



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 22, 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 Joaquin Zamora

- PRESENTATION** - Municipal Clerk's Office Achievement of Excellence Award
- PROCLAMATION** - 250th Anniversary of American Independence - Denny Meline

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 M-2 (Regional Mixed Use-UDC) District to R-2 (Medium Density Residential-UDC) District: a 0.96 acre tract of land out of a measured 10.50 acre tract of land out of the south 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 11401 North 10th Street (Rear). **REZ2026-0065**

2. Rezoning from C-3L (Light Commercial-OC) District and R-3A (Multifamily Residential Apartment-OC) to R-3 (High-Density Residential-UDC) District: A 8.98-acre tract of land, more or less, out of Lot 6, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 2315 South McColl Road. **REZ2026-0072**

3. Request of Jaime Castillo, on behalf of Betania McAllen, for a Conditional Use Permit, for life of use, and adoption of an ordinance for an Institutional Use at Lots 1-16, Block 6, Bonnie-View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. **CUP2026-0034**

4. Request of Edgar A. Espinoza, for a Conditional Use Permit, for life of use, and adoption of an ordinance for an Institutional Use (welding institute) at Lot 45, less east 30 feet of Lot 45 and all of Lot 46, Betty-Rose Subdivision, Hidalgo County, Texas; 601 East Beaumont Avenue. **CUP2026-0036**

5. ROUTINE CITY INITIATED REZONINGS

a. Rezoning from R-3A (Multifamily Residential Apartment-OC) District, R-3C (Multifamily Residential Condominium-OC) District, and R-3T (Multifamily Residential Townhouse-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

Springfield Heights Subdivision, South 562.5 feet of the North 572.5 feet of Lot 1, Fairway North Subdivision, Lots 1-21, Hidalgo County, Texas
500 Wichita Avenue Rear
600-817 Toronto Avenue **REZ2026-0066**

b. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

South Main Street Subdivision, Lots 1-7 Block 2, Blocks 3 & 4 South Main Street Subdivision, Lots 1-13 Block 3, Hidalgo County, Texas 1415, 1417, 1501, 1505, 1509, 1513, 1517, 1601, 1605, 1609, 1613, 1617, 1621, 1625, 1701, 1705, 1709, 1713, 1717 and 1721 Toronto Avenue **REZ2026-0067**

c. Rezoning from I-1 (Light Industrial-OC) District to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

Mama Chedes Cold Storage Subdivision, Lot 1, McAllen Palms Business Park Subdivision, Lots 1-25 and Detention Areas Lot "A" and "B", Hidalgo County, Texas
4700 South Old 10th Street
1012-1701 Melba Avenue
5040-5041 South Main Street
4800-4901 South 15th Street
4800-4901 South 17th Street
4401, 4501 and Rears 1-2, 4601 and Rears 1-3, 4701, 4730, 5100, 5200, 5208, 5216, 5300 and 5400 South Old 10th Street (PIDs: 189362, 189342, 189343, 189346 and 690189, 189344, 189347, 542756, 189345, 1462773, 189352, 189355, 189358, 189359, 189360, 511993 and 189361)
1100 and Rear, 1200 and Rears 1-2, 1300, 1500 and 1700 Military Highway (PIDs:

189321 and 189322, 189320, 189318, 189319, 343366, 654316, 644893 and 644894) **REZ2026-0068**

d. Rezoning from I-1 (Light 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:

CEH Addition Subdivision, Lot 1; and The Warehouse Kingdom Lot 1A Subdivision, Lot 1A, Hidalgo County, Texas 6321 and 6401 South 23rd Street **REZ2026-0069**

e. 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:

3029 Expressway 83 (PID: 1444065) **REZ2026-0070**

f. 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:

C.W. Manhattan Subdivision No.2, Lot A; Colbert's Addition Subdivision, Lot A; Fairway North Subdivision, Lot 3, Block 1; La Placita Subdivision, Lot 1; Lots A2 & A3 Wichita Commercial Park Subdivision, Lots A2 & A3; and Fairway Plaza Subdivision, Lot 1, Hidalgo County, Texas

1819, 1821, 2017, 2101, 2109, 2117, 2131, 2201 South 10th Street
620 Wichita Avenue

1800 South 2nd Street (PID: 230477)

1815, 1816, 1900, 1902, 1904, 1906, 1908, 2001, 2011, and 2101 South 10th Street (PIDs: 189484, 154239, 154241, 154240, 173609, 173610, 194176)

1904 South 11th Street (PID: 154240)

913 Uvalde Avenue (PID: 194176) **REZ2026-0071**

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 of Workshop and Regular Meeting held June 8, 2026.

