

**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.

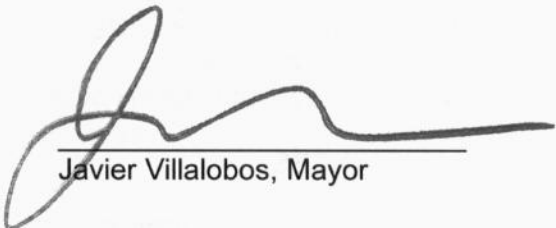
ADJOURNMENT

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

Attest:



Perla Lara, TRMC/GMC, CPM
City Secretary



Javier Villalobos, Mayor