



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
TUESDAY, MAY 26, 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 Rodolfo "Rudy" Castillo

PROCLAMATION - Rio Grande Regional Hospital Top 100 Recognition Day - Laurie Pulido

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

SWEARING IN CEREMONY OF NEWLY ELECTED OFFICIALS

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-3 (General Business-OC) District to R-1 (Low- Density Residential-UDC) District: A 0.12 of an acre tract of land out of Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 711 South 24th Street. **REZ2026-0045**

2. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 12, Block 4, Southwest Heights No. 2 Subdivision, Hidalgo County, Texas; 621 South 29th Street. **REZ2026-0046**
3. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 5, Chula Vista Subdivision No. 3, Hidalgo County, Texas; 513 Chula Vista Street. **REZ2026-0047**
4. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 7, Orangewood East Subdivision, Hidalgo County, Texas; 3812 South “F” Street. **REZ2026-0050**
5. Rezoning from I-1 (Light Industrial-OC) District to C-2 (Regional Commercial-UDC) District: 1.810 Acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, Hidalgo County, Texas; 105 North Jackson Road. **REZ2026-0064**
6. Request of Israel Torres Jr., on behalf of caferico956 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Café Rico) at the south one-half of Lot 10, Block 10, McAllen Addition, Hidalgo County, Texas; 115 South 17th Street. **CUP2026-0021**
7. Request of Zuribeth V. Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a nightclub (The Mansion Discotheque) at Lot 11, Block 23, McAllen Addition, Hidalgo County, Texas; 221 South 17th Street. **CUP2026-0022**
8. Request of Priscilla J. Kunkle, on behalf of World Gospel Mission, for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Religious Center) at Lots 26-29, Block 10, College Heights Subdivision, Hidalgo County, Texas; 2021 Jackson Avenue and 2105, 2109, and 2021 Kennedy Circle. **CUP2026-0023**
9. Request of Yasin I. Ansari, on behalf of South Texas Educational Technologies INC., for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Horizon Montessori Public School) at Lot 1 and Lots 5 through 12, Block 36, North McAllen Addition Subdivision, Hidalgo County, Texas; 320 North Main Street and 321 North Broadway Street. **CUP2026-0024**
10. Request of Villas at Tres Lagos SPE, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an associated recreation (clubhouse) at Common Area “A”, Villas at Tres Lagos Phase I Subdivision, Hidalgo County, Texas; 5602 Wisdom Avenue. **CUP2026-0025**
11. ROUTINE CITY INITIATED REZONINGS
 - a. 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:
 - Botelo Industrial Park Subdivision, Lots 8-9, Hidalgo County, Texas
2701 and 2721 Durango Avenue
 - Botelo Industrial Park Subdivision, Lots 10-21, Hidalgo County, Texas
6400-6601, 6613, and 6701 South 27th Street
 - Botelo Industrial Park Subdivision, Lots 24-28, Hidalgo County, Texas
6601, 6513, 6501, 6413, and 6401 South 28th Street
 - Botelo Industrial Park Subdivision, Lot 29, Hidalgo County, Texas
2601 Military Highway
 - 6400, 6412, 6500, 6512, 6600, 6612, 6613, 6614, 6615, and 6700 South 28th Street

(PIDs: 546664, 546666, 546667, 546668, 546669, 546670, 562265, 546693, 546671, 562271)

6612 and 6614 South 27th Street (PIDs: 546691, 562268)

3001 Military Highway and Rear (PIDs: 270373, 270177)

3101 Military Highway and Rear (PIDs: 686964, 686965)

3201 Military Highway (PID: 584855) **REZ2026-0048**

b. 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:

Southwest Industrial Park Subdivision, Lot "A", Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 1-"A", Lots 2-C & 2-D McAllen Southwest Industrial District Unit 4 Subdivision, Lot 2-C, Lots 2-E and 2-F McAllen Southwest Industrial District Unit #4 Subdivision, Lots 2-E and 2-F, Hidalgo County, Texas

3801, 4001, 4201, 4301, and 4317 Military Highway

Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 6, Hidalgo County, Texas

4001 Acapulco Avenue

McAllen Southwest Industrial District Unit #7 Subdivision, Lots 1-2,

6813 and 7021 South Bentsen Road

6700-6713 South 40th Street (PIDs: 230565, 230566, 230553, 230554)

4300 Acapulco Avenue & Rear (PIDs: 230557, 230560)

3701 Military Highway & Rear (PIDs: 270377, 270378)

6800 South Ware Road & Rear 1 and 2 (PIDs: 236793, 1237297, 1128922)

7221 South Bentsen Road & Rear 1-7 (PIDs: 584480, 845190, 270200, 270205, 270201, 1236855, 270202, 1071549) **REZ2026-0049**

c. 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:

7500 South 23rd Street (PID: 1073374)

7500 South 23rd Street Rear 1 through 19 (PIDs: 1075707, 1019737, 1076532, 1075705, 1073376, 270191, 270192, 1075708, 1019739, 527160, 270193, 1071081, 1019750, 1071080, 1019758, 240195, 1071079, 270198, and 1075052)

REZ2026-0051

d. Rezoning from R-2 (Duplex-Fourplex-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:

1913, 1917, 1925, 1929, 1933, 1939, 1943, 1947, 2009, 2013, 2019, 2023, and 2101 Portland Avenue (PIDs: 185494, 185493, 185492, 185491, 185490, 185488, 185487, 185486, 185482, 185481, 185480, 185479, and 185478) **REZ2026-0052**

e. 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 Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 2, Sharyland

Business Park No. 4 Subdivision, Lot 8, Sharyland Business Park No. 6 Subdivision,
 Lot 26, Hidalgo County, Texas
 6499, 6900, and 7100 South International Parkway
 Sharyland Business Park Lots 9, 10 & B Subdivision, Lots 9, 10, and B, Sharyland
 Business Park Lots 17B and 17C Subdivision, Lots 17B-17C, Sharyland Business
 Park No. 2 Subdivision, Lot 18, Hidalgo County, Texas
 4880, 4900, 5000, 5201, 5521, and 5600 Military Highway
 Sharyland Business Park Lot 12 Subdivision, Lot 12, Sharyland Business Park Lot
 16 Subdivision, Lot 16, Sharyland Business Park No. 2 Subdivision, Lot 19 and
 Outlot "A", Hidalgo County, Texas
 5200, 5300, 5800, and 5900 George McVay Drive
 Sharyland Business Park No. 3 Subdivision, Lot 20A, Hidalgo County, Texas
 6551 South Shary Road
 Sharyland Business Park Lot 7 Subdivision, Lot 7, Sharyland Business Park No. 9
 Subdivision, Lot 27, Sharyland Business Park No. 10 Subdivision, Lots 28-30,
 Sharyland Business Park No. 11 Subdivision, Lot 1, Sharyland Business Park No.
 11A Subdivision, Lots 2A-2C, Hidalgo County, Texas
 5124-5125 and 5300-5801 Honduras Avenue
 4700 and 6898 South International Parkway (PID: 713488, 640695)
 5125 Honduras Avenue Rear (PID: 722966)
 5201 Honduras Avenue (PID: 280771)
 4801 George McVay Drive & Rear (PIDs: 593205, 593206)
 5001 George McVay Drive & Rear (PIDs: 593207, 593208)
 5201 George McVay Drive & Rear (PIDs: 623973, 623974)
 5500 George McVay Drive (PID: 639142)
 5501 George McVay Drive & Rear (PIDs: 639136, 639137)
 5701 George McVay Drive (PID: 639150, 639151)
 5801 George McVay Drive & Rear (PID: 639148, 639149)
 5900 George McVay Drive & Rear (PID: 639145, 639147)
 7401 South Shary Road (PID: 1568735) **REZ2026-0053**

f. Rezoning from R-3A (Multifamily Residential Apartment-OC), C-3 (General
 Business-OC), C-4 (Commercial Industrial-OC), and C-2 (Regional Commercial-
 UDC) Districts, under the Old Code (OC) and the Unified Development Code (UDC)
 to CC-UT (City Core-Uptown-UDC) District under the new Unified Development
 Code (UDC) for the following properties:

North McAllen Subdivision, Lots 1-6 Block 1
 North McAllen Subdivision, Lots 7-12 Block 4
 North McAllen Subdivision, Lots 1-6 Block 5
 North McAllen Subdivision, Lots 1-6 Block 12
 North McAllen Subdivision, Lots 7-12 Block 13
 North McAllen Subdivision, Lots 1-6 Block 16
 North McAllen Subdivision, Lots 1-6 Block 17
 North McAllen Subdivision, Lots 7-12 Block 20
 North McAllen Subdivision, Lots 1-6 Block 21
 North McAllen Subdivision, Lots 1-6 Block 28
 North McAllen Subdivision, Lots 7-12 Block 29
 North McAllen Subdivision, Lots 1-6 Block 32

North McAllen Subdivision, Lots 1-6 Block 33
 North McAllen Subdivision, Lots 7-12 Block 36
 North McAllen Subdivision, Lots 1-6 Block 37
 North McAllen Subdivision, Blocks 41-56
 North McAllen Lot A Block 49 Subdivision, Lot A Block 49
 North McAllen, Lot 10A, Block 45 Subdivision, Lot 10A Block 45
 101, 117, 121, 201, 221, 309, 319, 401, 409, 421, 501, 503, 509, 517, 521, 601,
 609, 611, 617, 621, 701, 703, 705, 709 and 721 North 10th Street
 100-221 North 11th Street
 100-213 North 12th Street
 100-221 North Broadway Street
 100-722 North Main Street
 100-219 North 15th Street
 100-221 North 16th Street
 100-222 North 17th Street
 100, 104, 110, 120 and 200 North Bicentennial Boulevard
 1000-1722 Ash Avenue
 1000-1724 Beech Avenue
 1109 & 1309 Cedar Avenue
 51 North 17th Street (PID: 247680)
 1101 Ash Avenue (PID: 248128)
 10 North Broadway Street (PID: 248129)
 1301 Ash Avenue (PID: 248138)
 101 North Main Street (PID: 248139)
 113 North Main Street (PID: 248140)
 28 North 16th Street (PID: 248144)
 110 North 16th Street (PID: 248146)
 101 North 16th Street (PID: 248148)
 120 North 17th Street (PID: 248149)
 100 North Bicentennial Boulevard (PID: 248151)
 104 North Bicentennial Boulevard (PID: 248154)
 51 North 15th Street (PID: 567823)
 105 North 15th Street (PID: 20835249) **REZ2026-0054**

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

C) Public Hearing and Consideration of a request from El Tio Showgun LLC. for a variance from Section 6-2 (b) of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code, at the south 35 feet of Lot 5, all of Lot 6, and the north 40 feet of Lot 7, Block 1, Amended Map of Highland Center Subdivision, Hidalgo County, Texas; 2300 North 10th Street, Suite B **ABC2026-00003**.

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 Regular Meeting held on May 11, 2026.
- B) Subdivision Monthly Report.
- C) Project Status Monthly Report through April 30, 2026.
- D) Parks Monthly Status Report.
- E) Consideration and Authorization to Negotiate Scope and Fees with Top-Ranked Firm for Professional Engineering Services for the Development of an Industrial Park (Project No. 02-26-S41-658).
- F) Consideration and Approval of a Memorandum of Understanding between South Texas College and the City of McAllen for the Adult Education and Literacy Program.
- G) Award of Contract for the Purchase of Caliche (Project No. 04-26-SP13-118).
- H) Award of Contract for the Purchase and Delivery of Lawn and Leaf Bags (Project No. 04-26-SP12-155).
- I) Award of Contract for the Purchase & Delivery of Type "D" Hot Mix Asphaltic Concrete - Zavala Subdivision (CDBG) (Project No. 05-26-P32-130).
- J) Award of Contract for Pavement Markings Service Contract (Project No. 04-26-S61-814).
- K) CONSENT RESOLUTIONS
 - 1. Amendment to Resolution No. 2026-04 to incorporate language as required by the Office of the Governor for funding under the Fiscal Year 2027 Texas Anti-Gang Program to request funds in the amount of \$600,000.00.
 - 2. Resolution authorizing the submission of a grant application to the U.S. Department of Transportation for funding under the Fiscal Year 2026 Safe Streets and Roads for All (SS4A) Grant Program, to request funds in an amount not to exceed \$9,300,400.00.
 - 3. Consideration and Approval of a resolution to amend the AEP TEEEF Rider Application.
 - 4. Resolution authorizing the execution of a development and reimbursement agreement pertaining to the Tres Lagos public improvement district.
- L) Approval of Tax Refunds over \$500.00.
 - 1. Aguilar Jose C Fernandez
 - 2. Amaizing Lash Studio
 - 3. Arepet Express LLC
 - 4. Boot Barn Inc #355
 - 5. Fogon Restaurant LLC
 - 6. Garcia Eliodora
 - 7. Garcia Miguel & Diana
 - 8. The Gold Store
 - 9. Kemolee Marie & Lucio Sosa Jr
 - 10. Macias Elias & Laura
 - 11. Rodriguez Eusebio & Yesenia
 - 12. Texas National Bank

3. BIDS/CONTRACTS:

- A) Award of Contract for the Zavala Subdivision Pavement Improvement Single Machine Repaving (CDBG) (Project No. 05-26-C29-512).
- B) Award of Contract for Convention Facilities Master Plan Feasibility Study and Related Analysis (Project No. 10-25-S02-524).

4. ORDINANCES:

- A) Providing for the Mid-Year Budget Amendment for Fiscal Year 2025-2026.
- B) Providing a Budget Amendment Request for the Golf Course Project.
- C) Authorizing the Issuance of Sanitation System Revenue Bonds — North American Development Bank.

5. MANAGER'S REPORT:

- A) Board and Committees served by Elected Officials.
- B) Future Agenda Items.
- C) Election of Mayor Pro Tem.

6. TABLED ITEMS:

- 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**

7. 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) Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
- B) Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.
- C) Consultation with City Attorney regarding ordinance enforcement. Tex. Gov't. Code §551.071.

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 19, 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