B) Subdivision Monthly Report.

C) Project Status Monthly Report through May 31, 2026.

D) Parks Monthly Project Status Report.

E) Award of Contract for Traffic Signal and Illumination Design Engineering Services for Bales Road Widening from 10th Street to 2nd Street.

- F) Consideration and Authorization to Negotiate Scope of Services and Fee Schedules with Top-Ranked Firms: Professional Surveying Services 2026 (Project No. 04-26-S58-730).
- G) Consideration and Approval of Amendment of Champion Lakes Golf Course Greenspace to Parks Master Plan.
- H) Ordinance providing for a Budget Amendment in the Sanitation Depreciation Fund for the purchase of one (1) Wheel Loader for the Recycling Center.
- I) CONSENT COOP PURCHASE
 - 1. Award of Contract for the Purchase of One (1) Current Model 444-P Tier Front Wheel Loader (Project No. 06-26-P36-01).
- J) CONSENT RESOLUTIONS
 - 1. Resolution authorizing the submission of a grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), for funding under the Fiscal Year 2025 Fire Prevention and Safety (FP&S) Grant Program, to request funds in an amount up to \$25,500.00.
 - 2. Resolution authorizing the submission of a grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency, under the Fiscal Year 2025 Assistance to Firefighters Grant (AFG) Program, to request funding in an amount up to \$98,000.00.
 - 3. Resolution authorizing the submission of a grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency, under the Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program, to request funding in an amount up to \$709,000.00.
 - 4. Resolution of the Commissioners of the City of McAllen, Texas designating Kareem Abdullah as an investment officer along with Isaac J. Tawil, Marco A. Vega, P.E., Sonia Resendez, and Maria Chavero, for the City of McAllen.
 - 5. Resolution of the Board of Commissioners of the City of McAllen, Hidalgo County, Texas, Amending Texpool Authorized Representatives and providing an effective date.
- K) Approval of Tax Refunds over \$500.00
 - 1. Cabefruit Produce LLC
 - 2. Corelogic Refunds Dept #40189
 - 3. Corelogic Refunds Dept #84457
 - 4. Giron Maria M & Ernest Guerra
 - 5. Halff Associates Inc
 - 6. Meymar Property Holdings LLC
 - 7. Suerte Group

3. BIDS/CONTRACTS:

- A) Consideration and Award of Contract to Halff Associates, Inc. for Professional Engineering Services- City of McAllen New Golf Course Hydrologic & Hydraulic Analysis (Project No. 06-26-S92-01).
- B) Consideration and Action to Award a term contract for a Pouring Rights Agreement (Project No. 04-26-S72-125).

4. ORDINANCES:

- A) Providing an abandonment for a 40 feet County Right-of-Way being 0.973 Acres out of Lots 13 and 14, Section 5, and Lots 3 and 4, Section 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1300 Military Highway. **ABD2026-0009**
- B) Providing for a Budget Amendment of Fiscal Year 2025-2026 for the Airport Improvement Project.

5. RESOLUTION:

- A) Resolution for an Update to the Public Transportation Agency Safety Plan.

6. VARIANCES:

- A) Consideration of variance requests to 1) exceed the maximum block length; 2) no southward extension of North 27th Lane for proposed Imperio Estates Phase II Subdivision, Hidalgo County, Texas; 8600 N. 29th Street. **VAR2026-0022**
- B) Consideration of variance requests to 1) exceed the maximum block length, and 2) not require a north/south ¼ mile collector roadway for proposed The Woodlands Subdivision, Hidalgo County, Texas; 601 S. Taylor Road. **VAR2026-0020**

7. MANAGER'S REPORT:

- A) Year-To-Date Tax Collection Reports
(1) Current Year Tax Collection Report
(2) Delinquent Tax Collection Report
- B) Advisory Board Appointments.
- C) Future Agenda Items.

8. TABLED ITEM:

- A) 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. Trosper Road. **VAR2026-0004**

9. 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.

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 16, 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