



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

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**NOTICE OF WORKSHOP TO BE HELD BY THE  
MCALLEN BOARD OF COMMISSIONERS  
MONDAY, JUNE 22, 2026 – 4:00 PM  
MCALLEN CITY HALL  
CITY COMMISSION CHAMBERS; 3RD FLOOR  
1300 HOUSTON AVENUE  
MCALLEN TEXAS, 78501**

**AGENDA**

"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**

1. Present questions to staff relating to the June 22, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. Discussion on McAllen Recreational Complex.
3. Terminal Expansion Update.
4. **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.**

## **CERTIFICATION**

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



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

6/22/2026

1. Agenda Item: Present questions to staff relating to the June 22, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:  
Emmanuel Garcia Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM  
DATE SUBMITTED  
MEETING DATE

2.  
06/12/2026  
6/22/2026

1. Agenda Item: Discussion on McAllen Recreational Complex.
2. Party Making Request:
3. Nature of Request:
4. Routing:
  - Juan Martinez                      Created/Initiated - 06/12/2026
  - Denny Meline                        Approved - 06/12/2026
  - Elvira Alonzo                         Approved - 06/12/2026
  - Evaristo Garcia                      Final Approval - 06/12/2026
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

# MCALLEN RECREATION PARK

PLAY. CONNECT. THRIVE.

Together, we can create a vibrant destination where kids, families, and our community can play, connect, and thrive.



ACTIVE



INCLUSIVE



FUN



## AMENITIES LEGEND

- 1 RECREATION CENTER
- 2 AQUATIC CENTER / SPLASH PAD
- 3 PLAYGROUND
- 4 PICNIC PAVILIONS
- 5 TENNIS COURTS
- 6 PUTT PUTT COURSE
- 7 DOG PARK
- 8 PLAZA / GATHERING SPACE
- 9 PARKING LOT

## PARK STATISTICS

TOTAL ACRES:	26.0 ACRES
WEST PLAT:	19.0 ACRES
EAST PLAT (DEVELOPED):	6.0 ACRES
EAST PLAT (OPEN GREEN):	6.0 ACRES
DIMENSIONS OF OPEN GREEN:	
630' L x 911' W	



### PLAY, EVERY DAY.

Active play supports healthy development, creativity, and lifelong habits.



### BUILT FOR FUN.

Durable, high-quality amenities designed for safe, inclusive, and engaging play.



### TOGETHER OUTSIDE.

Connecting kids, families, and the community through active play and outdoor adventure.



### COMMUNITY FOCUSED.

A central gathering place that encourages connection, wellness, and togetherness.



### BEAUTIFUL & SUSTAINABLE.

Thoughtfully designed spaces that respect nature and enhance our community for generations to come.

# MCALLEN RECREATION PARK

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ACTIVE



INCLUSIVE



FUN

- 1 RECREATION CENTER
- 2 AQUATIC CENTER / SPLASH PAD
- 3 PLAYGROUND
- 4 OPEN GREEN SPACE & AMPHITHEATER
- 6 TENNIS COURTS (12 COURTS)
- 8 DOG PARK
- 9 PLAZA / GATHERING SPACE
- 10 PARKING LOT



## PARK STATISTICS

TOTAL NET ACREAGE:	26.00 ACRES
WEST PLAT:	19.01 ACRES
EAST PLAT (RETAIL):	7.00 ACRES
EAST PLAT OPEN GREEN:	6.00 ACRES
DIMENSIONS OF OPEN GREEN: 630' L x 911' W	



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# MCALLEN AMPHITHEATER & RECREATION PARK

6.0 ACRES

## AQUATIC FEATURES



### 8 OLYMPIC LANES 50 METERS

Competition pool with 8 lanes and 50-meter length for elite training and events.



### 4 LAP LANES 25 YARDS

Separate 25-yard pool with 4 lanes for training, lessons, and recreation.



### LEISURE, LAZY RIVER & WATER PLAY

Zero-entry leisure pool with a winding lazy river, tropical landscaping, and water play area.



### WATER SLIDES

Dual body slides provide big fun for kids and teens.



### SHADED SEATING & CABANAS

Extensive shaded seating and cabanas throughout the pool deck.



### RESTROOMS, CONCESSIONS & PUMP ROOM

Convenient access to restrooms, concessions, and pump room for operations.



### RESTROOMS

Convenient access from the pool deck for guests.



### CONCESSIONS

Refreshing snacks and drinks for the perfect pool day.



### PUMP ROOM

On-site pump room for efficient pool operations.

## AQUATIC COMPLEX OVERVIEW

- 8 Olympic Lanes - 50 Meters
- 4 Lap Lanes - 25 Yards
- Leisure, Lazy River & Water Play
- Water Slides
- Shaded Seating & Cabanas
- Restrooms
- Concessions
- Pump Room

## 8 OLYMPIC LANES - 50 METERS



## 4 LAP LANES - 25 YARDS



## LEISURE, LAZY RIVER & WATER PLAY



## DESIGNED FOR THE COMMUNITY

A modern aquatic complex with something for everyone. From competitive training to casual fun, this destination brings our community together, promotes healthy living, and creates lasting memories.



## A PLACE TO COMPETE, TRAIN & PLAY

Where performance meets family fun.



## BUILT FOR THE COMMUNITY

Providing exceptional aquatic facilities for athletes and families.



## MADE FOR MEMORIES

Connecting people through recreation, fun, and unforgettable experiences.



City of McAllen  
Parks & Recreation

# CHAMPIONSHIP TENNIS CENTER

2.0 ACRES

## FEATURES



### 12 CHAMPIONSHIP COURTS

High-performance hard courts for tournaments and everyday play.



### CHAMPIONSHIP SEATING

Covered seating with shade structures for players and spectators.



### TOURNAMENT READY

Designed for competitive play, training, league matches, and events.



### SHADED COMFORT

Premium shade canopies and covered seating throughout the facility.



### CONVENIENT AMENITIES

On-site pavilion with restrooms, storage, and player support.



### COMMUNITY FOCUSED

A destination for athletes, families, and tennis enthusiasts of all ages.



## CHAMPIONSHIP SEATING



## COURT VIEW



## SHADE STRUCTURES



## PLAYER PAVILION



## RESTROOMS



## EVENING PLAY



### BUILT FOR CHAMPIONS

A premier facility designed for peak performance.



### PLAY. PRACTICE. COMPETE.

Ideal for training, leagues, and major tournaments.



### PREMIUM EXPERIENCE

Top-tier courts, seating, and amenities for all.



### BEAUTIFULLY MAINTAINED

Professionally maintained courts and landscaping.



### COMMUNITY DESTINATION

Bringing players, families, and fans together.

COURSE FEATURES



**18 HOLE COURSE**  
Challenging and fun for all skill levels.



**PREMIUM TURF**  
High-quality synthetic turf for a smooth, realistic putting experience.



**LANDSCAPED BEAUTY**  
Thoughtfully designed with shade trees, native plants, and vibrant landscaping.



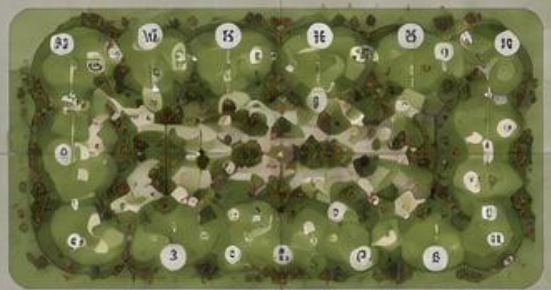
**EVENING ENJOYMENT**  
Well-lit course for enjoyment day or night.



**FUN FOR EVERYONE**  
Perfect for families, friends, and all ages to enjoy together.



COURSE OVERVIEW



TOTAL AREA: 0.4 ACRES

COURSE INFORMATION

- 18 Holes
- Par: 36
- Total Length: ~850 ft
- Turf: Premium Synthetic
- Features: Bunkers, Undulations, Landscaping, Shade Structures
- Designed for All Ages and Skill Levels

CHALLENGING & FUN



BEAUTIFULLY LANDSCAPED



SMOOTH PUTTING EXPERIENCE



EVENING ENJOYMENT



# STAGE & OPEN GREEN SPACE

2.0 ACRES

## FEATURES

- Synthetic Turf Lawn for Events & Gatherings
- Simple Stage with Shade Structure
- Surrounding Walkways & Landscaping
- Flexible Space for All Ages
- Shade Trees & Seating Areas
- Restrooms & Concessions Nearby
- Accessible Design & Connections

## DESIGN HIGHLIGHTS



### GATHER & CONNECT

A welcoming space for community events, community events, concerts, and everyday enjoyment.



### OPEN & FLEXIBLE

Expansive lawn designed for picnics, play, and small to medium-scale events.



### SIMPLE & FUNCTIONAL

A modest stage with shade structure perfect for local performances and gatherings.



### ACCESSIBLE & INCLUSIVE

Walkable paths, seating options, and open views for all abilities.



STAGE VIEW



OPEN TURF LAWN



GATHERING SPACES



RESTROOMS & CONCESSIONS



EVENING ATMOSPHERE



### COMMUNITY FOCUSED

A central gathering place for all to enjoy.



### EVENT VERSATILITY

Perfect for concerts, movies, festivals, and markets.



### BEAUTIFUL SETTING

Landscaped with shade trees, lighting, and open views.



### MEMORABLE EXPERIENCES

A space where lasting memories are made.

# 1.0 ACRE DOG PARK

## FEATURES

- Separate Areas for Large & Small Dogs
- Secure Fencing & Double-Gated Entry
- Agility Equipment & Play Structures
- Shade Structures & Seating Areas
- Water Stations for Dogs & People
- Waste Stations Throughout
- Natural Landscaping & Turf Surfacing
- Well-Lit for Safety & Extended Use

## DESIGN HIGHLIGHTS

-  **SAFE & SECURE**  
Double-gated entry and secure fencing provide a safe environment for all.
-  **COMFORT & SHADE**  
Shade structures, trees, and seating areas keep pets and people cool and comfortable.
-  **FUN & ENRICHMENT**  
Agility equipment and open spaces promote exercise and play.
-  **CLEAN & CONVENIENT**  
Waste stations and water fountains throughout for easy cleanup and hydration.



PLAY MOUND & TUNNEL EXAMPLE

LARGE DOG AREA



SMALL DOG AREA



AGILITY EQUIPMENT



SHADE & SEATING



WATER & WASTE STATIONS



SAFE & SECURE



COMFORT & SHADE



FUN & ENRICHMENT



CLEAN & CONVENIENT



NATURAL & SUSTAINABLE



COMMUNITY & CONNECTION



### MODERN DESIGN

Contemporary architecture with a welcoming entrance



### DURABLE CONSTRUCTION

High-quality metal building with masonry accents



### ENERGY EFFICIENT

Built with efficiency and sustainability in mind



### COMMUNITY FOCUSED

A hub for sports, wellness, and connection



### BUILT TO LAST

Designed for performance and long-term use



MAIN ENTRANCE



SIDE VIEW



REAR VIEW



NIGHT VIEW



RECREATION FOR ALL



BUILT FOR OUR COMMUNITY



BUILT WITH CARE AND QUALITY



CONNECTED TO WELLNESS



DESIGNED FOR EXCELLENCE

## FACILITY FEATURES

- 4 Basketball Courts
- 8 Volleyball Overlays
- 10,000 SF Indoor Turf Area
- Multi-Purpose Spaces
- Spectator Seating
- Locker Room & Restrooms
- Equipment Storage
- Meeting / Multi-Purpose Room

## BUILDING SPECIFICATIONS

- Total Area: 40,000 SF
- Clear Height: 30'
- Construction: Metal Building
- HVAC: Energy Efficient
- Lighting: LED Throughout
- Flooring: Sports Engineered Wood
- Turf: Premium Synthetic Turf



**RECREATION FOR ALL**  
All ages. All abilities.



**COMMUNITY FOCUSED**  
Built for Connection.



**QUALITY & DURABILITY**  
Built to Perform.



### BASKETBALL COURTS



### VOLLEYBALL COURTS



### INDOOR TURF AREA



### SPECTATOR SEATING



### LOCKER ROOM / RESTROOM



### EXTERIOR VIEW



# MCALLEN AMPHITHEATER & RECREATION PARK

## ACTIVE PLAY AMENITIES

### Fun. Challenge. Adventure.

Our active play areas encourage movement, build confidence, and spark imagination. Designed for kids, teens, and families to play, explore, and grow together in a safe and engaging environment.



ACTIVE



INCLUSIVE



FUN

### ADVENTURE PLAYGROUND

IMAGINE. EXPLORE. PLAY TOGETHER.



A vibrant, inclusive playground designed for children of all abilities. Features multiple play zones, climbing elements, slides, and interactive panels to inspire creativity, social play, and physical activity.

- ✓ **MULTI-LEVEL PLAY STRUCTURES**  
Climbing, sliding, and imaginative play.
- ✓ **SHADED COMFORT**  
Ghade canopies provide cool, comfortable play.
- ✓ **INCLUSIVE DESIGN**  
Accessible features for all children.
- ✓ **SAFE & DURABLE**  
Quality materials and resilient surfacing.



**BENEFITS:** Encourages physical activity, creativity, social skills, and inclusive play for all children.

### NINJA WARRIOR COURSE

CLIMB. BALANCE. CONQUER.



A high-energy obstacle course that builds strength, agility, and confidence. Perfect for kids, teens, and even adults looking for a fun challenge and friendly competition.

- ✓ **VARIETY OF CHALLENGES**  
Climbing walls, balance beams, rings, and more.
- ✓ **ALL AGES FUN**  
Designed for a wide range of skill levels.
- ✓ **BUILD STRENGTH & AGILITY**  
Supports fitness and coordination.
- ✓ **DURABLE & SAFE**  
Premium equipment with protective surfacing.



**BENEFITS:** Improves balance, coordination, resilience, and promotes an active lifestyle.

### NATURE CLIMBING AREA

CLIMB. EXPLORE. CONNECT.



A nature-inspired climbing area that encourages exploration, problem-solving, and outdoor adventure. Designed to connect kids with nature while building strength and confidence.

- ✓ **NATURAL DESIGN**  
Rocks, ropes, and balance elements.
- ✓ **OUTDOOR CONNECTION**  
Blends play with the natural environment.
- ✓ **DEVELOPS CONFIDENCE**  
Encourages risk-taking and growth.
- ✓ **SAFE & SUSTAINABLE**  
Engineered for safety and durability.



**BENEFITS:** Builds strength, coordination, and confidence while fostering a connection to nature.

### AMENITY LOCATIONS



- 1 ADVENTURE PLAYGROUND**  
Located near the family recreation area and restrooms.
- 2 NINJA WARRIOR COURSE**  
Located near the open lawn and sports fields.
- 3 NATURE CLIMBING AREA**  
Located along the nature trail and greenway.



These amenities are designed to promote active lifestyles, inclusive play, and memorable experiences for all ages.



### PLAY. EVERY DAY.

Active play supports healthy development, creativity, and lifelong habits.



### BUILT FOR FUN.

Durable, high-quality amenities designed for safe, inclusive, and engaging play.



### TOGETHER OUTSIDE.

Connecting kids, families, and the community through active play and outdoor adventure.

# MCALLEN AMPHITHEATER & RECREATION PARK

## ACTIVE PLAY AMENITIES

Dynamic play experiences that promote physical activity, creativity, and community fun for all ages. Designed for safe play, inclusive use, and unforgettable memories.



ACTIVE



INCLUSIVE



FUN



### TRAMPOLINE ZONE

**BOUNCE. PLAY. SOAR.**

Our in-ground trampoliine zone invites kids, teens, and even adults to jump, flip, and bounce in a safe, durable surface designed for high-energy fun and interaction.

- ✓ **IN-GROUND DESIGN**  
Flush with the surface for safety and accessibility.
- ✓ **DURABLE & SAFE**  
High-quality materials built for all-weather use.
- ✓ **ALL AGES FUN**  
Perfect for kids, teens, and active families.
- ✓ **SOCIAL & INTERACTIVE**  
Encourages play, movement, and healthy activity.



**BENEFITS:** Improves balance, coordination, and core strength while encouraging outdoor play, social interaction, and active lifestyles.



### SPLASH PAD

**COOL OFF. PLAY ON.**

Our interactive splash pad features vibrant water jets and playful spray elements that create a refreshing and exciting experience for children and families during warm days.

- ✓ **INTERACTIVE FUN**  
Multiple water jets and spray patterns for endless excitement.
- ✓ **SAFE & ACCESSIBLE**  
Slip-resistant surface with no standing water.
- ✓ **FAMILY FRIENDLY**  
Designed for children of all ages to enjoy together.
- ✓ **REFRESHING & ENGAGING**  
Promotes active play and helps keep everyone cool.



**BENEFITS:** Encourages outdoor activity, sensory play, and social interaction while providing a fun and refreshing way to beat the heat.



#### ACTIVE. HEALTHY. HAPPY.

These dynamic amenities inspire movement, creativity, and connection for every generation.



#### BUILT FOR COMMUNITY.

Thoughtfully designed spaces that bring families together and support healthy, active living.



#### SAFE. SUSTAINABLE. FUN.

Constructed with high-quality, low-maintenance materials to ensure long-lasting enjoyment.

# MCALLEN AMPHITHEATER & RECREATION PARK

## SCULPTURE COLLECTION

PUBLIC ART THAT INSPIRES, CONNECTS & ENRICHES OUR COMMUNITY

Thoughtfully placed sculptures create memorable experiences, celebrate nature and creativity, and bring beauty to every corner of the park.



INSPIRE



CONNECT



ENRICH

### SIGNATURE SCULPTURES



#### SIGNATURE ENTRY SCULPTURE

Located at the main entrance plaza. A bold welcome that sets the tone for the park experience.



#### BUTTERFLY SCULPTURE GARDEN

Located near the family recreation area and lazy river. A vibrant celebration of nature and transformation.



#### MODERN GEOMETRIC SCULPTURE PLAZA

Located between the aquatic complex and amphitheater lawn. A modern landmark for gathering and reflection.

### SCULPTURE WALK COLLECTION



#### SCULPTURE WALK – WEST GATE

Welcomes visitors along the promenade from the west parking area.



#### SCULPTURE WALK – AMPHITHEATER

Enhances the approach to the amphitheater and event lawn.



#### SCULPTURE WALK – AQUATIC COMPLEX

Located along the path to the pools, creating a moment of discovery and delight.



#### SCULPTURE WALK – EAST PROMENADE

Completes the sculpture trail and connects to the east parking area.

### SCULPTURE LOCATIONS



- 1 SIGNATURE ENTRY SCULPTURE – Main Entrance Plaza
- 2 BUTTERFLY SCULPTURE GARDEN – Family Recreation & Lazy River
- 3 MODERN GEOMETRIC SCULPTURE PLAZA – Between Aquatic Complex & Amphitheater Lawn
- 4 SCULPTURE WALK – West Gate Promenade
- 5 SCULPTURE WALK – Amphitheater Approach
- 6 SCULPTURE WALK – Aquatic Complex Pathway
- 7 SCULPTURE WALK – East Promenade



These sculptures are more than art – they are destinations, photo opportunities, and symbols of our vibrant community.

# MCALLEN AMPHITHEATER & RECREATION PARK

## BUTTERFLY GARDENS

NURTURE NATURE. INSPIRE WONDER.

Our butterfly gardens provide habitat for pollinators, beautiful spaces for relaxation, and meaningful learning opportunities for all ages.



POLLINATE



EDUCATE



CONNECT

### A GARDEN WITH PURPOSE

Butterfly gardens are more than beautiful landscapes – they support pollinators, improve biodiversity, and create vibrant spaces for the community to enjoy and learn.



#### POLLINATOR HABITAT

Provides essential nectar and host plants for butterflies, bees, and other beneficial insects.



#### NATIVE PLANTS

Featuring native, drought-tolerant plants that thrive in South Texas and support local wildlife.



#### EDUCATIONAL SPACES

Inspires curiosity and environmental stewardship through interactive signage and learning moments.



#### BEAUTIFUL & RELAXING

Colorful, seasonal blooms create peaceful spaces for visitors to relax and enjoy nature's beauty.



#### SUSTAINABLE DESIGN

Low-water landscaping and smart irrigation practices support a healthy, sustainable park.

### BUTTERFLY GARDEN EXPERIENCE



### DESIGNED FOR DISCOVERY

Curving paths, vibrant blooms, and creative features invite visitors to explore, learn, and connect with

### BEAUTY THAT BLOOMS



**BUTTERFLY WEED**  
(*Asclepias tuberosa*)



**MEXICAN BUSH SAGE**  
(*Salvia leucantha*)



**PENTAS**  
(*Pentas lanceolata*)



**BLACK-EYED SUSAN**  
(*Rudbeckia hirta*)



**FIREBUSH**  
(*Hamelia patens*)



**LANTANA**  
(*Lantana camara*)



**BLANKET FLOWER**  
(*Gaillardia pulchella*)



**PURPLE CONEFLOWER**  
(*Echinacea purpurea*)

### GARDEN LOCATIONS



- 1 MAIN ENTRANCE PLAZA**  
Welcoming butterfly garden with signature butterfly sculpture.
- 2 FAMILY RECREATION AREA**  
Butterfly garden near the lazy river and playground.
- 3 AMPHITHEATER LAWN**  
Colorful garden spaces enhance event experiences.
- 4 AQUATIC COMPLEX**  
Garden areas complement the poolside environment.
- 5 SCULPTURE WALK**  
Pollinator gardens

# MCALLEN AMPHITHEATER & RECREATION PARK

## SPORTS COMPLEX ENTRY & SIGNAGE

Welcoming entrances and clear identity signage create a sense of pride, enhance wayfinding, and establish our sports complex as a destination for athletes, families, and visitors.



PRIDE



IDENTITY



COMMUNITY

### 1 LAKE FENTON HIGH SCHOOL SPORTS PARK ENTRY



The main entry to the Lake Fenton High School Sports Park creates a bold first impression and welcomes athletes, fans, and the community.

- ✓ **BOLD IDENTITY**  
Showcases school pride and tradition.
- ✓ **WELCOMING DESIGN**  
Creates an inviting entrance for all visitors.
- ✓ **DURABLE & TIMELESS**  
Built with quality materials for lasting beauty and strength.

### 2 YORKTOWN STADIUM ENTRY



A stately entrance that sets the stage for championship moments. Thoughtful design and quality construction reflect the excellence within.

- ✓ **GRAND ENTRANCE**  
Creates a sense of arrival and excitement.
- ✓ **COMMUNITY PRIDE**  
Represents excellence in athletics and teamwork.
- ✓ **BUILT TO LAST**  
High-quality materials ensure enduring beauty and security.

### 3 MCALLEN YOUTH BASEBALL COMPLEX SIGNAGE



Clear, visible signage that helps visitors find their way while building pride in our community and its facilities.

- ✓ **EASY WAYFINDING**  
Helps visitors quickly locate facilities.
- ✓ **STRONG IDENTITY**  
Showcases McAllen community pride.
- ✓ **NATURAL & DURABLE**  
Built with quality materials that blend with the surroundings.

### SPORTS COMPLEX AMENITY LOCATIONS



- 1 **LAKE FENTON HIGH SCHOOL SPORTS PARK ENTRY**  
Main entry point to Lake Fenton High School Sports Park.
- 2 **YORKTOWN STADIUM ENTRY**  
Entrance to Yorktown Stadium and competition fields.
- 3 **MCALLEN YOUTH BASEBALL COMPLEX SIGNAGE**  
Signage at the entrance to the Youth Baseball Complex.



**CELEBRATING ACHIEVEMENT**  
Our sports complex inspires athletes to dream big and achieve more.



**BUILT FOR THE COMMUNITY**  
Designed for athletes, families, and fans to come together and create memories.








**A LEGACY OF PRIDE**  
Quality entrances and signage reflect our commitment to excellence and pride.

# PARK AMENITIES

## LED SPORTS FIELD LIGHTING

High-efficiency LED sports field lighting provides bright, uniform illumination for enhanced visibility, safety, and nighttime use. Designed to minimize glare, reduce light trespass, and lower energy consumption and maintenance costs.

### FEATURES






-  High-efficiency LED technology
-  Uniform, glare-controlled lighting
-  Improved safety and visibility
-  Energy efficient and cost effective
-  Durable, long-lasting performance

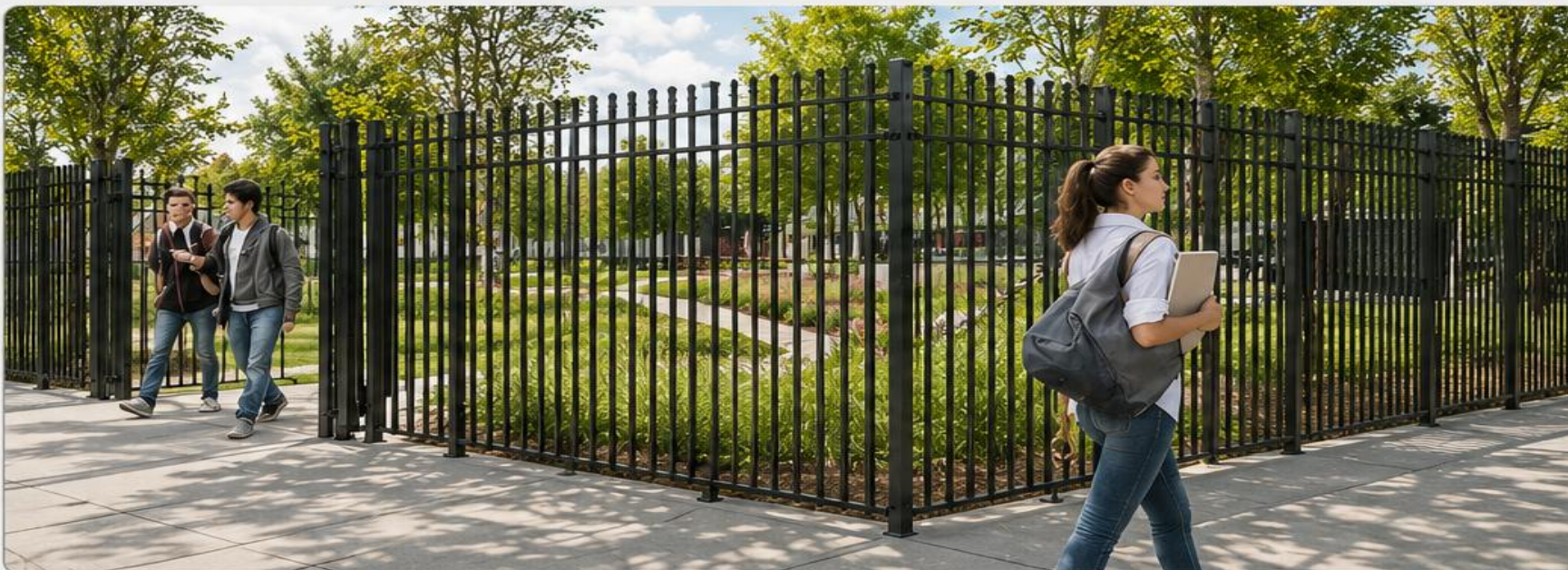


## DECORATIVE STEEL FENCING

Decorative steel fencing enhances security while maintaining an open, welcoming feel. Its durable, low-maintenance design defines spaces, complements the park's character, and provides long-lasting beauty and protection.

### FEATURES

-  Durable, powder-coated steel
-  Enhanced security and safety
-  Attractive, timeless design
-  Low maintenance and long lasting
-  Defines spaces while maintaining visibility



# MCALLEN RECREATION PARK

## THANK YOU! QUESTIONS?

Together, we can create a vibrant destination where kids, families, and our community can play, connect, and thrive.



ACTIVE



INCLUSIVE



FUN



City of McAllen  
Parks & Recreation

*Quality of Life* for a **stronger, healthier** and more **resilient McAllen!**





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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM  
DATE SUBMITTED  
MEETING DATE

3.  
06/11/2026  
6/22/2026

1. Agenda Item: Terminal Expansion Update.
2. Party Making Request: Jeremy Santoscoy
3. Nature of Request: Terminal Expansion Update
4. Routing:  
Estela Velasquez                      Created/Initiated - 06/11/2026  
Jeremy Santoscoy                      Final Approval - 06/15/2026
5. Staff Recommendation: Terminal Expansion Update
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

A large white commercial airplane is parked on a tarmac at sunset. The sun is low on the horizon, creating a warm orange and yellow glow. In the background, there is a large, modern airport terminal building with a curved facade and several windows. Palm trees are visible behind the terminal. The sky is filled with soft, colorful clouds. The overall scene is a wide-angle shot of an airport at dusk.

# TERMINAL EXPANSION UPDATE

June 22, 2026

# TERMINAL PROGRAMMING UPPER LEVEL

## Ticket Lobby / Bag Claim

- Increase ticket counter capacity.
- Expand baggage claim capacity.
- Increase restroom capacity.

## Central Expansion

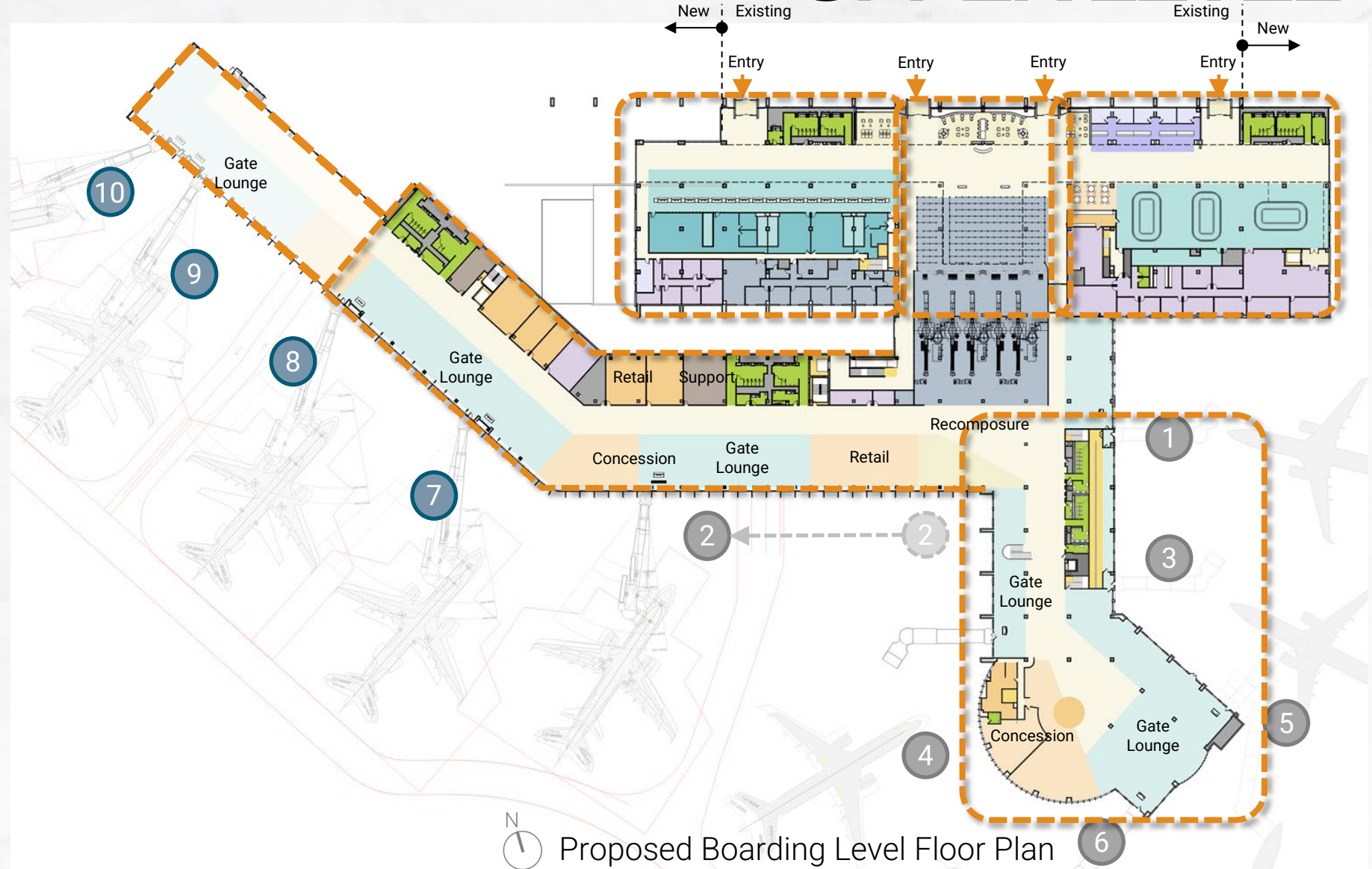
- Seating / Exhibit programming
- Pre-Security Concession

## New Concourse

- 10 Gate expansion
- Future gate potential
- Increase restroom capacity.
- Addition of concession

## Existing Concourse

- Repurpose concession and add central concession at apex after TSA checkpoint.

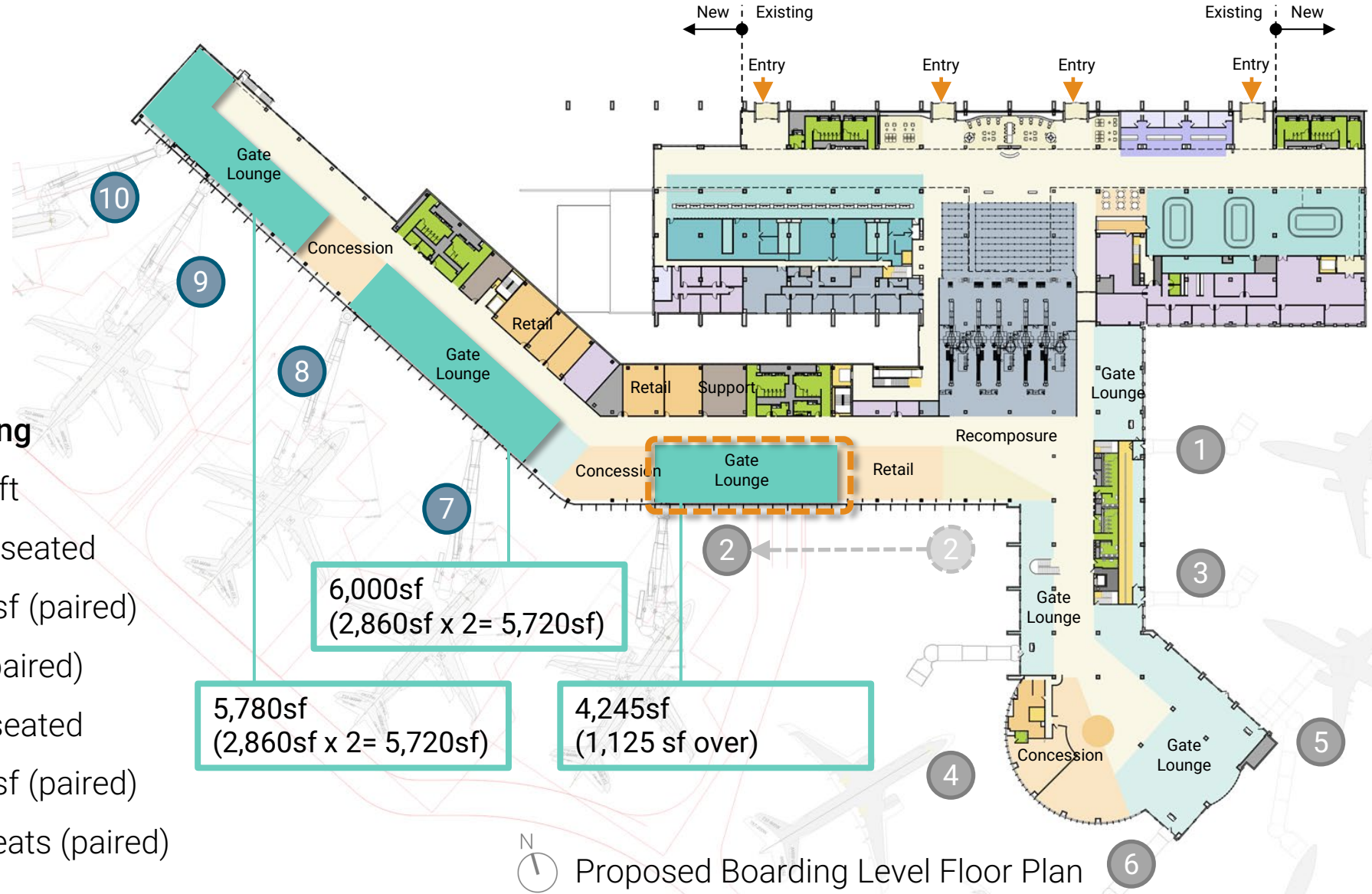


Proposed Boarding Level Floor Plan



Terminal Refinement  
Plan Reduction Opportunity

# Terminal Programming | Concourse Gate Lounge and Concession



## Gate lounge capacity planning

Average 160 seats per aircraft

IATA Optimum "High" & 70% seated

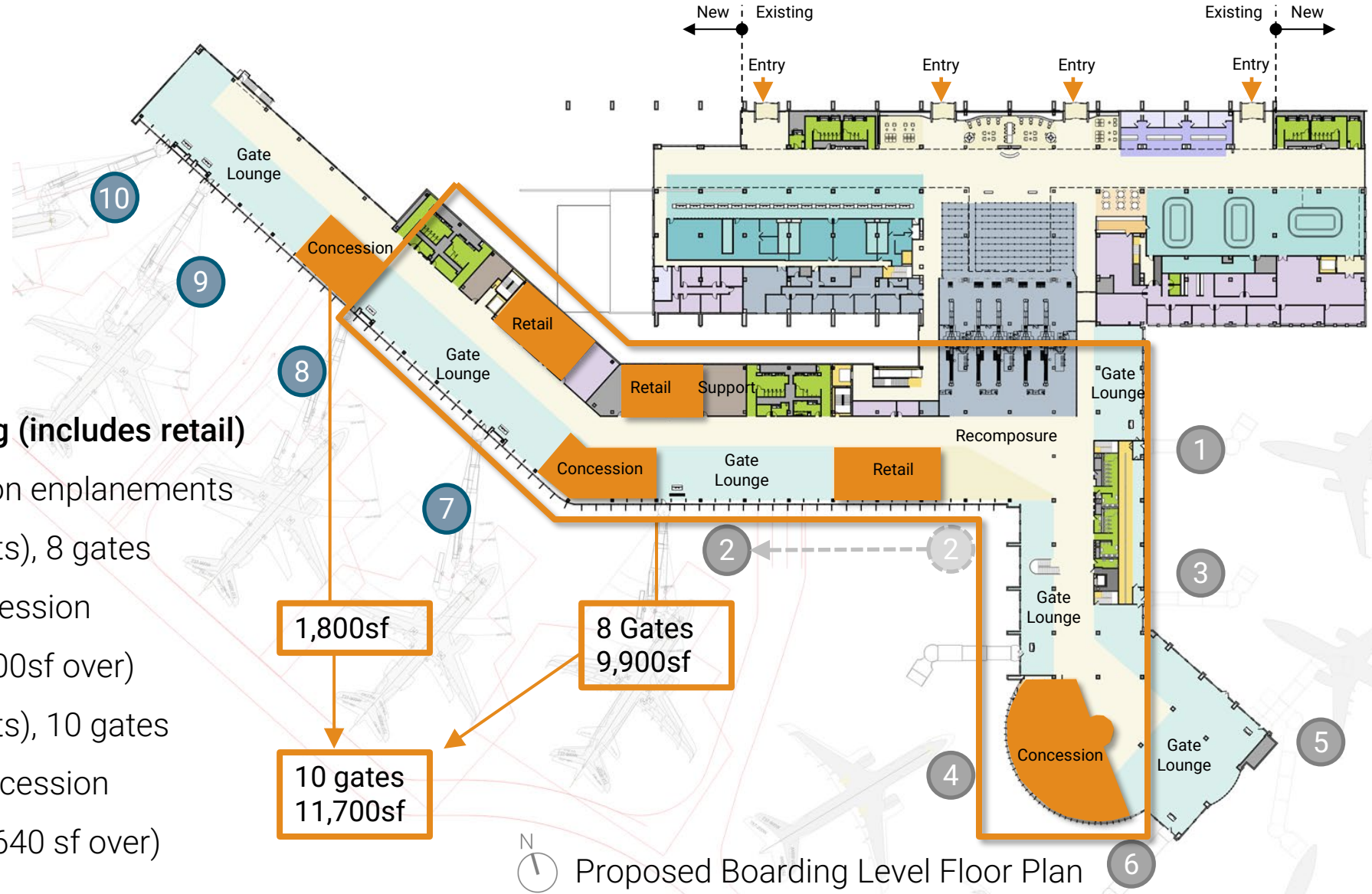
- ~3,120sf (single)/~2,860sf (paired)
- ~95 seats (single)/~86 (paired)

IATA Optimum "Avg" & 60% seated

- ~3,030sf (single)/~2,770sf (paired)
- ~82 seats (single)/~73 seats (paired)

Proposed Boarding Level Floor Plan

# Terminal Programming | Concourse Gate Lounge and Concession



## Airside Concession Planning (includes retail)

Planning percentage based on enplanements

PAL-2 (855,973 enplanements), 8 gates

Planned = 8,900sf concession

Provided = 9,900sf (1,000sf over)

PAL-3 (976,436 enplanements), 10 gates

Planned = 10,140sf concession

Provided = 11,700sf (1,640 sf over)

1,800sf

8 Gates  
9,900sf

10 gates  
11,700sf



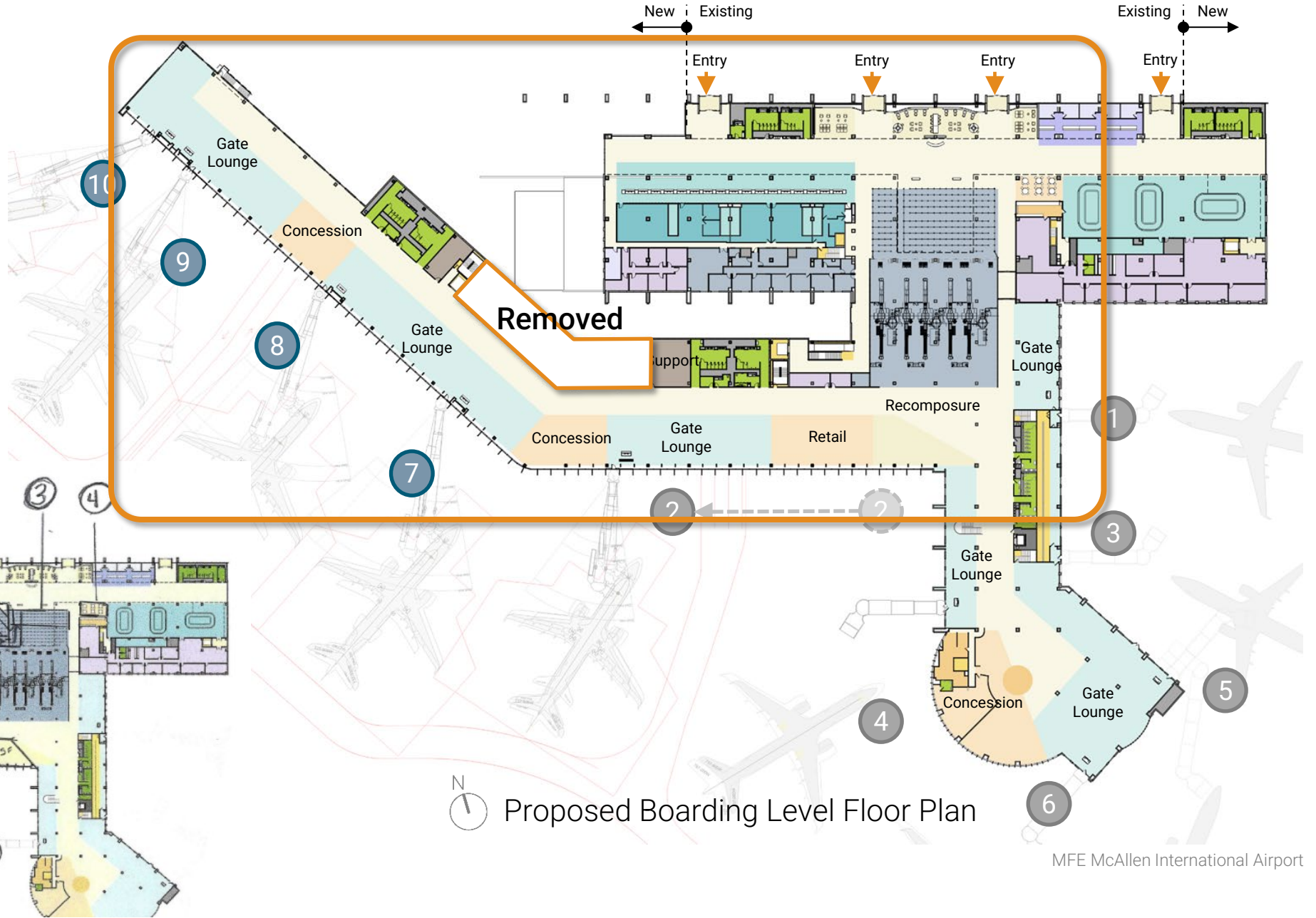
Agenda

Concourse Plan Reduction Study

Ticket Lobby Expansion Variation

# Terminal Concourse | Plan Reduction Study

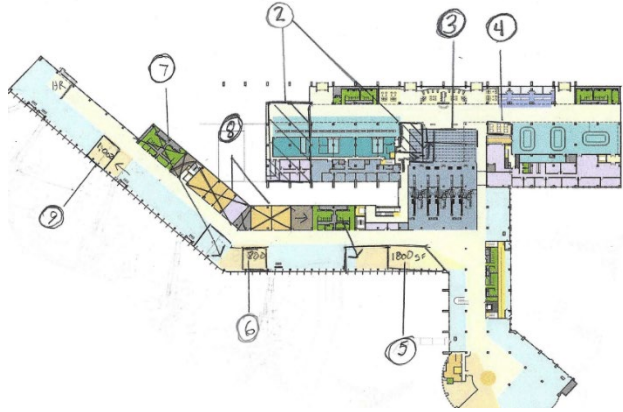
## Airport Program Clarification



N Proposed Boarding Level Floor Plan

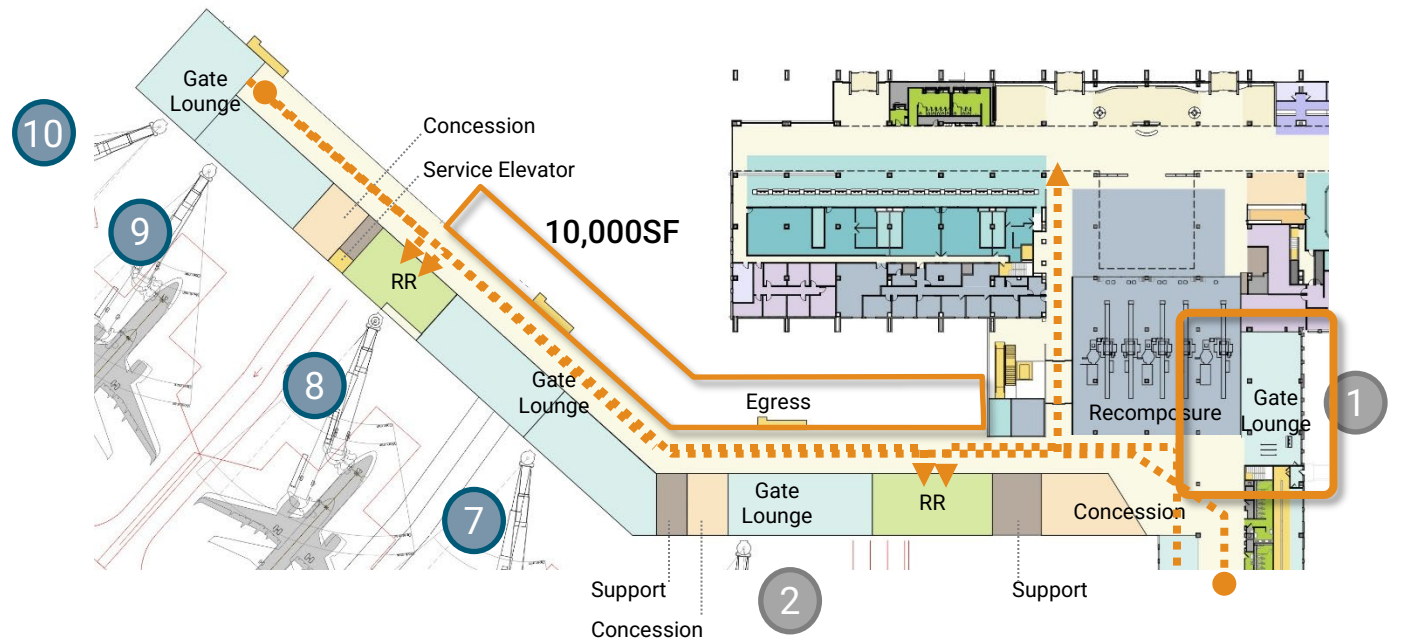
# Terminal Concourse | Plan Reduction Study

## Airport Program Clarification

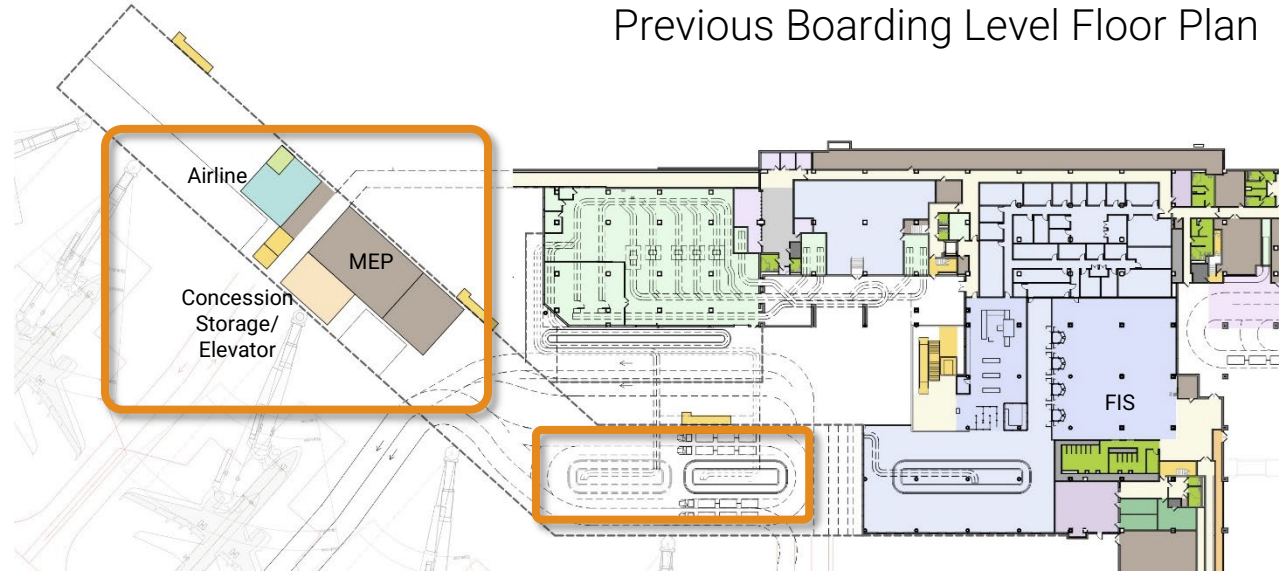


## Impacts

- Cost savings, SpawGlass assessing
- Improved passenger flow
- Gate 1 boarding zone improvement
- Restroom spacing for shorter travel distances
- Make up devices protected below concourse
- Preserved MEP and concession support

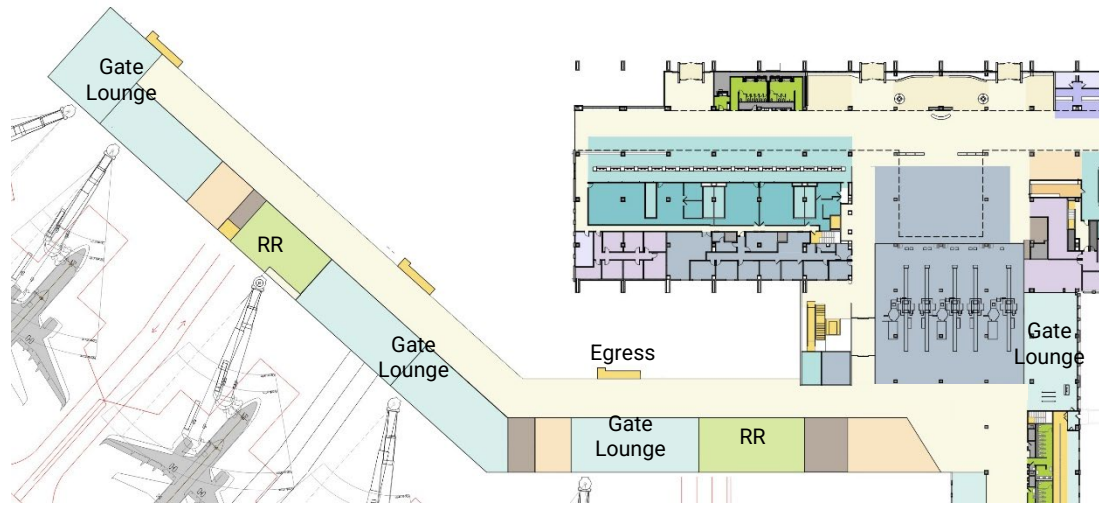


Previous Boarding Level Floor Plan

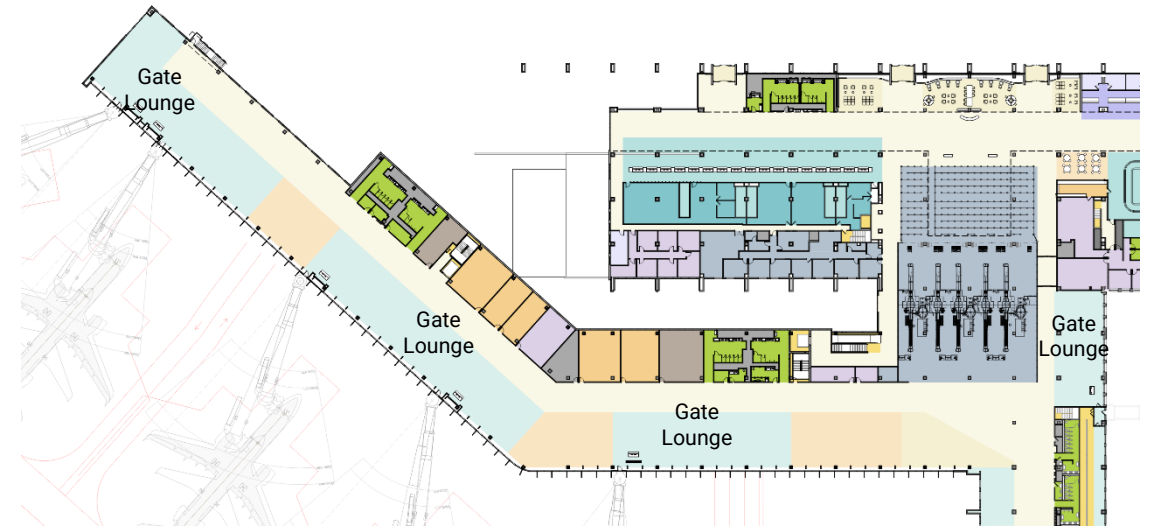


Previous Apron Level Floor Plan

# Terminal Concourse | Plan Reduction Summary



Previous Boarding Level Floor Plan

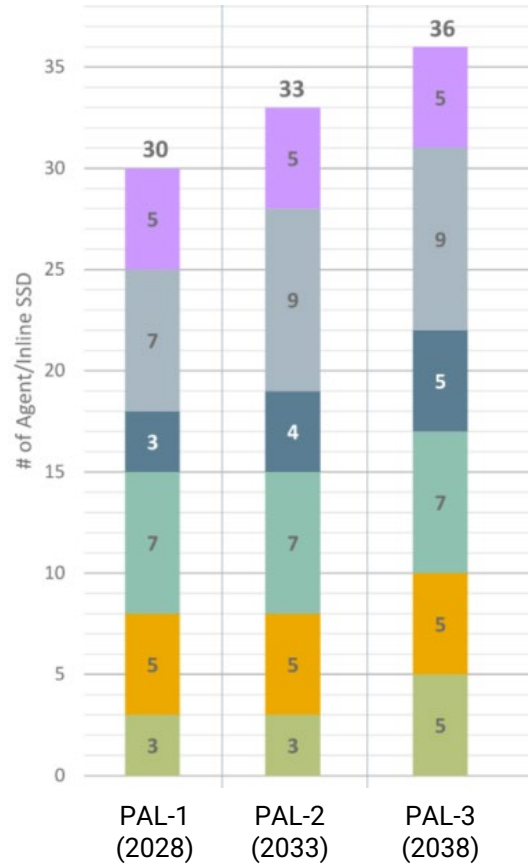


Previous Boarding Level Floor Plan

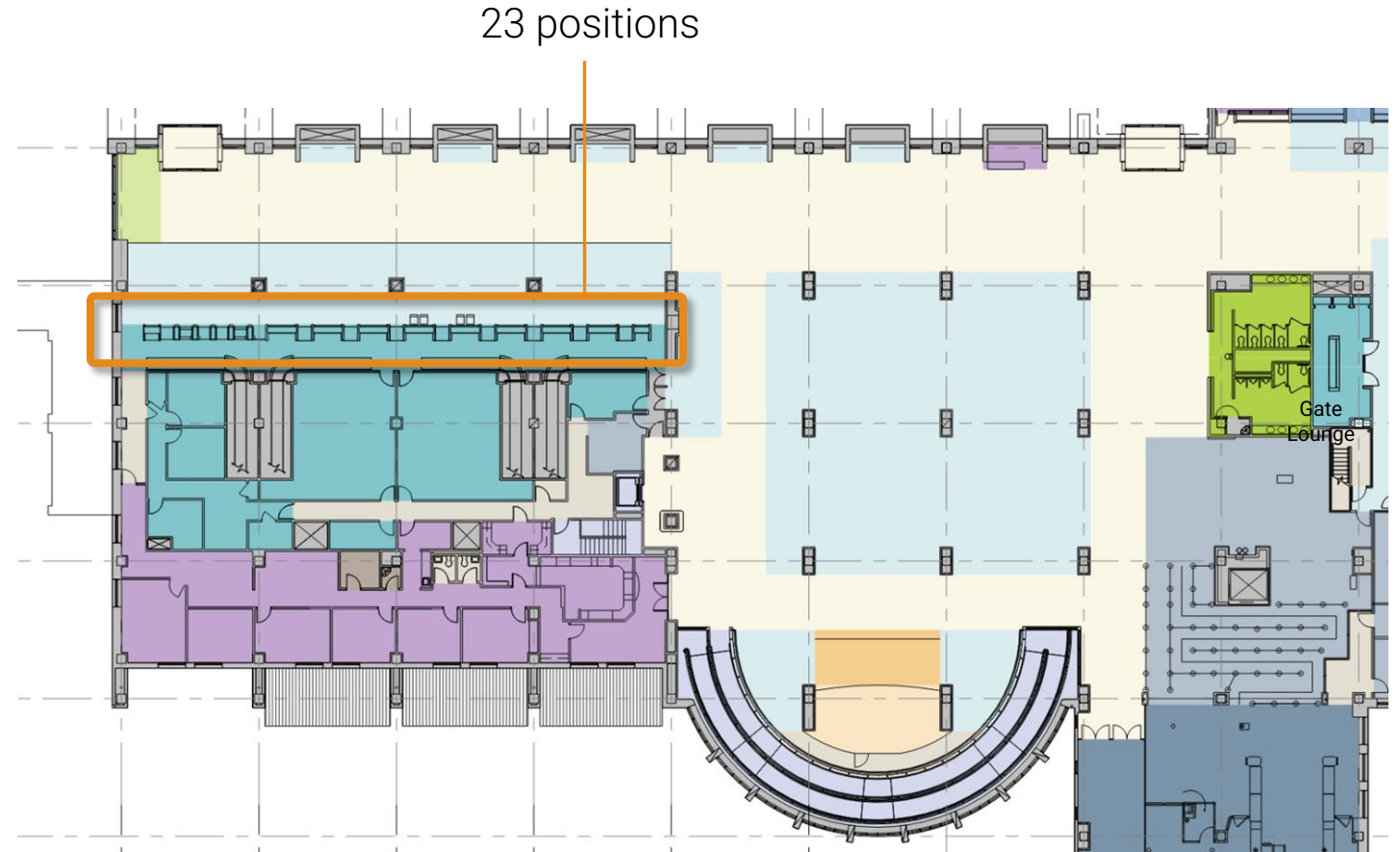
# Terminal Ticket Lobby | Ticket Counter Layout Study

Existing ticket lobby capacity is 23 agent positions

Concept phase forecast capacity need:



■ Aeromexico 
 ■ Allegiant 
 ■ American 
 ■ Delta 
 ■ United 
 ■ Volaris

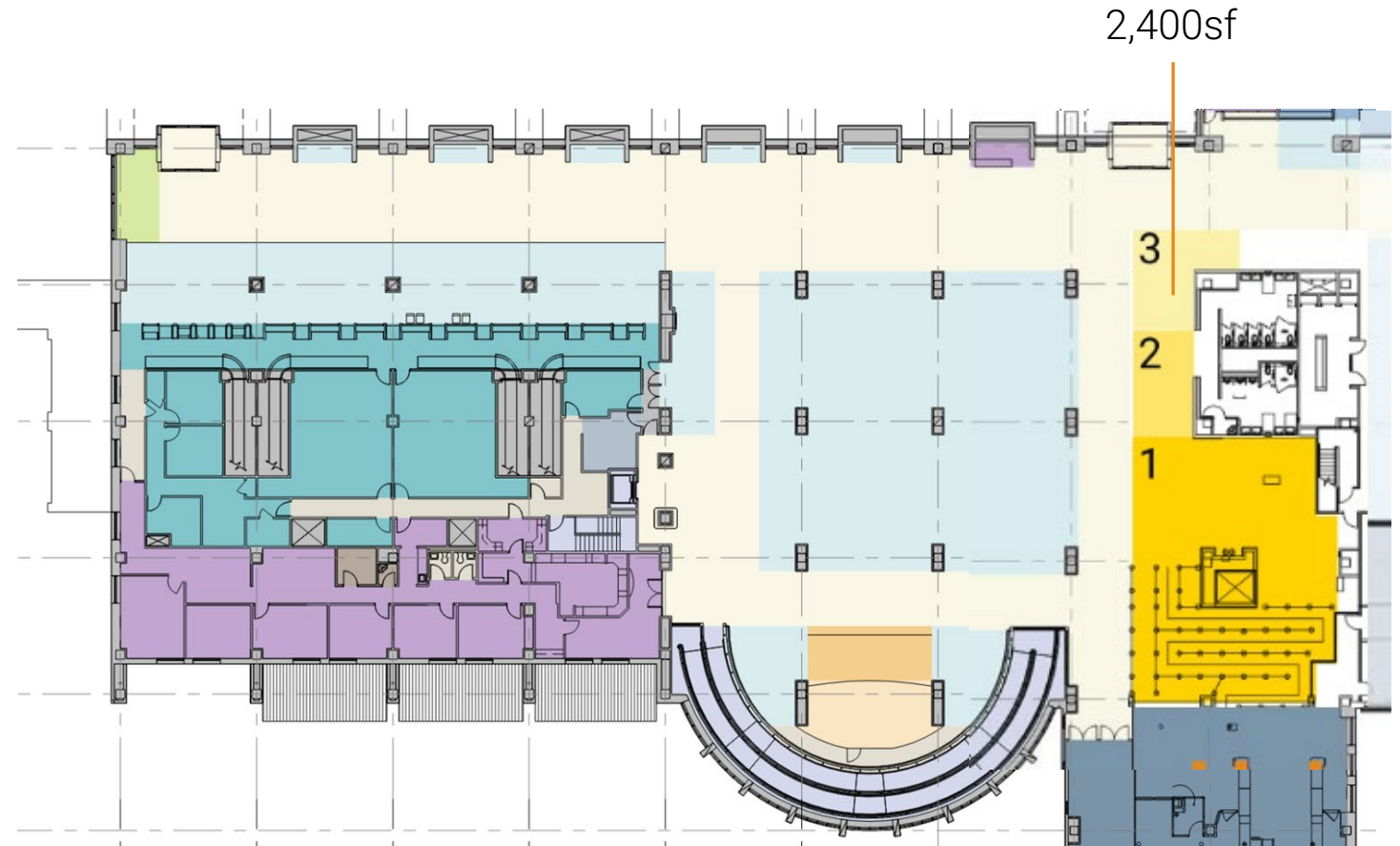


Existing Boarding Level Floor Plan

## Terminal Ticket Lobby | Ticket Counter Layout Study

### Checkpoint queue

- Concept phase reporting noted queue overflowing beyond restrooms
- With 3<sup>rd</sup> lane, is the queue volume continuing to overflow?
- How does this compare with planning recommendation? (600-800sf/lane)



Existing Boarding Level Floor Plan

## Terminal Ticket Lobby | Ticket Counter Layout Study

### SD Concept - Expand west 2 bays

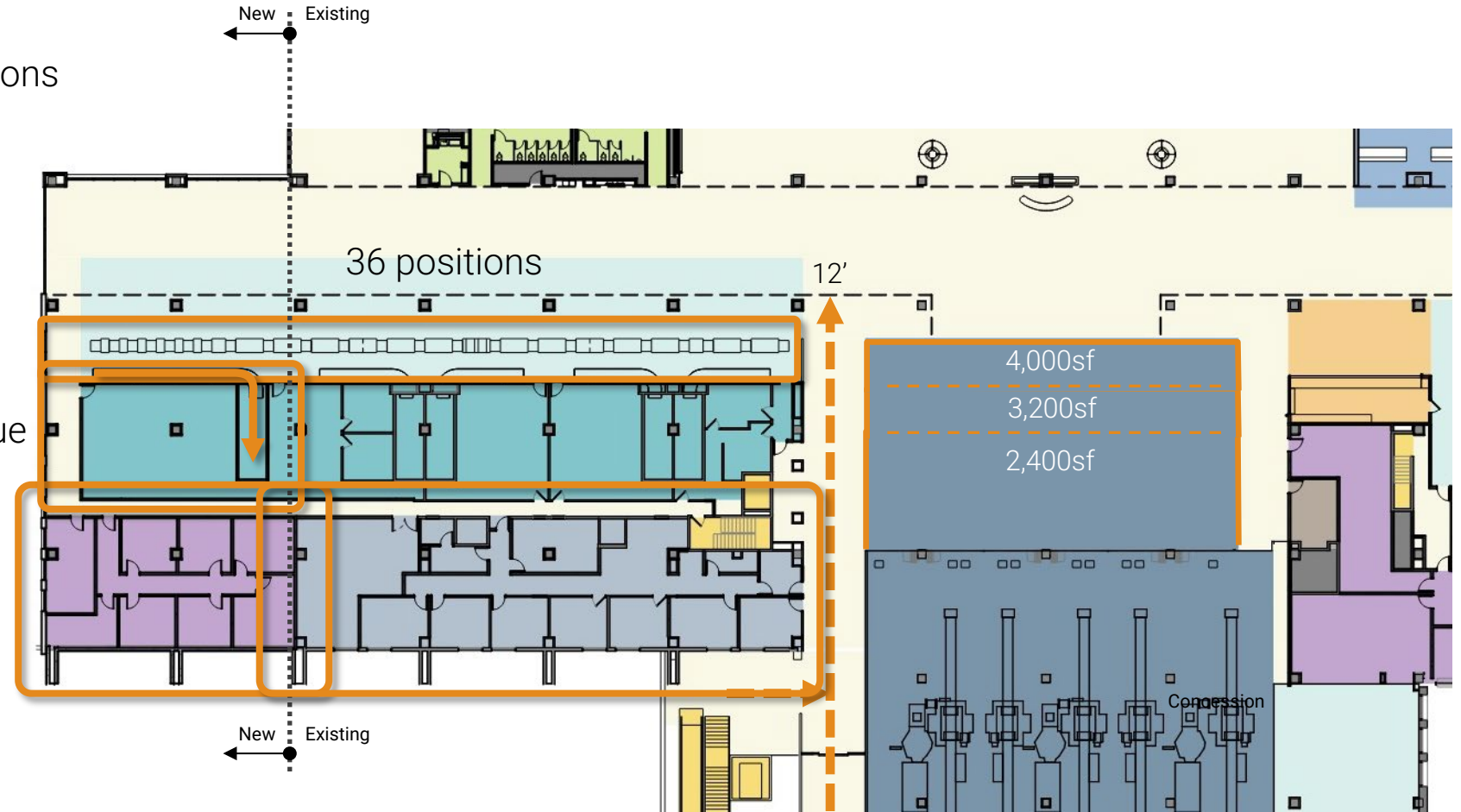
- Increase capacity to 36 agent positions
- Maintain exit clearance

### Checkpoint queue

- 3 lanes ~ 1,800sf-2,400sf of queue
- 4 lanes ~ 2,400sf-3,200sf of queue
- 5 lanes ~ 3,000sf – 4,000 sf of queue

### Additional Programming Needs

- Additional take back belt
- ATO support
- TSA
- Operations Center



\* Positions per planning: PAL-1 (30), PAL-2 (33), PAL-3 (36)

Existing Boarding Level Floor Plan

## Terminal Ticket Lobby | Ticket Counter Layout Study

Alternate 1 – Expand 1 bay towards center

- Potential capacity ~ 31 agent positions
- Maintain 12ft clear for deplaning

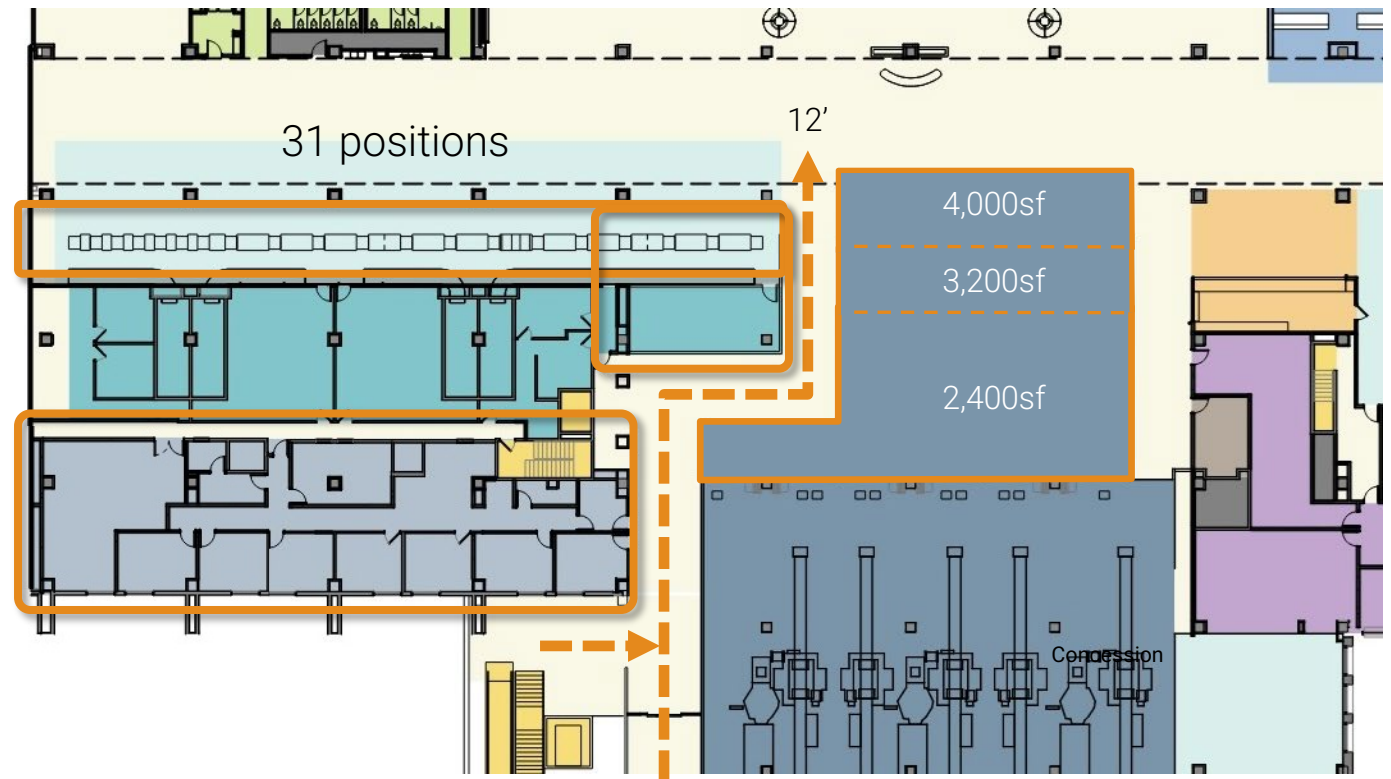
Checkpoint queue

- 3 lanes ~ 1,800sf-2,400sf of queue
- 4 lanes ~ 2,400sf-3,200sf of queue
- 5 lanes ~ 3,000sf – 4,000 sf of queue

Additional Program Needs

- Extend take back belt?
- Minimize ATO? Omit?
- TSA
- Operations Center?

\* Positions per planning: PAL-1 (30), PAL-2 (33), PAL-3 (36)



Existing Boarding Level Floor Plan

## Terminal Ticket Lobby | Ticket Counter Layout Study

Alternate 2 - Expand 2 bays towards center

- Increase capacity to 36 agent positions

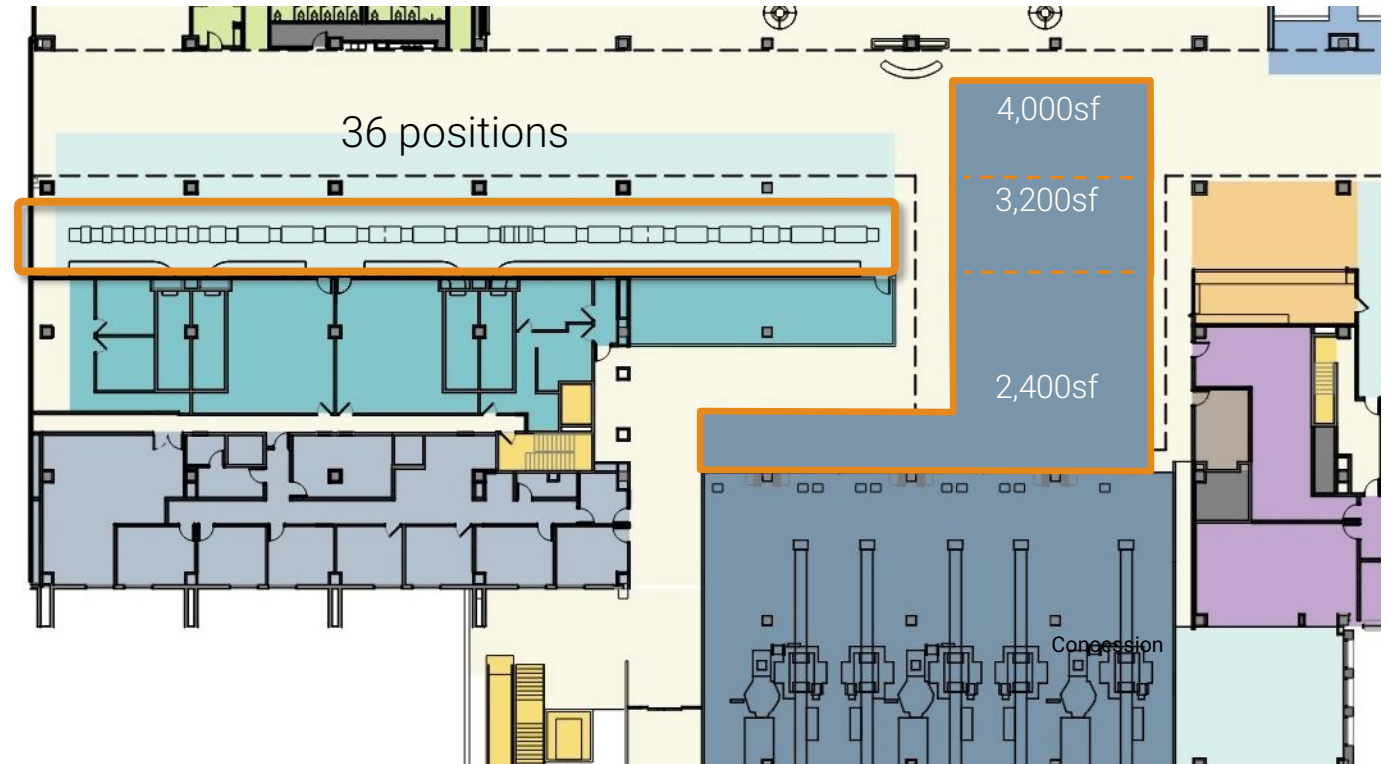
Checkpoint queue

- 3 lanes ~ 1,800sf-2,400sf of queue
- 4 lanes ~ 2,400sf-3,200sf of queue
- 5 lanes ~ 3,000sf – 4,000 sf of queue

Additional Program Needs

- Extend take back belt?
- Minimize ATO? Omit?
- TSA
- Operations Center?

\* Positions per planning: PAL-1 (30), PAL-2 (33), PAL-3 (36)

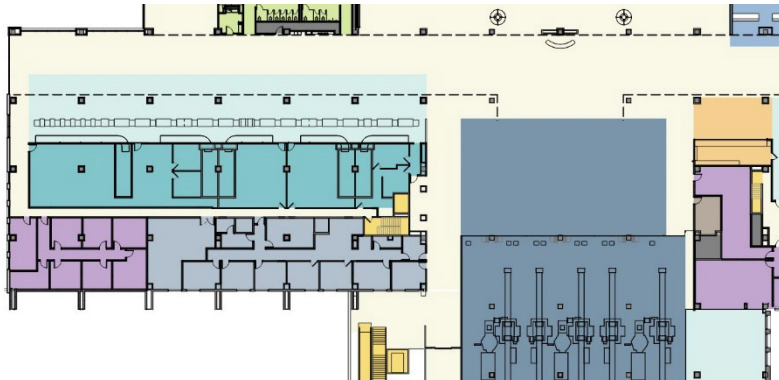


Existing Boarding Level Floor Plan

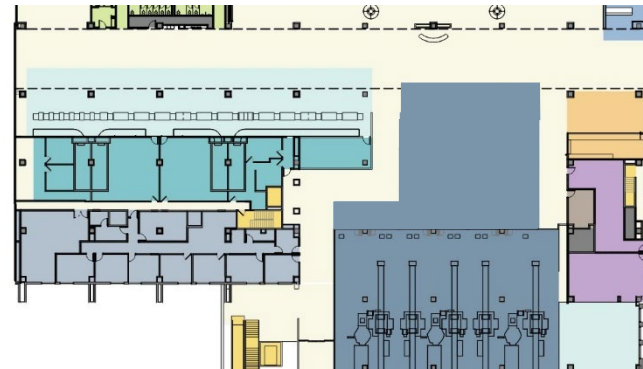
MFE McAllen International Airport

# Terminal Ticket Lobby | Ticket Counter Layout Study Summary

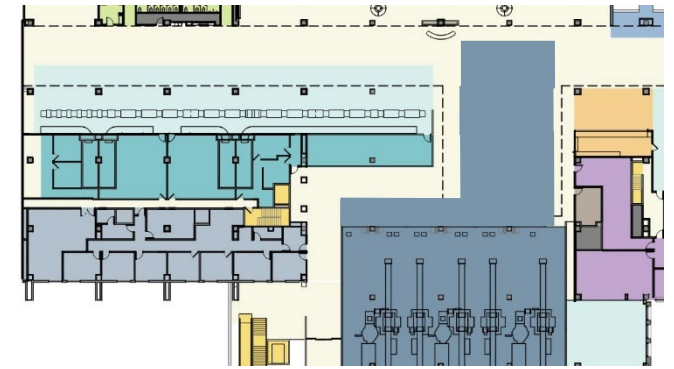
SD - Expand 2-bays towards west  
(36 agent positions)



Expand 1-bay towards center  
(31 agent positions)



Expand 2-bays towards center  
(36 agent positions)



\* Positions per planning: PAL-1 (30), PAL-2 (33), PAL-3 (36)

# TSA Feedback | Security Screening Checkpoint Summary

Existing queue capacity with 3<sup>rd</sup> lane

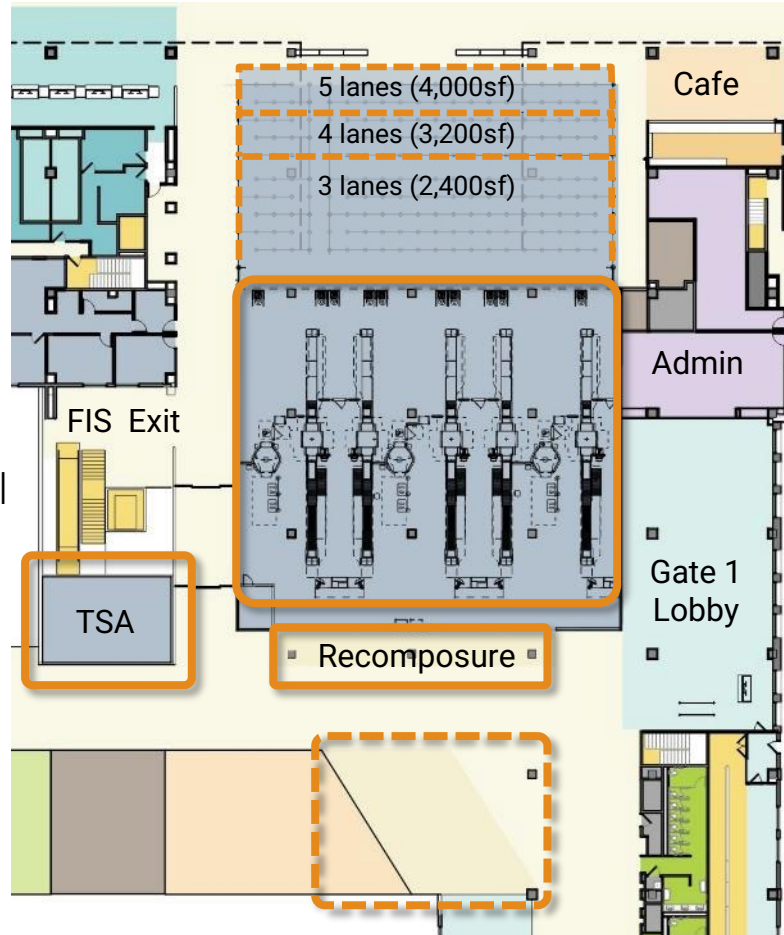
- Continues to fill out to 2 and 3
- +/- 800sf/lane planning figure

New queue capacity serves up to 5 lanes without overflow

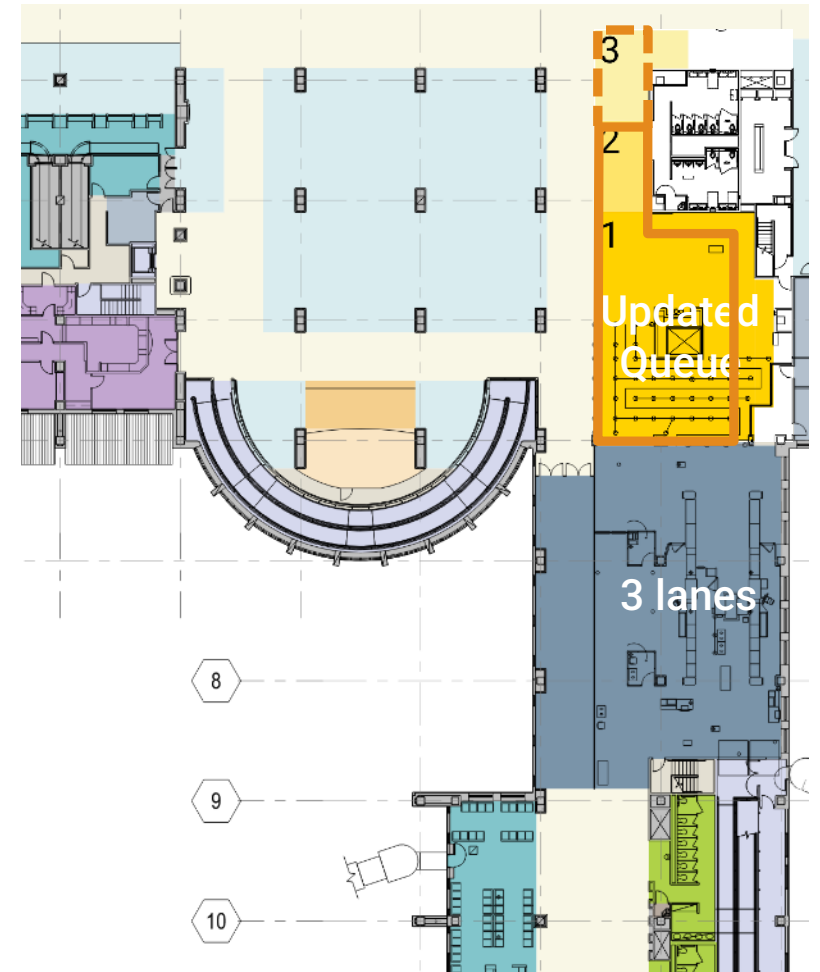
Checkpoint length fits future CPSS full

Recomposure reduces congestion

TSA support office



 Proposed Boarding Level Floor Plan



 Existing Boarding Level Floor Plan

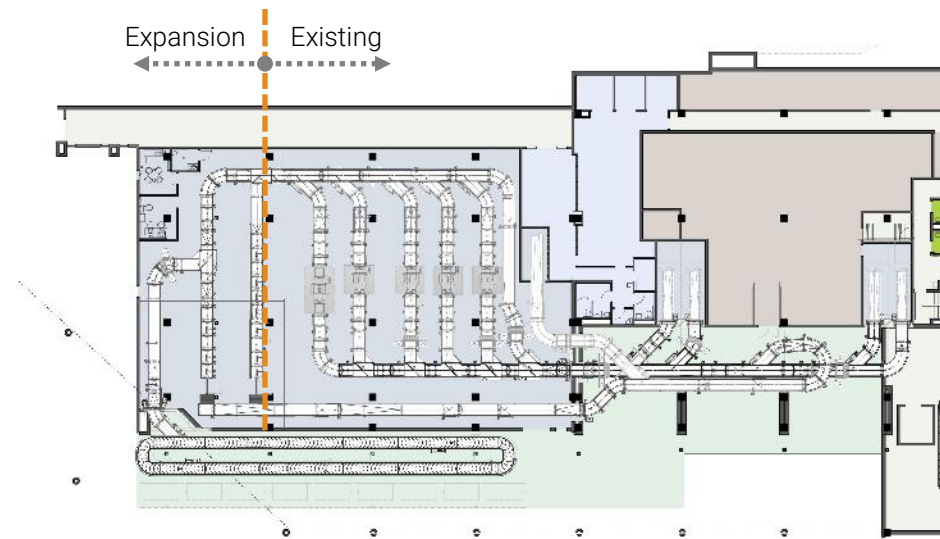
## TSA Feedback | CBIS summary

### Current Capacity Information

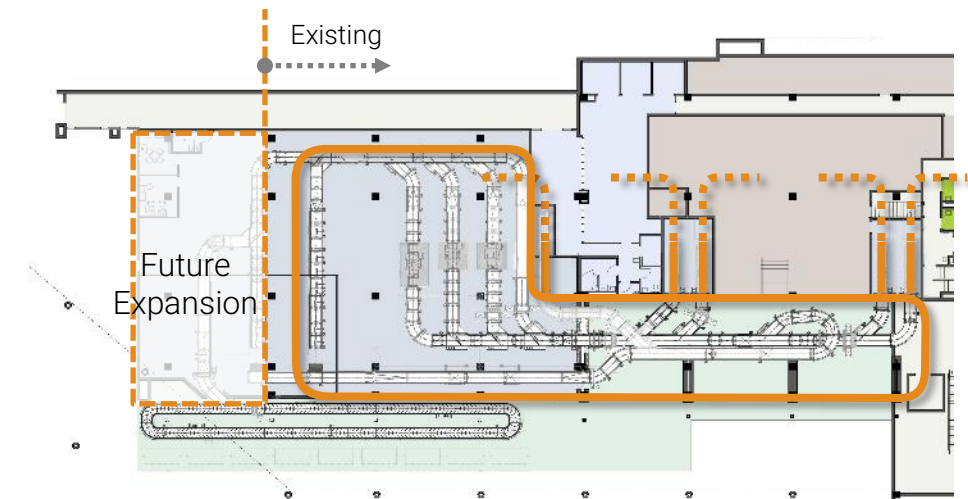
- TSA survey: 2.0 bags/pax of those checking bags (CBIS expansion required for PAL-3 2038)
- Amanda Carmona (AFSD) provided July 2025 bags processed and passengers processed at the checkpoint
  - Totals ~0.5 bags/enplaning passengers
  - **3 EDS sufficient for PAL-4 (2043)**
  - **Defer CBIS expansion is reasonable option**

### Conveyor Scope

- Take back belts and declines need replacing
- 2010 conveyors in fair condition, need upkeep
- **Deferring 2010 conveyor scope is reasonable option**



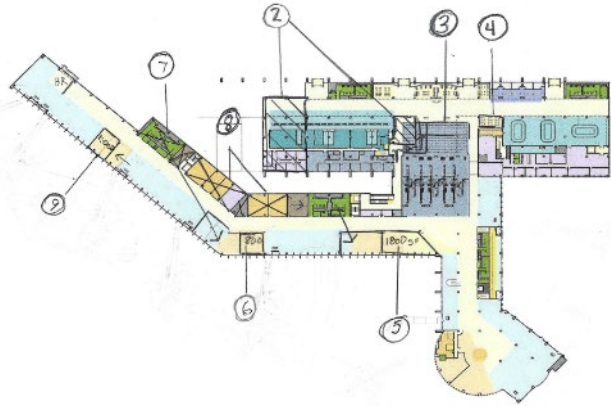
Proposed CBIS Floor Plan – TAP Phase



Proposed CBIS Floor Plan – Updated Scope

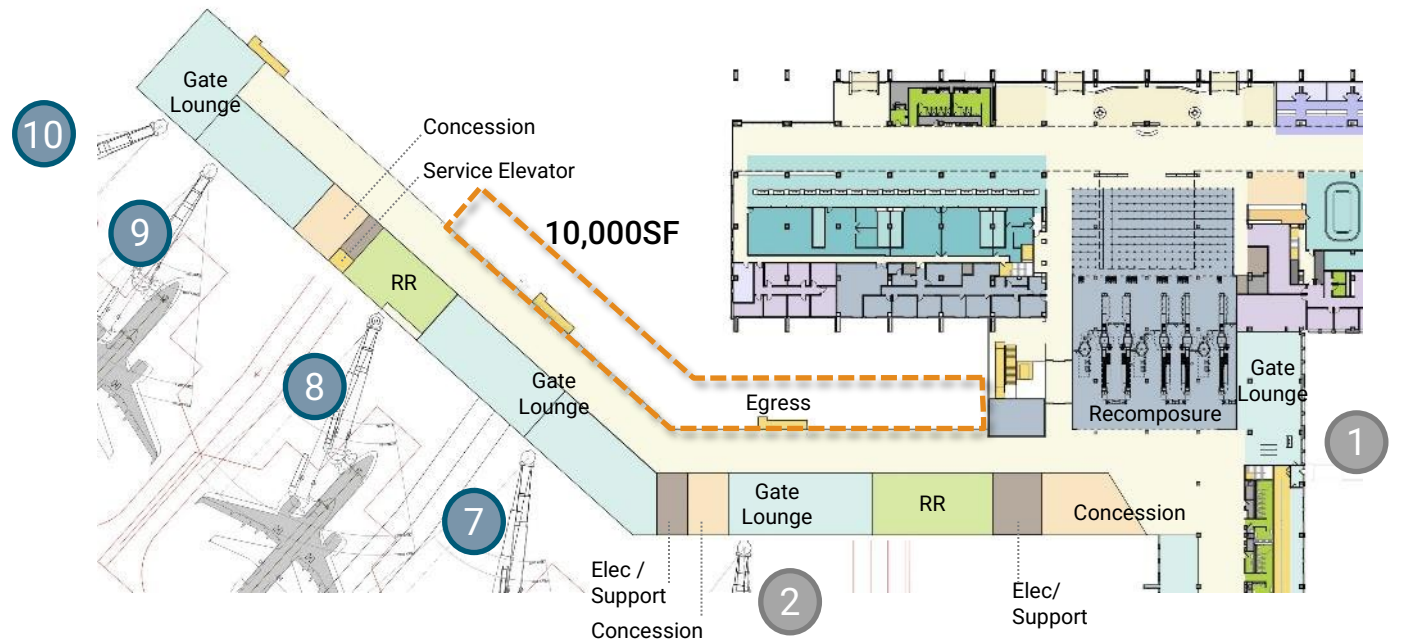
# Terminal Concourse | Plan Reduction Study

## Airport Program Clarification

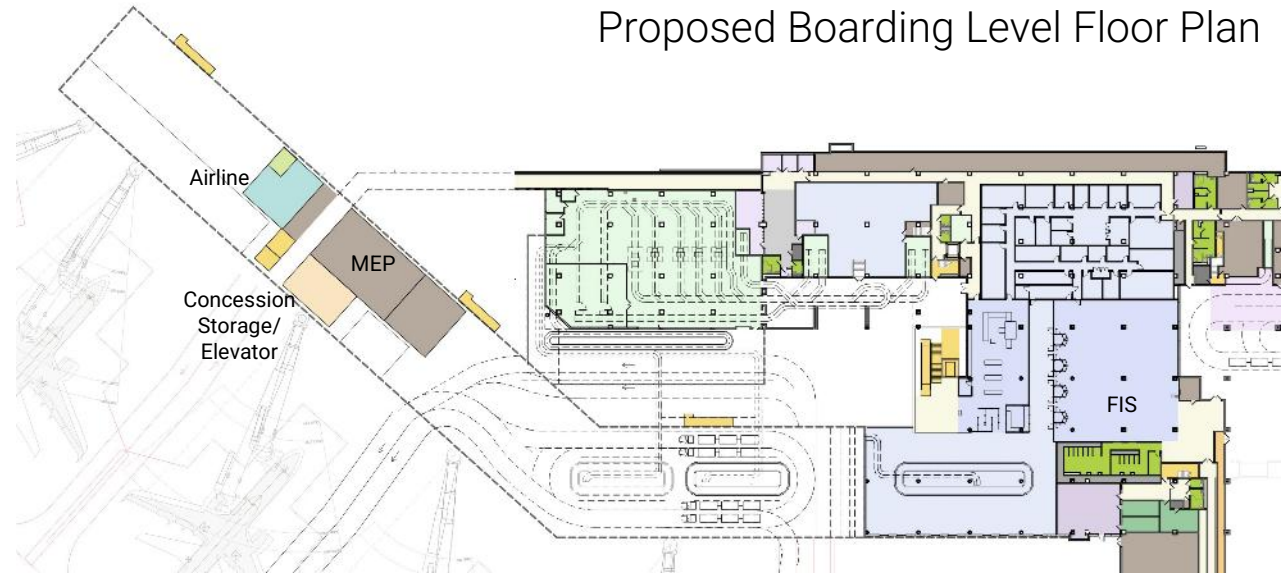


## Impacts

- Square Foot cost savings, will continue to refine
- Improved passenger flow around checkpoint
- Gate 1 boarding zone improvement
- Restroom spacing for ideal travel distances
- Make up devices protected below concourse
- Preserved MEP and concession support



Proposed Boarding Level Floor Plan



Proposed Apron Level Floor Plan

# Concourse Expansion | Proposed

Increased structural efficiency

Traditional flat roof construction



# Concourse Expansion | Proposed

Comfort, Convenience, Hospitality



# Central Expansion

# Visioning / Sense of Place Process | Story Space and Pillars of Inspiration

## Connected to Nature



## Vibrant Culture



## Engaged Community



We are McAllen, a community steeped in a multi-cultural heritage with an eye to the future. We celebrate together, guests are welcome, and when you are invited into our home you are family. Our indelible natural environment plays host to animals and birds that know no border and is overlaid with the pulsing daily life formed by culture from the entire valley. We are charting our leadership in the region through education, healthcare, commerce, and burgeoning industries while keeping our diverse culture and history close to heart.

**We are McAllen, we are home.**

## Central Expansion | Considerations

Entry doors are hidden

Small windows, minimal views to exterior



Tower focal point is proportionally small for the building length



## Central Expansion | Option 1

Concept Inspiration:  
Civic Statement – Community Gathering Space  
Heritage – Connecting past with the future



## Central Expansion | Option 1

### Functional Benefits

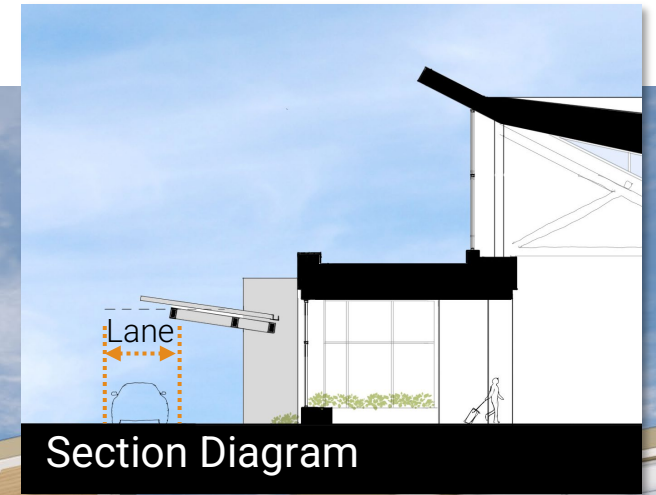
- Roof form gathers people towards heart of building
- Windows connection to curbside
- Clear sightlines to entry doors



## Central Expansion | Option 2

### Functional Benefits

- Roof form adds strong focal point at heart of building
- Windows connection to curbside
- Clear sightlines to entry doors



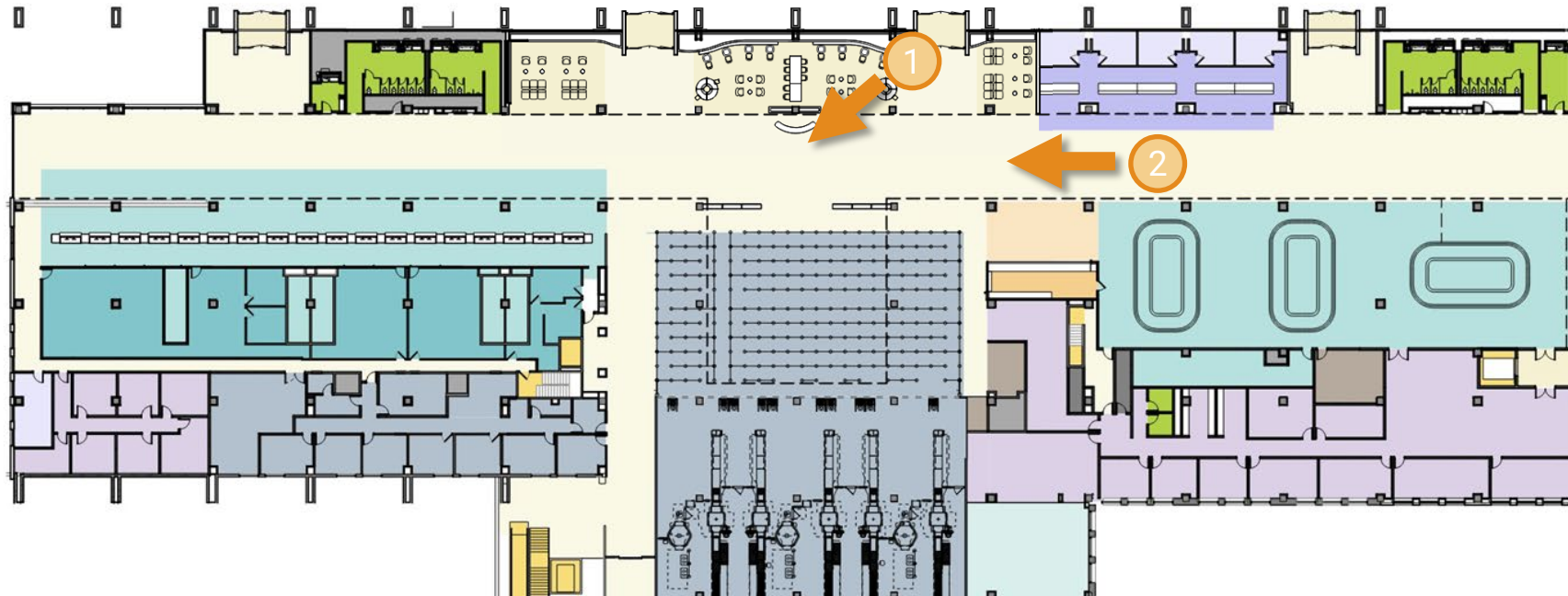
## Central Expansion | Option 3

Preserve existing building roof profile

- Improve vestibule visibility
- Visually connected to the curbside
- Similar drop off experience as today



# Central Expansion



 Proposed Boarding Level Floor Plan

# Central Expansion | Existing

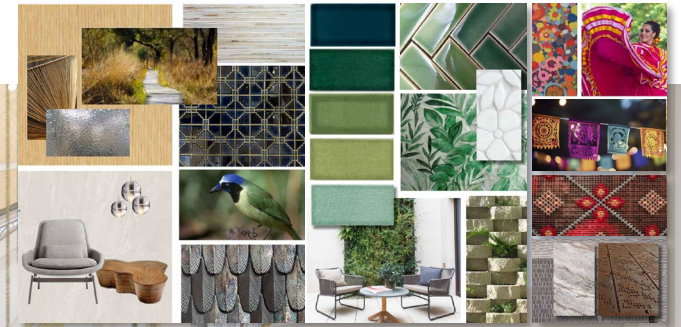


# Central Expansion | Option - 1

Concept Inspiration

Central plaza forming the heart of the building

Celebrate community, Connect with Nature



Sense of Place Mood Board



# Central Expansion | Option - 2

Volume, airy, bright above queue

Open sight lines

New front door experience



# Central Expansion | Option - 3

Existing roof remains without modification

New lounge along exterior



# Central Expansion | Option - 3

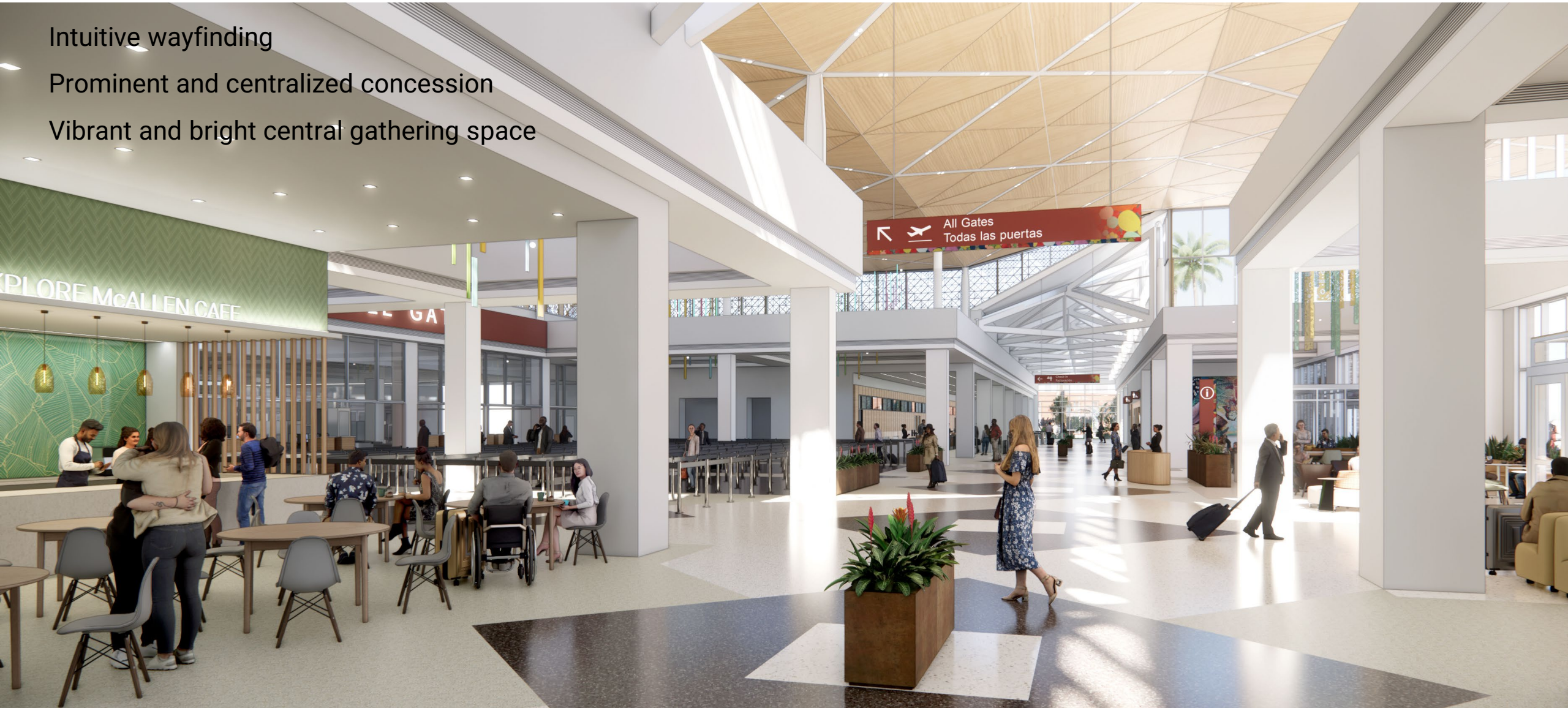


## Central Expansion | Option - 1

Intuitive wayfinding

Prominent and centralized concession

Vibrant and bright central gathering space



## Central Expansion | Option - 2

Intuitive wayfinding

Prominent and centralized concession



## Central Expansion | Option - 3

Existing roof remains without modification



# Central Expansion | Summary

Option 1



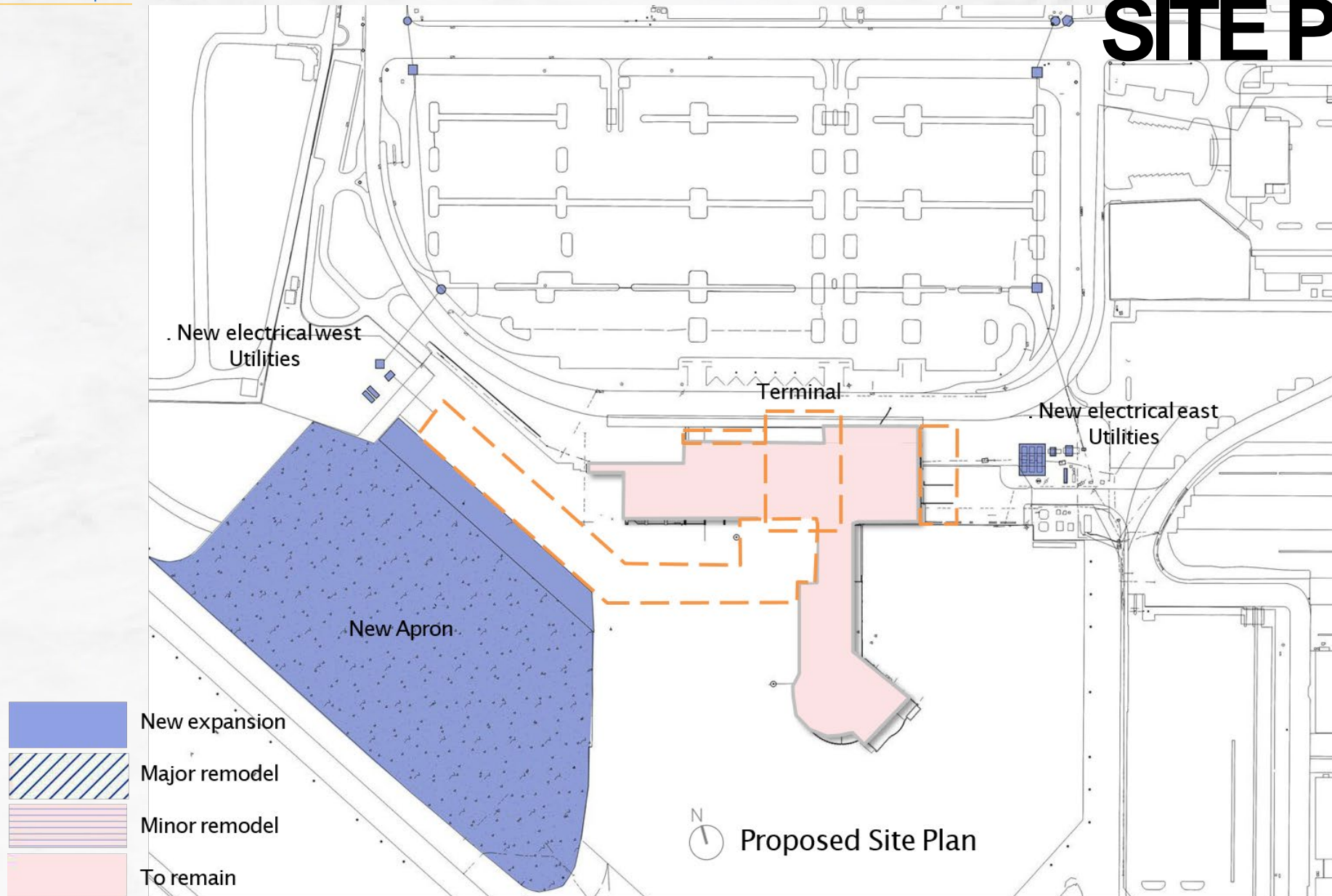
Option 2



Option 3

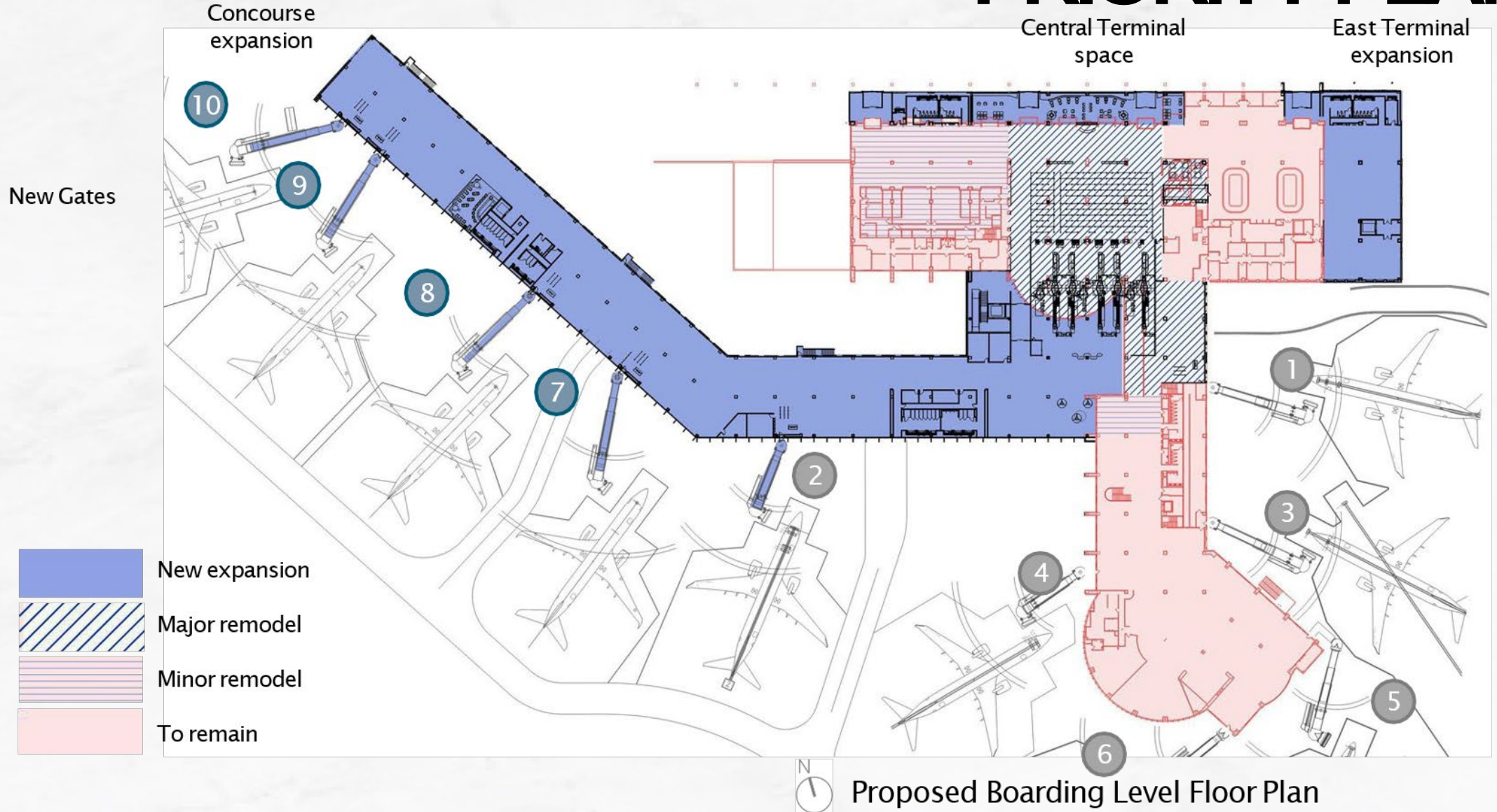


# EXPANSION PRIORITIES OVERVIEW SITE PLAN



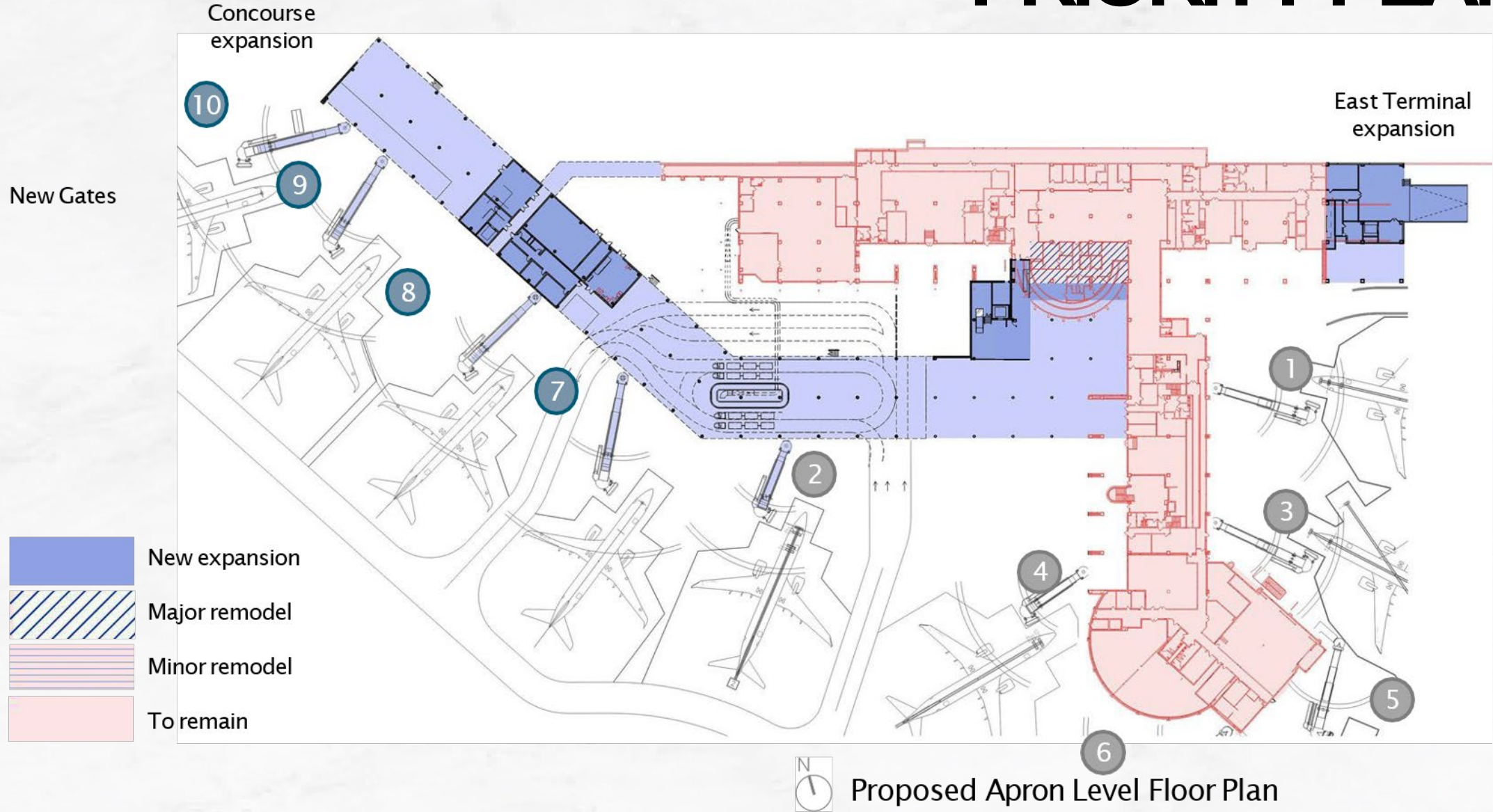
# EXPANSION PRIORITIES OVERVIEW

## PRIORITY PLAN

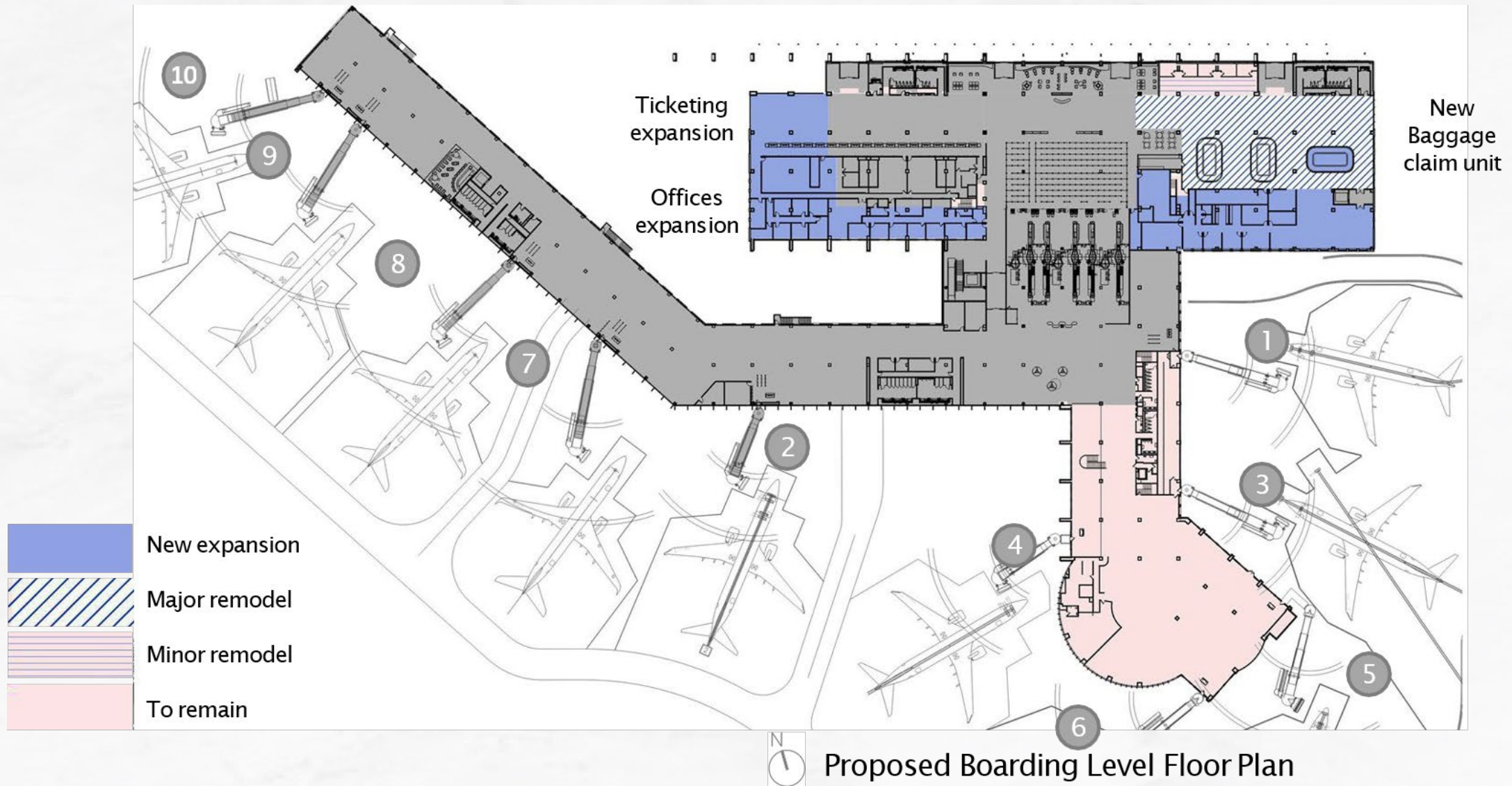


# EXPANSION PRIORITIES OVERVIEW

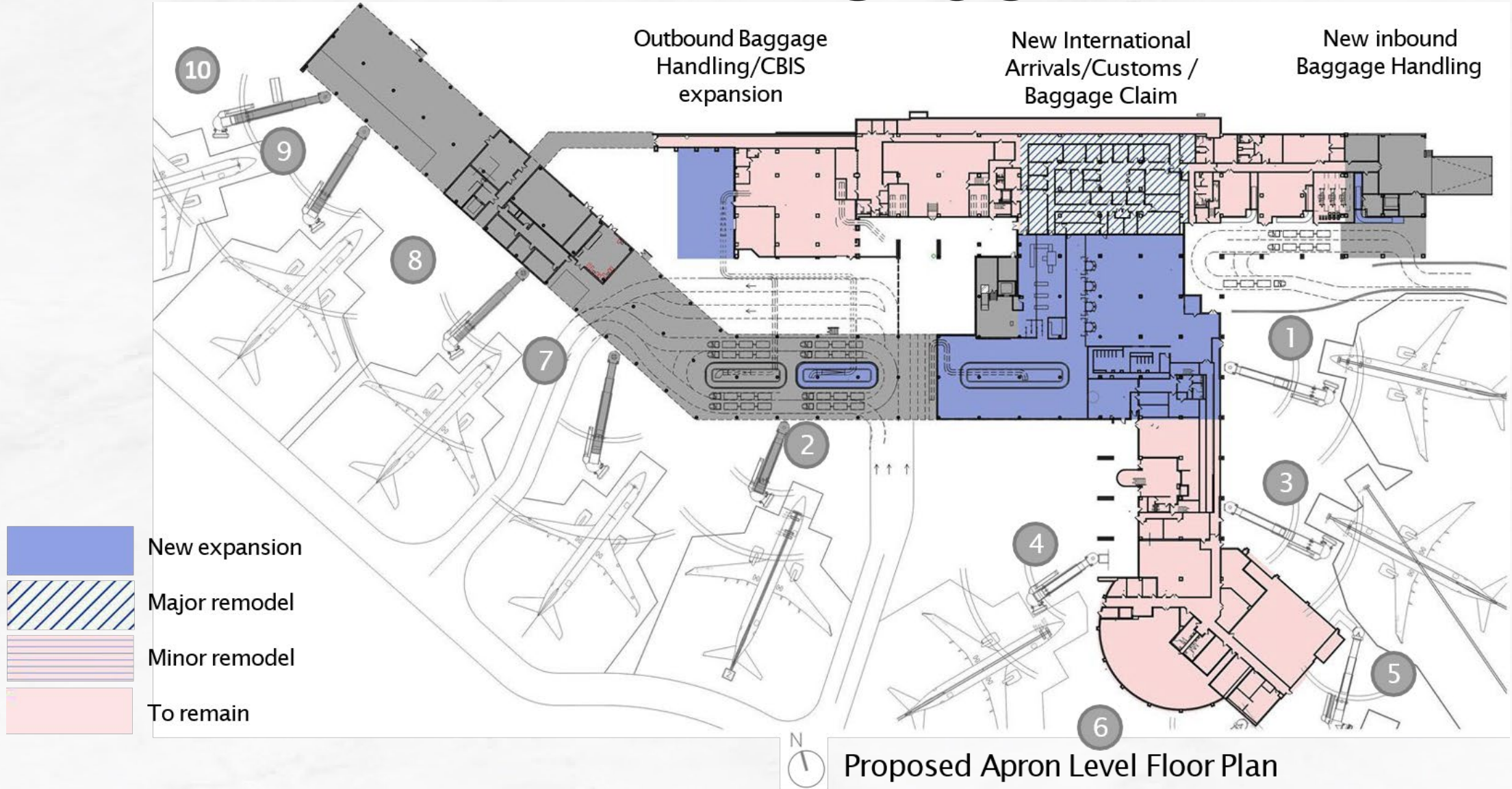
## PRIORITY PLAN



# EXPANSION PRIORITIES OVERVIEW SECONDARY PLAN



# EXPANSION PRIORITIES OVERVIEW SECONDARY PLAN



# AIRPORT PARKING OVERVIEW

## CURRENT PARKING AREAS

- Long Term - Main  
Lot 820 public stalls

- Short Term - Main  
Lot 231 public stalls



- Employee/Overflow  
- East Lot  
318 stalls for  
employee and  
overflow of public  
from main lot

**1,369 Total Parking Stalls**

# AIRPORT PARKING OVERVIEW

## PROPOSED PARKING AREAS

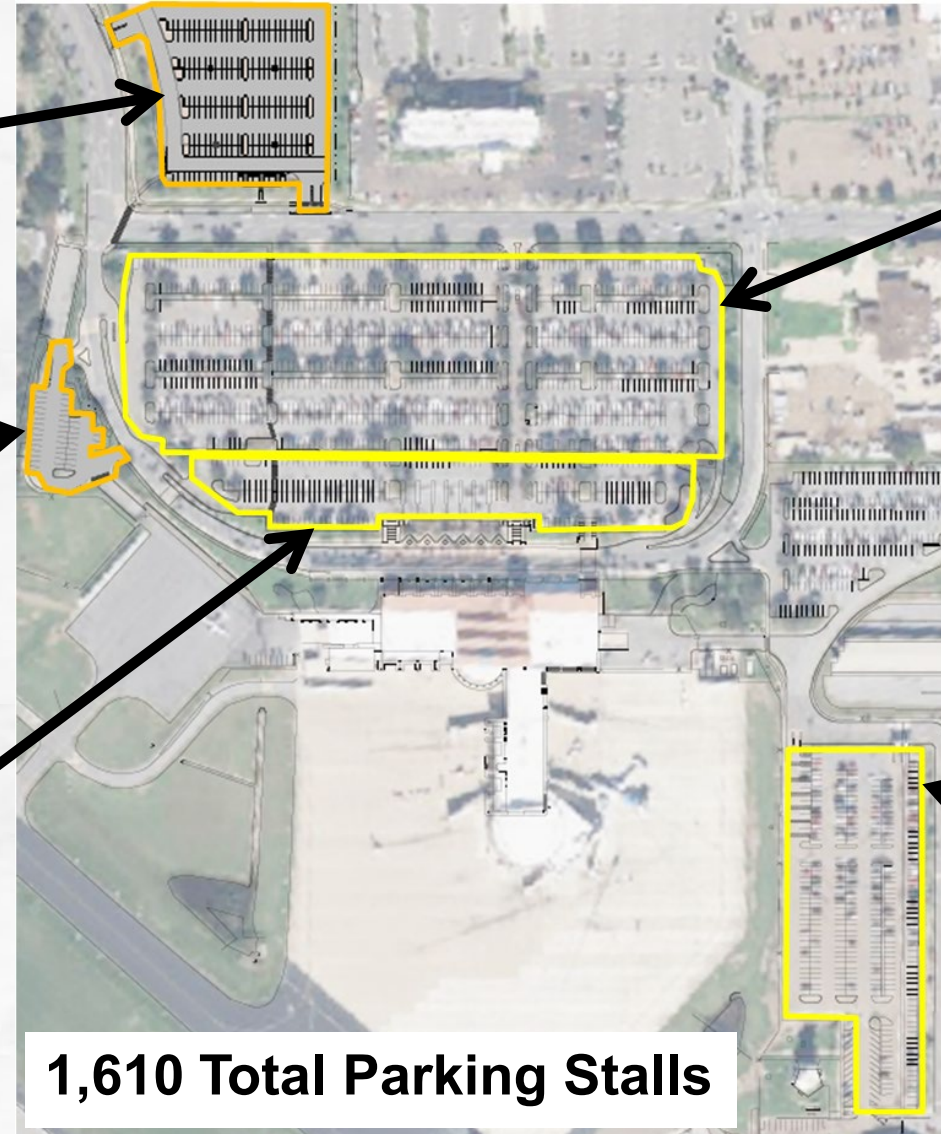
- New Public Overflow Lot  
197 public stalls

- New Cell Phone Lot  
44 public stalls

- Short Term - Main Lot  
231 public stalls

- Long Term - Main  
Lot 820 public stalls

- Economy Lot  
318 public stalls





**McAllen**  
International Airport

**JEREMY SANTOSCOY, P.E.**

**DIRECTOR OF AVIATION  
MCALLEN INTERNATIONAL AIRPORT**



(956) 681-1521



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**ITEM SUMMARY**

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	
	MEETING DATE	6/22/2026

1. Agenda Item: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

2. Party Making Request:

3. Nature of Request:

4. Routing:  
Crystal Montano Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation: