

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

The McAllen Board of Commissioners convened a Regular Meeting on Tuesday, **May 26, 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 Joaquin Zamora, 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.

PROCLAMATION

RIO GRANDE REGIONAL HOSPITAL TOP 100 RECOGNITION DAY

Commissioner Jose R. "Pepe" Cabeza de Vaca read a proclamation for Rio Grande Regional Hospital Top 100 Recognition Day.

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

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 Rolando "Rolly" Rios. The motion carried unanimously by those present.

- 1. REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: A 0.12 OF AN ACRE TRACTS OF LAND OUT OF LOT 1, ALTA LOMA SUBDIVISION, HIDALGO COUNTY, TEXAS; 711 SOUTH 24TH STREET. REZ2026-0045**

Approved the R-1 Zoning at 711 South 24th Street, in accordance with the Planning and Zoning Commission.

- 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**

Approved the C-2 Zoning at 621 South 29th Street, in accordance with the Planning and Zoning Commission.

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

Approved the R-1 Zoning at 513 Chula Vista Street, in accordance with the Planning and Zoning Commission.

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

Approved the R-1 Zoning at 3812 South "F" Street, in accordance with the Planning and Zoning Commission.

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

Approved the C-2 Zoning at 105 North Jackson Road in accordance with the Planning and Zoning Commission.

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

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar at 115 South 17th Street, in accordance with the Planning and Zoning Commission.

The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

1. Adequate Lighting, including, but not limited to, all entrances and exits
2. Security personnel based on occupancy load
3. Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on square footage
4. Noise control
5. Age verification device with capability to produce reports
6. Mark all occupants that are under the age of 21 with UV ink
7. Litter control
8. Maximum occupancy load established by the building official

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

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a nightclub at 221 South 17th Street in accordance with the Planning and Zoning Commission.

The proposed nightclub must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

1. Adequate Lighting, including, but not limited to, all entrances and exits
2. Security personnel based on occupancy load
3. Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on square footage
4. Noise control
5. Age verification device with capability to produce reports

6. Mark all occupants that are under the age of 21 with UV ink
7. Litter control
8. Maximum occupancy load established by the building official

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

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for an institutional use (religious center) at 2021 Jackson Avenue and 2105, 2109 and 2021 Kennedy Circle, in accordance with the Planning and Zoning Commission.

The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

1. The proposed use shall not generate traffic onto residential-sized streets or disrupt residential areas and shall be as close as possible to a major arterial.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. The required parking is provided from parking lot across Jackson Avenue and shared parking with the lot north of the property. Based on approximately 15,200 square feet, 30 parking spaces are required. 7 spaces are provided on site, and 19 spaces are provided in the lot to the northwest, across the intersection. The remaining 4 spaces are provided from the parking agreement with Iglesia Evangélica Cristiana, a church located directly north of the main building.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
5. Provisions should be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of people within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
7. Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence for any new construction;

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

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for an institutional use (Horizon Montessori Public School) at 320 North Main Street and 321 North Broadway Street in accordance with the Planning and Zoning Commission.

The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

1. The proposed use shall not generate traffic onto residential-sized streets or disrupt residential areas and shall be as close as possible to a major arterial. The property does not generate traffic in residential areas and has direct access to North Main Street.
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, additional parking will be required.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street to discourage vandalism and criminal activity;

5. Provisions should be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of people within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
7. Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

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

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for associated recreation (clubhouse) at 5602 Wisdom Avenue, in accordance with the Planning and Zoning Commission.

The site plan must comply with all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed clubhouse must also comply with the following specific requirements:

1. No form of pollution shall emanate beyond the immediate property line of the permitted use;
2. Additional reasonable restrictions or conditions such as 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. The project is to propose 19 parking spaces;
3. The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of overall development;
4. The associated recreation shall be customarily incidental to and maintained and operated as a part of primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID);
5. The associated recreation should not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
6. The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

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

Approved the -1 (Light Industrial-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, in accordance with the Planning and Zoning Commission

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**

Approved the I-2 (Heavy Industrial-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, in accordance with the Planning and Zoning Commission.

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**

Approved the A-O (Agricultural & Open Space-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, in accordance with the Planning and Zoning Commission.

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

Approved the R-2 (Medium Density Residential-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, in accordance with Planning and Zoning Commission.

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

Approved the I-1 (Light Industrial-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, in accordance with the Planning and Zoning Commission.

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

Approved the CC-UT (City Core-Uptown-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, in accordance with Planning and Zoning Commission.

B) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to amend the Zoning Ordinance and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

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.

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 2300 North 10th Street, Suite B.

Commissioner Rodolfo "Rudy" Castillo moved to approve the variance as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. 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 and was seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

A) APPROVAL OF MINUTES FOR REGULAR MEETING HELD ON MAY 11, 2026.

Approved the minutes of Regular Meeting held May 11, 2026, as submitted.

B) SUBDIVISION MONTHLY REPORT.

Approved the Subdivision Monthly report.

C) PROJECT STATUS MONTHLY REPORT THROUGH APRIL 30, 2026.

Approved the Project Status Monthly Report through April 30, 2026.

D) PARKS MONTHLY STATUS REPORT.

Approved the 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).

Authorized to Negotiate Scope and Fees with Top-Ranked Firm for Professional Engineering Services for the Development of an Industrial Park.

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.

Approved 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).

Awarded a contract to Frontera Material's Inc. for the Purchase of Caliche.

H) AWARD OF CONTRACT FOR THE PURCHASE AND DELIVERY OF LAWN AND LEAF BAGS (PROJECT NO. 04-26-SP12-155).

Awarded a contract to Dano Enterprises, Inc. for Options 3 and 4 at a unit price of \$0.558 per bag for lawn and leaf bags.

I) AWARD OF CONTRACT FOR THE PURCHASE & DELIVERY OF TYPE "D" HOT MIX ASPHALTIC CONCRETE - ZAVALA SUBDIVISION (CDBG) (PROJECT NO. 05-26-P32-130).

Awarded a contract to Terra Firma Materials, LLC in the amount of \$95,750.25 for the Purchase and Delivery of Type "D" Hot Mix Asphaltic Concrete at Zavala Subdivision.

J) AWARD OF CONTRACT FOR PAVEMENT MARKINGS SERVICE CONTRACT (PROJECT NO. 04-26-S61-814).

Awarded a contract to Valley Striping Corp. for Pavement Marketing Services.

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.

Approved a resolution providing for the 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.

Approved a 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.

Approved a resolution providing for the amendment of the AEP Temporary Emergency Electric Energy Facilities (TEEEF) Rider Application.

4. RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPMENT AND REIMBURSEMENT AGREEMENT PERTAINING TO THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT.

Approved a 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.

Approved tax refunds of over \$500.

1. JOSE C. FERNANDEZ AGUILAR

Approved tax refunds in the amounts of \$432.20; \$128.83; \$62.04.

2. AMAIZING LASH STUDIO

Approved a tax refund in the amount of \$509.11.

3. AREPET EXPRESS LLC

Approved a tax refund in the amount of \$627.36.

4. BOOT BARN INC. 3355

Approved a tax refund in the amount of \$901.97.

5. FOGON RESTAURANT LLC

Approved a tax refund in the amount of \$1,396.33.

6. ELIODORA GARCIA

Approved a tax refund in the amount of \$606.13.

7. MIGUEL & DIANA GARCIA

Approved tax refunds in the amounts of \$313.34; \$161.49 and \$45.73.

8. THE GOLD STORE

Approved a tax refund in the amount of \$558.10.

9. MARIA KEMOLEE & LUCIO SOSA, JR.

Approved tax refunds in the amounts of \$1,092.94 and \$81.44.

10. ELIAS & LAURA MACIAS

Approved a tax refund in the amount of \$663.38.

11. EUSEBIO & YESENIA RODRIGUEZ

Approved a tax refund in the amount of \$724.46.

12. TEXAS NATIONAL BANK

Approved a tax refund in the amount of \$1,156.38.

3. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR THE ZAVALA SUBDIVISION PAVEMENT IMPROVEMENT SINGLE MACHINE REPAVING (CDBG) (PROJECT NO. 05-26-C29-512).

At this time, Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca presided over the meeting.

Staff recommended awarding of contract to Cutler Repaving, Inc. in the amount of \$135,175.00, for the Zavala Subdivision Pavement Improvement Single Machine Repaving (CDBG).

Comments and questions were raised and addressed. Commissioner Rodolfo "Rudy" Castillo moved to award the contract as recommended and seconded by Commissioner Michael Fallek. The motion carried unanimously by those present.

B) AWARD OF CONTRACT FOR CONVENTION FACILITIES MASTER PLAN FEASIBILITY STUDY AND RELATED ANALYSIS (PROJECT NO. 10-25-S02-524).

Staff recommended award of contract to Victus Advisors in the amount of \$76,500.00, for the Convention Facilities Master Plan Feasibility Study and Related Analysis.

Commissioner Rolando "Rolly" Rios moved to award the contract as recommended and was seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

4. ORDINANCES

A) PROVIDING FOR THE MID-YEAR BUDGET AMENDMENT FOR FISCAL YEAR 2025-2026.

Staff recommended adoption of an ordinance providing for a mid-year budget amendment for Fiscal Year 2025-2026.

Commissioner Antonio "Tony" Aguirre, Jr. moved to adopt the ordinance as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

B) PROVIDING A BUDGET AMENDMENT REQUEST FOR THE GOLF COURSE PROJECT.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$1,400,000 for the Golf Course Project.

Commissioner Rodolfo "Rudy" Castillo moved to adopt the ordinance as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

C) AUTHORIZING THE ISSUANCE OF SANITATION SYSTEM REVENUE BONDS — NORTH AMERICAN DEVELOPMENT BANK.

Staff recommended adoption of the Ordinance Authorizing the Issuance of Sanitation System Revenue Bonds through North American Development Bank in the amount of Ten Million Dollars (\$10,000,000).

Ms. Ann Burger Entekin presented an overview of the Sanitation Revenue Bonds Taxable Series 2026 including the proposed debt service taxable series and the projected debt service coverage taxable series 2026.

Commissioner Rodolfo "Rudy" Castillo moved to adopt the ordinance as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

5. MANAGER'S REPORT

A) BOARD AND COMMITTEES SERVED BY ELECTED OFFICIALS.

Commissioner Michael Fallek moved to approve the nomination of Commissioner Rolando "Rolly" Rios to be in place for the IMAS Board Committee and was seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

B) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: Recap Workshop Session, Airport Updates, Golf Project Update

C) ELECTION OF MAYOR PRO TEM.

The Commission called for the election of Mayor Pro Tem.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve Commissioner Jose R. "Pepe" Cabeza de Vaca as the new Mayor Pro Tem and was seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

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**

Commissioner Antonio "Tony" Aguirre, Jr. moved to remove said item from the table and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

Staff recommended disapproval of the variance request to reduce the right-of-way at 6000 S. Jackson Road.

Commissioner Rodolfo "Rudy" Castillo moved to approve the variance as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

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

Commissioner Antonio "Tony" Aguirre, Jr. moved to remove said item from the table and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

Staff have recommended approval of the variance request to reduce the right-of-way at 5801 S. McColl Road.

Commissioner Rodolfo "Rudy" Castillo moved to approve the variance as recommended and seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously by those present.

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).

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 7B and 7C; Section 551.072 Deliberation Regarding Real Property on Item 7A.

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

Commissioner Michael Fallek announced that for Items 7A, 7B, and 7C he would abstain from discussion and voting on said matters.

Commissioner Rolando "Rolly" Rios moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion passed with 4 votes in the affirmative and Commissioner Michael Fallek voting in abstention.

B) 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 seconded by Commissioner Rodolfo "Rudy" Castillo. The motion passed with 4 votes in the affirmative and Commissioner Michael Fallek voting in abstention.

C) CONSULTATION WITH CITY ATTORNEY REGARDING ORDINANCE ENFORCEMENT. 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 seconded by Commissioner Rodolfo "Rudy" Castillo. The motion passed with 4 votes in the affirmative and Commissioner Michael Fallek voting in abstention.

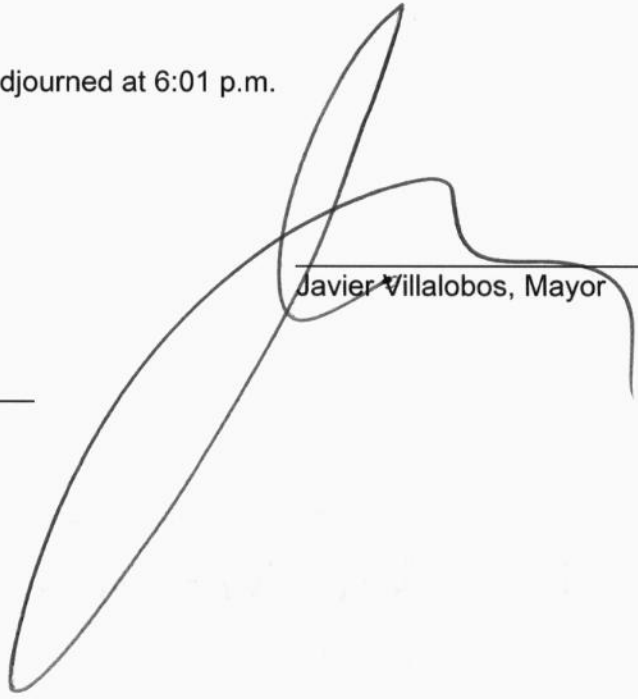
ADJOURNMENT

Without objection the meeting was adjourned at 6:01 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor