAL YEAR 2024-25 UNCOLLECTIBLE SANITATION & DRAINAGE FEE ACCOUNTS FROM THE GENERAL LEDGER AND BEGIN WRITE-OFF PROCEDURES.

Approved authorization to remove 4th Quarter of Fiscal Year 2024-2025 Uncollectible Sanitation and Drainage Accounts from General Ledger and begin Write-Off procedures.

H) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 CHAMPIONS LAKE GOLF COURSE EROSION CONTROL PHASE II (PROJECT NO. 07-25-C28-649).

Approved Change Order No. 1 in the amount of $29,071.80 for a revised contract amount of $550,575.85 and twenty-five (25) additional calendar days for a contract time of 145-calendar days for the Champions Lake Golf Course Erosion Control Phase II Project.

I) CONSENT RESOLUTIONS

1. AMENDMENT TO RESOLUTION NO. 2026-13 TO INCORPORATE LANGUAGE AS REQUIRED BY THE OFFICE OF THE GOVERNOR, FOR FUNDING UNDER THE FISCAL YEAR 2027 BORDER ZONE FIRE DEPARTMENTS (BZFD) GRANT PROGRAM, TO REQUEST FUNDING IN AN AMOUNT UP TO $90,000.00.

Approved Amendment to Resolution No. 2026-13 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2027 Border Zone Fire Departments (BZFD) Grant Program, to request funding in an amount up to $90,000.00.

2. AMENDMENT TO RESOLUTION NO. 2026-21 TO INCREASE THE MAXIMUM REQUESTED AMOUNT FROM $815,000.00 TO $1,104,196.00 FOR FUNDING UNDER THE FISCAL YEAR 2026 STATE AND HOMELAND SECURITY PROGRAM – REGULAR PROJECTS (SHSP-R).

Approved Amendment to Resolution No. 2026-21 to increase the maximum requested amount from $815,000.00 to $1,104,196.00 for funding under the Fiscal Year 2026 State and Homeland Security Program – Regular Projects (SHSP-R).

3. AMENDMENT TO RESOLUTION NO. 2025-13 TO INCORPORATE LANGUAGE AS REQUIRED BY THE OFFICE OF THE GOVERNOR, FOR FUNDING UNDER THE FISCAL YEAR 2026 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) – ASSESSMENT AND EVALUATION PROJECTS TO ACCEPT FUNDING IN THE AMOUNT OF $166,400.00.

Approved Amendment to Resolution No. 2025-13 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Assessment and Evaluation Projects to accept funding in the amount of $166,400.00.

4. AMENDMENT TO RESOLUTION NO. 2025-12 TO INCORPORATE LANGUAGE AS REQUIRED BY THE OFFICE OF THE GOVERNOR, FOR FUNDING UNDER THE FISCAL YEAR 2026 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) – GOVERNANCE AND PLANNING PROJECTS, TO ACCEPT FUNDING IN THE AMOUNT OF $24,000.00.

Approved Amendment to Resolution No. 2025-12 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Governance and Planning Projects, to accept funding in the amount of $24,000.00.

5. AMENDMENT TO RESOLUTION NO. 2025-11 TO INCORPORATE LANGUAGE AS REQUIRED BY THE OFFICE OF THE GOVERNOR, FOR FUNDING UNDER THE FISCAL YEAR 2026 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) – MITIGATION PROJECTS, TO ACCEPT FUNDING IN THE AMOUNT OF $412,000.00.

Approved Amendment to Resolution No. 2025-11 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects, to accept funding in the amount of $412,000.00.

6. AMENDMENT TO RESOLUTION NO. 2025-14 TO INCORPORATE LANGUAGE AS REQUIRED BY THE OFFICE OF THE GOVERNOR, FOR FUNDING UNDER THE FISCAL YEAR 2026 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) – WORKFORCE DEVELOPMENT PROJECTS, TO ACCEPT FUNDING IN THE AMOUNT OF $10,000.00.

Approved Amendment to Resolution No. 2025-14 to incorporate language as required by the Office of the Governor, for funding under the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Workforce Development Projects, to accept funding in the amount of $10,000.00

J) APPROVAL OF TAX REFUNDS OVER $500.00

Approved tax refunds of over $500.

1. ABC SUPPLY CO., INC.

Approved a tax refund in the amount of $691.65.

2. BURGER KING #1904

Approved a tax refund in the amount of $1,338.35.

3. BURGER KING #9688

Approved a tax refund in the amount of $2,235.95.

4. BURGER KING #16761

Approved a tax refund in the amount of $1,056.85.

5. COTALITY TAX SERVICES

Approved tax refunds in the amount of $1,763.11,$618.45, $868.78, $349.05, $353.87, $693.32, $826.61, $125.78, $2,651.88, $199.70, $177.55, $992.00, $112.22, $1,162.62, $3,543.87, $1,924.82, $316.87, $1,209.87, $1,918.54, $1,020.18, $1,138.62, $1,186.66, $251.37, $695.10, $1,611.14, $1,558.93, $211.74, $1,067.84, $168.90, $122.10, $1,248.07, $1,770.44, $31.43, $761.37, $942.83, $1,825.84, $997.36, $545.10, $629.87, $1,022.99, $403.08, $1,668.87, $1,652.06, $513.19, $2,403.90, $1,169.42, $1,135.90, $1,078.95, $2,427.77, $135.08, $1,167.37, $205.14, $1,295.55, $312.87, $311.88, $841.03, $916.89, $913.33.

6. FALCON INTERNATIONAL BANK

Approved tax refunds in the amount of $2,020.45, $2,020.45, $1,394.13.

7. JPO WASH SYSTEMS, LLC

Approved a tax refund in the amount of $1,117.41.

8. LERETA, LLC DBA ACCUMATCH

Approved tax refunds in the amount of $1,310.36, $78.48.

9. MILLER JEREMY & ELVIRA

Approved a tax refund in the amount of $521.33.

10. PAUSA COCINA DE AUTOR, LLC

Approved a tax refund in the amount of $524.95.

11. POPEYES N2930-99

Approved a tax refund in the amount of $1,432.87.

12. POPEYES P8101-99

Approved a tax refund in the amount of $908.15.

13. RGV SSS PROPERTIES, LLC

Approved a tax refund in the amount of $638.78.

14. RODRIGUEZ YOLANDA C

Approved tax refunds in the amount of $297.38, $358.73, $394.37.

15. RYAN, LLC FOR GRIFOLS, INC.

Approved a tax refund in the amount of $453.92, $439.95.

16. TEJAS EQUIPMENT RENTAL

Approved a tax refund in the amount of $1,024.88.

17. TRAD ANTONIO NAIM

Approved a tax refund in the amount of $597.49.

18. VALDEZ CATARINO A JR & LETICIA

Approved a tax refund in the amount of $820.88.

3. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR IDELA AVENUE EXTENSION FROM SS115 (23RD STREET) TO SH336 (10TH STREET) (PROJECT NO. 04-26-S76-01).

Staff recommended award of contract to HALFF Associates in the amount of $124,640.00, for the Idela Avenue Extension from SS115 (23rd Street) to SH336 (10th Street).

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

B) AWARD OF CONTRACT FOR IDELA AVENUE EXTENSION FROM LOS INDIOS PARKWAY TO 40TH STREET (PROJECT NO. 04-26-S77-01).

Staff recommended award of contract to Perez Consulting Engineers, LLC in the amount of $152,830.00, for the Idela Avenue Extension from Los Indios Parkway to 40th Street.

Commissioner Rodolfo "Rudy" Castillo moved to award the contract as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

C) AWARD OF CONTRACT FOR LARK AVENUE ROADWAY WIDENING TAYLOR ROAD TO 29TH STREET (PROJECT NO. 04-26-S73-01).

Staff recommended award of contract to TEDSI Infrastructure Group in the amount of $209,030.00, for the Lark Avenue Roadway Widening Taylor Road to 29th Street.

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

D) AWARD OF CONTRACT FOR SPRAGUE AVENUE ROADWAY WIDENING FROM FM2220 (WARE ROAD) TO SH336 (10TH STREET) (PROJECT NO. 04-26-S74-01).

Staff recommended award of contract to RRP Consulting Engineers, LLC in the amount of $298,456.60, for the Sprague Avenue Roadway Widening from FM2220 (Ware Road) to SH336 (10th Street).

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre. The motion carried unanimously.

4. ORDINANCES

A) CONSIDERATION AND POSSIBLE APPROVAL OF AN ORDINANCE UPDATING THE CITY'S ADVISORY BOARDS.

Staff recommended adoption of an ordinance updating the city's advisory boards.

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

B) CONSIDERATION AND POSSIBLE APPROVAL OF AN ORDINANCE PROVIDING FOR AN AMENDMENT TO THE MEMBERSHIP OF THE ZONING BOARD OF ADJUSTMENT.

Staff recommended adoption of an ordinance providing for an amendment to the membership of the Zoning Board Adjustment.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

5. RESOLUTION

A) CONSIDER AND POSSIBLE ACTION TO ADOPT RESOLUTION FOR EDA APPLICATION FOR WAREHOUSE KINGDOM.

Staff recommended approval of a resolution for EDA application for Warehouse Kingdom.

Commissioner Antonio "Tony" Aguirre moved to approve the variance as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

6. VARIANCE

A) CONSIDERATION OF A VARIANCE REQUEST TO NOT PROVIDE ALLEY RIGHT-OF-WAY DEDICATED AND ESCROW REQUIREMENTS FOR THE PROPOSED VERONA HEIGHTS SUBDIVISIONS, HIDALGO COUNTY, TEXAS; 2604 N. WARE ROAD.

Staff recommended approval of a variance request to not provide alley Right-of-Way dedicated and escrow requirements for the proposed 2604 North Ware Road.

Commissioner Antonio "Tony" Aguirre moved to approve the variance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

7. MANAGER'S REPORT

A) REVIEW OF THE QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED DECEMBER 31, 2025.

Staff presented the Quarterly Investment Report for quarter ending December 31, 2025 and recommended acceptance of said report as per the Audit Investment Committee.

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

B) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows:

Presentation on the City's regulatory authority over various federal operations (City Manager: Isaac Tawil)

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 Item 8C; Section 551.072 Deliberation Regarding Real Property on Item 8B; Section 551.0761 Critical Infrastructure on Items 8D; and Section 551.087 Economic Development on Item 8A.

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.

B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACTS 1. TEX. GOV'T. CODE §551.072.

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.

C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTS. TEX. GOV'T. CODE §551.071.

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.

D) DELIBERATION REGARDING CRITICAL INFRASTRUCTURE FACILITY. TEX. GOV'T. CODE § 551.0761.

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.

ADJOURNMENT

Without objection the meeting was adjourned at 6:08 p.m.

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary