



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Pepe Cabeza de Vaca
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora

Commissioner Rolando "Rolly" Rios
Commissioner Rodolfo "Rudy" Castillo
Commissioner Michael Fallek
City Manager Isaac J. Tawil

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, JUNE 8, 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 - Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca
PROCLAMATION - Gustavo Escandon Day - Eric Jarvis

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

1. PUBLIC HEARING:

A) ROUTINE ITEMS: *(All Rezoning 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 R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: a 0.78 of one acre tract of land out of Lot 1, Northeast 1/4 of Section 7, Hidalgo Canal Company's Subdivision of Porciones 64, 65 & 66, Hidalgo County, Texas; 301 Houston Avenue. **REZ2026-0055**
2. Rezoning from C-1 (Office Building-OC) District and C-3 (General Business-OC) to C-1 (Local Commercial-UDC) District: All of Lot B, Emily Sasser No. 2 Subdivision and all of Lot 1, H.E.B. Sotex Subdivision, Hidalgo County, Texas; 720 and 800 East Jackson Avenue. **REZ2026-0056**

3. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 9, Redbud Subdivision, Hidalgo County, Texas; 309 Quamasia Avenue. **REZ2026-0057**

4. ROUTINE CITY INITIATED REZONINGS

a. 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:

South Airport Subdivision, Lot 1, Andrades Subdivision, Lot 1, Deluxe Auto Subdivision, Lot 1, V-Reyna Subdivision, Lot 1, 2621 S. 23rd Street Subdivision, Lot 1, South Depot Road Subdivision, Lots 1-12, Gonzalez-Chapa Subdivision, Lot A, Alonzo Barrera Subdivision, Lot 1, Casa Linda Heights Subdivision, Lots 1-7 Block 1, Lots 1- 6 Block 2, Colonia Hermosa No. 2 Subdivision, Lots 1-4 Block 11 and Lots 15-19 Block 11, Hidalgo County, Texas

2521-2600 South 23rd Street

2620-2820 South 23rd Street

2409, 2901, 2909, 2905, 2917, 3001, 3013, 3101 and 3109 South 23rd Street
2216 El Rancho Road (Avenue)

2000, 2201, 2202, 2203, 2205, 2510, 2601 and 2617 South 23rd Street (PIDS: 185499, 211101, 185500, 185501, 230713, 185510 and 185509)

2319 Jordan Road (PID: 230718) **REZ2026-0058**

b. 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:

Casa Linda Heights Subdivision, Lots 8-14 Block 1 and Lots 7-10 Block 2, Colonia Hermosa No. 2 Subdivision, Lots 1-10 Block 1, Lots 1-26 Blocks 2, 5, 6, and 9, Lots 22-24 Block 3, Lots 1-7 and 14-24 Block 4, Lots 1-24 Blocks 7-8, Lots 1-31 Block 10, Lots 5-14 and 20-23 Block 11, Hidalgo County, Texas

2716-2816 South 22nd Street

2904 -3001 South 22nd Street

2101-2149 Azteca Avenue

2021-2149 Balboa Avenue

2001-2149 Cortez Avenue

2000-2217 Diaz Avenue

2000-2216 El Rancho Road (Avenue) **REZ2026-0059**

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:

Colonia Hermosa No. 2 Lots 11-13 Block 1, Lots 1, 2, 5, 16, 17 and 21 Block 3, Hidalgo County, Texas

2100 and 2104 Azteca Avenue

2801 South 21st Street and Rear

2012 and 2028 Balboa Avenue

2020 and 2027 Balboa Avenue (PIDs: 151392 and 1132112)

2000 Cortez Avenue (PID: 1132109)

3301 South 23rd Street and Rears 1-5 (PIDs: 185513, 189398, 189397, 189396, 189399 and 189395)

3501 and 3901 South 23rd Street (PIDs: 185515 and 189400)

4100 South Old 10th Street and Rears 1-6 (PIDs: 189403, 902495, 189403, 189336, 189402, 189339 and 189401)

4200 South Old 10th Street and Rears 1-2 (PIDs: 189335, 1893338 and 20406949)

4500 South Old 10th Street and Rear (PIDs: 189340 and 189341) **REZ2026-0060**

d. Rezoning from C-1 (Office Building-OC), C-4 (Commercial Industrial-OC), R-2 (Duplex-Fourplex Residential-OC) and A-O (Agricultural & Open Space-OC) Districts under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

2007 and 2105-2109 Portland Avenue (PIDs: 185483, 185477, 185476, and 201281)

2201 Expressway 83 (PID: 185474) **REZ2026-0061**

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:

Central Market Subdivision, Lot 1; Dinero Subdivision, Lot 1; Warehouse Kingdom Subdivision Phase II, Lot 1; The Warehouse Kingdom Subdivision, Lots 2-4; Hammond Development Subdivision, Lots 1-6; Tanya Industrial Park Subdivision, Lots 1-12, Hidalgo County, Texas

5617, 5701, 5901, 6101, 6201, 6501, 7801, 7809, 7917 and 8301 South 23rd Street
2101 and 2501 Military Highway

2008 and 1900 Dicker Road

1900-2009 and 2101-2109 Tanya Avenue

2016 Tanya Avenue (PID: 731308)

5721 South 23rd Street, 6101 South 23rd Street Rear, 6201 South 23rd Street Rear, 6901, 7501, 7505, 7915, 7917, 7825 and 8101 South 23rd Street (PIDs: 846161, 185532, 729595, 1469996, 1076373, 1468083, 1468079, 590644 and 580999)

2220 Military Highway (PID: 185533) **REZ2026-0062**

f. 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:

Hutton-McAllen No. 2 Subdivision, Lot 1, and South 23rd Commercial Park Phase 1 Subdivision, Lots 1-2, Hidalgo County, Texas

4701, 5525 and 5601 South 23rd Street

5501 South 23rd Street and 5601 South 23rd Street Rear (PIDs: 185527 and 624337) **REZ2026-0063**

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

END OF PUBLIC HEARING

2. **CONSENT AGENDA:** *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

- A) Approval of Minutes for Workshop and Regular Meeting held on May 26, 2026.
- B) Award of Contract for the Alley Rehab Section B Project (Project No. 05-26-C27-620).
- C) Award of Service Contract for Various Types of Concrete Work (Project No. 02-26-S43-800).
- D) Award of Contract for various types of Concrete Service (FTA Funded) (Project No. 04-26-S78-804).
- E) Consideration and Approval of a Memorandum of Understanding between City of McAllen and Hidalgo County Precinct No. 2 for construction of a Parking Lot in Springfest Multipurpose Fields (Project No. 06-26-S88-01).
- F) Consideration and Approval of a Memorandum of Understanding between City of McAllen and Hidalgo County Precinct No. 2 for construction of a Parking Lot in El Rancho Park (Project No. 06-26-S87-01).
- G) Consideration and Authorization to remove uncollectible parking fines from the Downtown Services General Ledger and begin Write-Off procedures.
- H) Consideration and Approval of Phase Approval Form No. 1 for the Master Service Agreement for Various Improvements at the Anzalduas Port of Entry (Project No. 12-24-S10-739).
- I) Consideration and Approval of an Interlocal Agreement between City of Edinburg and City of McAllen for submission of 2026 Rio Grande Valley Metropolitan Organization (RGV MPO), Category 7 funds, for Traffic Signal Timing Improvements.
- J) Consideration and Approval to reject bids for the McAllen Heritage Center New Storage Building (Project No. 06-26-C31-976).
- K) **CONSENT RESOLUTIONS**
 - 1. Resolution authorizing the submission of the grant application to the 2026 Rio Grande Valley Metropolitan Organization (RGV MPO), Category 7 funds for traffic signal timing study for East-West Corridors within City of Edinburg and City of McAllen limits.
 - 2. Resolution authorizing the submission of the grant application to the 2026 Rio Grande Valley Metropolitan Organization (RGV MPO), Category 7 funds for Traffic Improvements along major roadways.
- L) Approval of Tax Refunds over \$500.00
 - 1. Corelogic Refunds Dept
 - 2. Garcia Hector Jr
 - 3. Housing Authority of the City of McAllen
 - 4. Ryan LLC
 - 5. USA Investment TX LLC
 - 6. Xpress MRI

3. **BIDS/CONTRACTS:**

- A) Award of Contract for Auditing Services for Fiscal Year Ending 2026-2030.
- B) Award of Contract for the Lindberg Avenue and 6th Street Drainage Improvements (Project No. 04-26-C22-655).
- C) Consideration of and Authorization to Negotiate Scope and Fees with Top-Ranked Firm for Construction Engineering Inspection Services for the FM2220 (Ware Road) Underground Trail Passing (Project No. 05-26-S50-620).

4. ORDINANCE:

- A) Providing an abandonment for a 10-foot utility easement, being 0.227 of an acre out of Lots 6 and 7, The District Phase I Subdivision, Hidalgo County, Texas; 7901 North 10th Street. **ABD2024-0011**

5. VARIANCES:

- A) Consideration of Variance requests to 1.) Internal road Right-of-Way width, and 2.) Exceed the maximum block length for proposed Alhambra on 10th Phase II Subdivision, Hidalgo County, Texas; 11401 N. 10th Street. **VAR2026-0018**
- B) Consideration of variance requests to 1) not dedicate the required Right-of-Way on S. Bentsen Road, 2) not meeting the required Cul-De-sac requirement, and 3) not to provide sidewalks on the south side of the east/west interior street for proposed Ballesteros Subdivision, Hidalgo County, Texas; 2201 S. Bentsen Road. **VAR2026-0017**
- C) Consideration of a variance request to not provide for the east-west ¼ mile collector street for the proposed Hernandez Acres Subdivision, Hidalgo County, Texas, 14601 N. Trospen Road. **VAR2026-0004**
- D) Consideration of variance requests to 1) not provide the required alley for commercial property, 2) not to provide the required N/S Collector Street, and 3) exceed the maximum block length for proposed J & A Ranch Subdivision, Hidalgo County, Texas; 11505 N. Bryan Road. **VAR2026-0021**
- E) Consideration of variance requests to 1) not dedicate the required Right-of-Way on S. 10th Street, and 2) allow a lot for development without frontage on a public street for the proposed The Cue Subdivision, Hidalgo County, Texas; 2801 S. 10th Street. **VAR2026-0019**

6. MANAGER'S REPORT:

- A) Consideration and Approval for the Name Selection of the new Library Foundation.
- B) Review of the Quarterly Investment Report for Quarter Ended March 31, 2026.
- C) Advisory Board Appointments.
- D) Future Agenda Items.

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) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- B) Deliberation regarding critical infrastructure facility. Tex. Gov't. Code §551.0761.
- C) Consultation with City Attorney regarding pending litigation. 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 June 2, 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