



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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.1.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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. Party Making Request: Omar Sotelo
3. Applicant: Rioplex Engineering LLC on behalf of Mouavad Development LLC
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/05/2026
Omar Sotelo	Approved - 06/09/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Planning Department

Memo

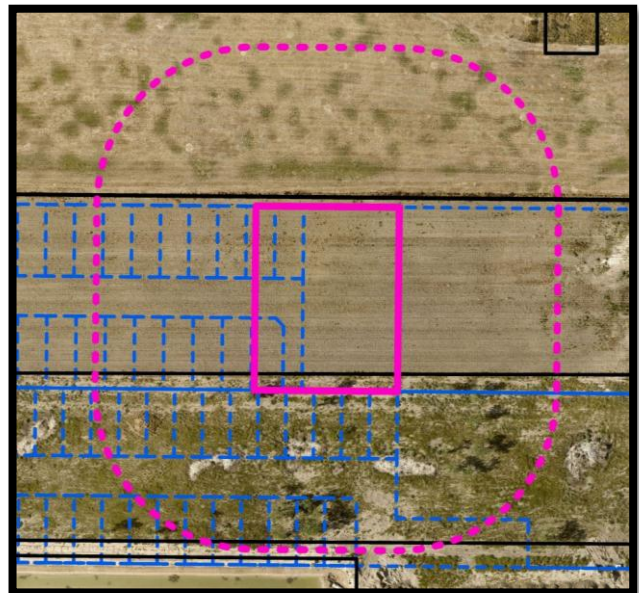
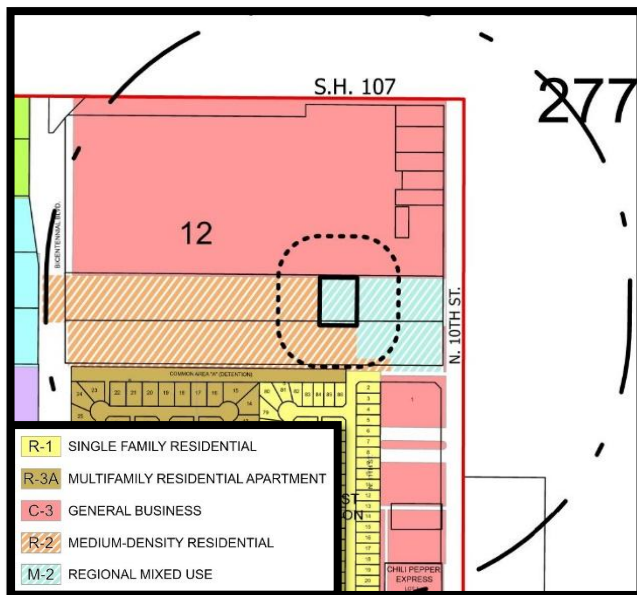
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: June 22, 2026

SUBJECT: 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)

LOCATION: The subject property is located along the west side of North 10th Street, south of State Highway 107.



PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for a townhome development.

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the north, M-2 (Regional Mixed Use-UDC) District to the east, and R-2 (Medium-Density Residential-UDC) District to the west and south.

LAND USE: The subject property is currently vacant and in the process of development. Surrounding land uses include vacant land and single-family and multi-family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

DEVELOPMENT TRENDS: The development trend along North 10th Street is commercial and residential.

HISTORY: The property is going through the subdivision process under the proposed name of Alhambra on 10th Subdivision Phase II. The property was rezoned from C-3 (General Business-OC) District to R-2 (Medium-Density Residential-UDC) and M-2 (Regional Mixed Use-UDC) District on April 13, 2026.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the adjacent zones and follows the development trend in this area.

If the rezoning is approved, a recorded subdivision plat will be required prior to building permit issuance for any future development on the subject property. Any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to R-2 (Medium-Density Residential-UDC) District. There were six members present and voting.

29.42 AC
PREFERENCE INC.
SWD DOC 2475143
O.R.H.C.T.



S81°01'29"E
180.16'

N09°04'29"E
231.11'

0.96 ACRES
[41,664.77 SQ.FT.]
OUT OF A
MEASURED 10.50 ACRE TRACT
MOUAYAD DEVELOPMENT, LLC
SWD: DOC. NO. 3700581
O.R.H.C.T.

S09°04'29"W
231.42'

SCALE: 1"=100'
BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

N80°55'31"W
180.16'

P.O.B.
N:16636520.0018
E:1077925.1269

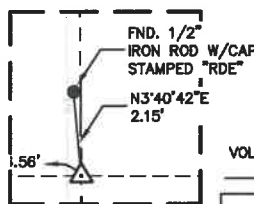
LEGEND

- | | | | |
|-------|--|------------|--|
| — | BOUNDARY LINE | ⊗ | FIRE HYDRANT |
| - - - | RIGHT OF WAY LINE | ⊙ | SANITARY SEWER MANHOLE |
| ⊥ | LOT LINE | ⊙ | TRAFFIC SIGN |
| - - - | PROPERTY LINE | ⊙ | IRRIGATION STAND PIPE |
| - - - | EASEMENT LINE | POB | POINT OF BEGINNING |
| - - - | OVERHEAD ELECTRIC LINE | SE | SOUTHEAST |
| - - - | GUARD RAIL LINE | CNR. | CORNER |
| - - - | ROADWAY CENTERLINE | SECT. | SECTION |
| ▨ | CONCRETE CURB AND GUTTER | R.O.W. | RIGHT OF WAY |
| ▨ | CONCRETE | VOL. | VOLUME |
| ▨ | ASPHALT | PG. | PAGE |
| ● | FOUND 1/2" IRON ROD OR AS NOTED | DOC. | DOCUMENT |
| ○ | SET 1/2" IRON ROD W/PINK CAP
STAMPED "CLS RPLS #6388" | AFH: | AFFIDAVIT OF HEIRSHIP |
| △ | CALCULATED POINT | SWD: | SPECIAL WARRANTY DEED |
| ⊗ | FOUND "X" MARK | DWW: | DEED WITHOUT WARRANTY |
| ⊙ | FOUND 2" IRON PIPE OR AS NOTED | O.R.H.C.T. | OFFICIAL RECORDS
HIDALGO COUNTY TEXAS |
| ⊙ | POWER POLE | M.R.H.C.T. | MAP RECORDS HIDALGO
COUNTY TEXAS |
| ⊙ | MAIL BOX | D.R.H.C.T. | DEED RECORDS
HIDALGO COUNTY TEXAS |
| → | GUY WIRE | | |
| ⊙ | TELEPHONE PEDESTAL | | |
| ⊙ | CABLE PEDESTAL | | |

PLAT SHOWING:

A 0.96 ACRE [41,664.77 SQ.FT.] TRACT OUT OF A MEASURED
10.50 ACRE TRACT OF LAND, MORE OR LESS,
OUT OF THE SOUTH 20.08 ACRES OUT OF LOT 12, SECTION
277, OF TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF
LANDS IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE
168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS

10.0 AC
AL YAZJI DEVELOPMENT LLC
CORRECTION DOC 2475143
O.R.H.C.T.



DETAIL "A"
NOT TO SCALE

FND. 1/2"
IRON ROD W/CAP
STAMPED "RDE"

SEE DETAIL "A"

50.0'
R.O.W. ESMT.
VOL. 776, PG. 400-401
D.R.H.C.T.

P.O.C.
SE CNR.
LOT 12, SECT. 277

LOT 12

LOT 13

CK 1

NOTES:

- SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" [NO SHADING] DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 48033403250, DATED 06/06/2000.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN THAT MAY AFFECT THIS PROPERTY.

10. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.

11. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

12. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. K25020 - ZONE1-REV

SHEET 02 OF 02



Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
TBPELS FIRM No:10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY
WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION
IN THE MONTH OF DECEMBER, 2025 AND THAT THE NOTES SHOWN
HEREON ARE TRUE AND CORRECT.


MANUEL CARRIZALES
R.P.L.S. #6388

DATE





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.2.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Exodus Path LLC
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/05/2026
Omar Sotelo	Approved - 06/09/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommenda Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Memo

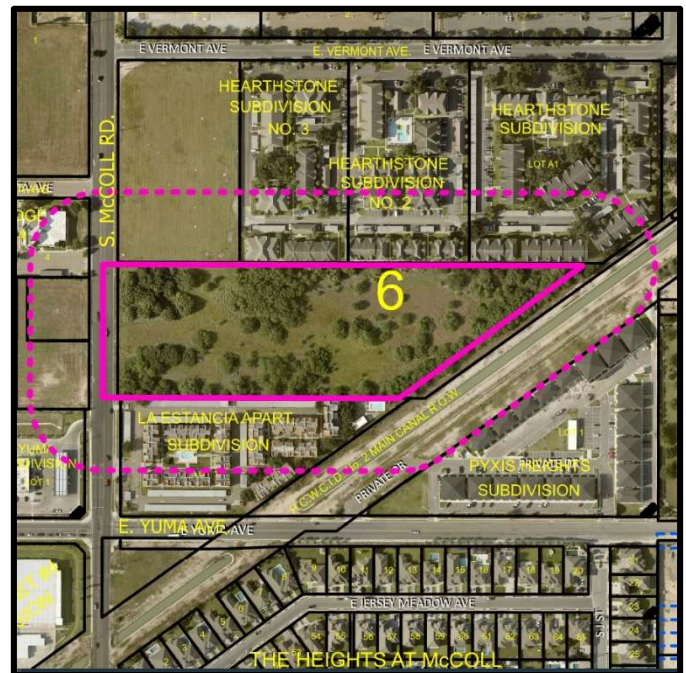
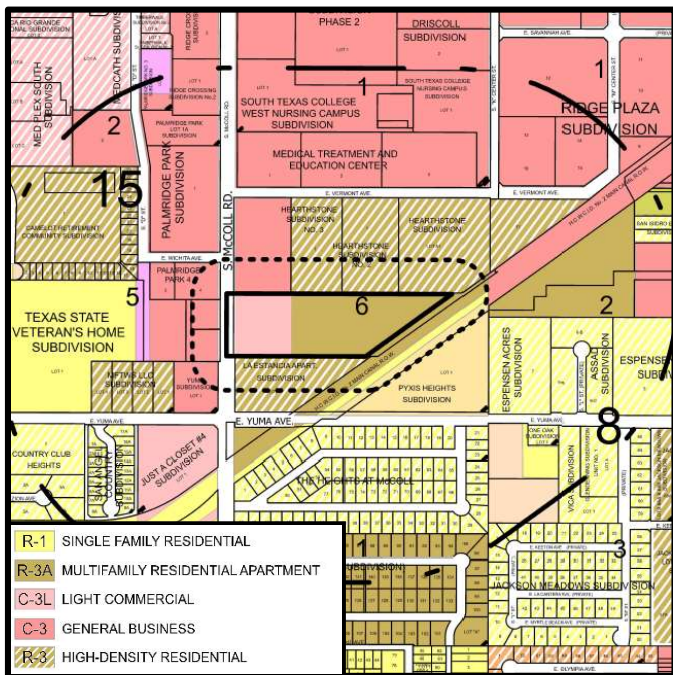
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: June 22, 2025

SUBJECT: 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)

LOCATION: The subject property is located along the east side of South McColl Road, north of East Yuma Avenue.



PROPOSAL: The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District for proposed apartments.

ADJACENT ZONING: The adjacent properties are zoned R-3 (High-Density Residential-UDC) District to the north and south; C-3 (General Business-OC) District to the north and west; and R-3A (Multifamily Residential Apartment-OC) District to the east.

LAND USE: The subject property is currently vacant. Surrounding uses include apartments, commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents.

DEVELOPMENT TRENDS: The development trend in this area are apartments and commercial uses.

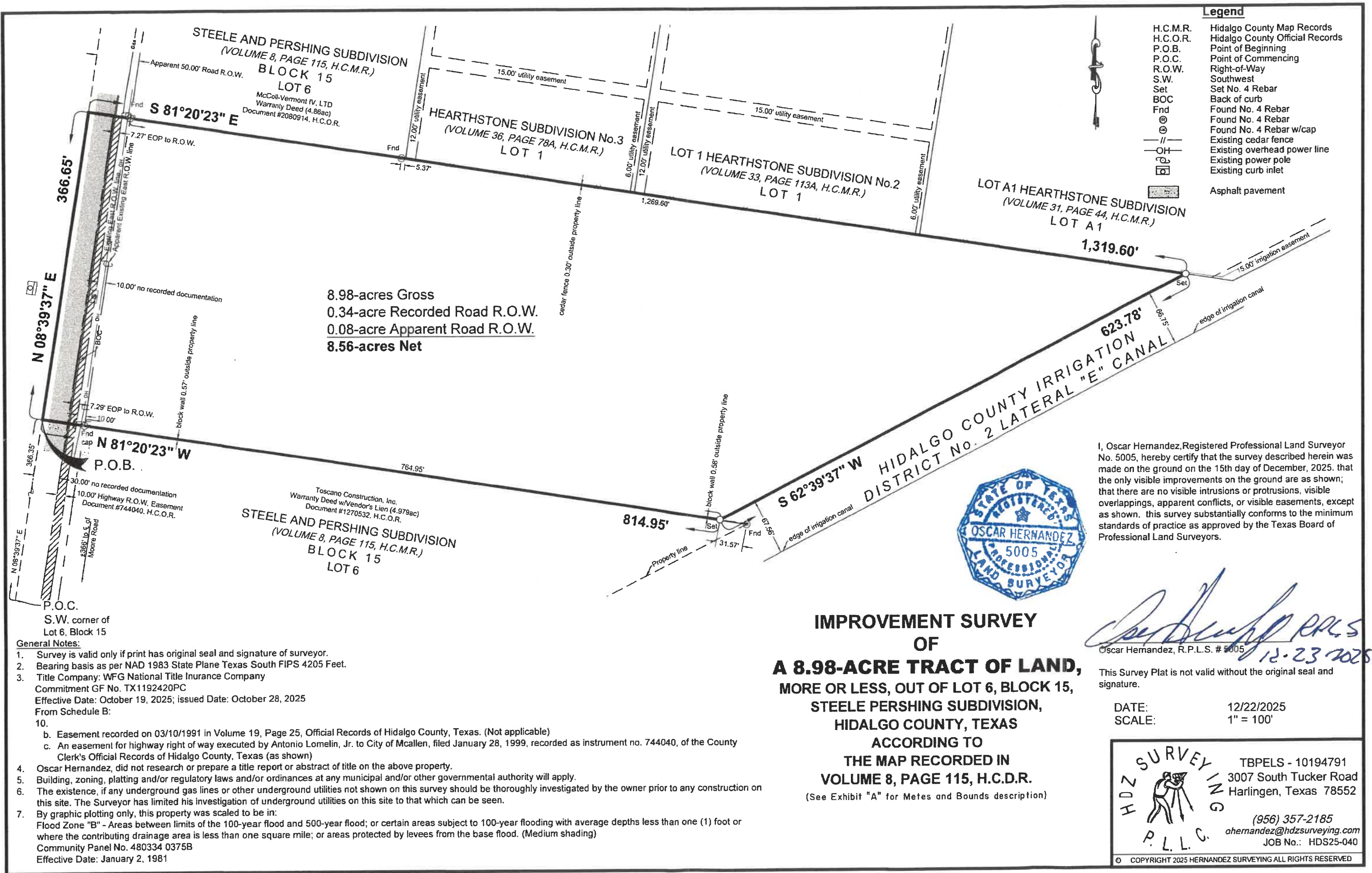
HISTORY: This property was initially zoned R-3A (Multifamily Residential Apartment-OC) District upon annexation into the city on November 27, 1995. On November 13, 2006, City Commission approved the rezoning of the west 380 feet of this property to C-3L (Light Commercial-OC) District. There has been no rezoning request to this property since then. No subdivision application has been submitted at this time.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Regional Commercial is generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. However, it does follow the development trend in this area. There are two apartment complexes adjacent to the subject property, Hearthstone Apartments to the north and Castelo Apartments to the south.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to R-3 (High-Density Residential-UDC) District. There were six members present and voting.





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.3.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Jaime Castillo
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/05/2026
Omar Sotelo	Approved - 06/09/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Memo

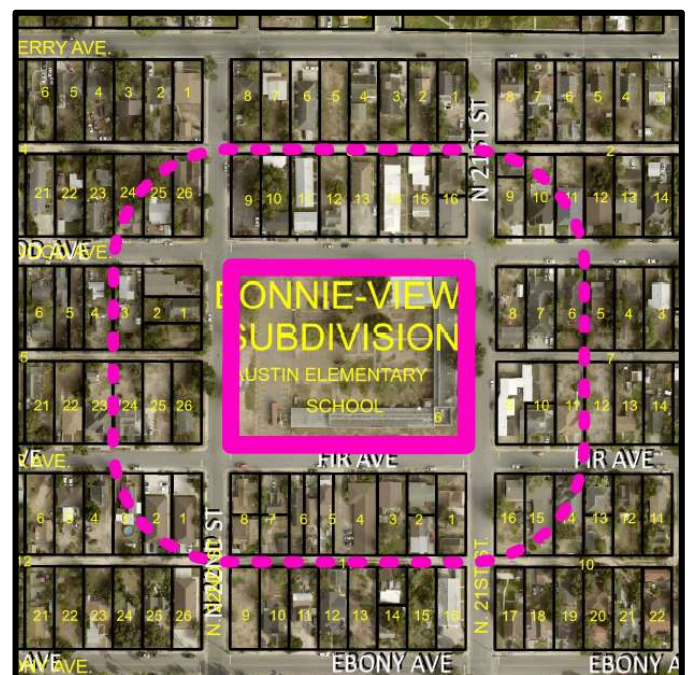
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: June 22, 2025

SUBJECT: 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)

BRIEF DESCRIPTION: The subject property is located at the northwest corner of Fir Avenue and North 21st Street. The property is zoned R-2 (Duplex-Fourplex-OC) District. The surrounding land uses include single-family residences, duplexes, and a church. An institutional use is permitted in this zone with a Conditional Use Permit and in compliance with requirements.



HISTORY: Bonnie-View Subdivision was recorded on August 22, 1927. The building was previously used as Stephen F. Austin Elementary School, a Hidalgo County Head Start facility, and a church under the name Casa De Oración Rey de Reyes. A Conditional Use for the previous church was approved for one year by the Planning & Zoning Commission on August 4, 2020 and renewed for an additional year on January 18, 2022. A building permit for a change of occupancy with interior renovations was issued on May 1, 2026, and an application for a CUP for a new church was submitted on April 10, 2026.

ANALYSIS: The subject property was previously a church. The applicant is proposing to do interior remodeling for a new church and operate under the name Betania McAllen.

The site plan must comply with all other Zoning Ordinances, Building Codes, Fire Department requirements, and all requirements on the building permit, including setbacks, landscaping, and parking. The proposed church must also comply with the following specific requirements:

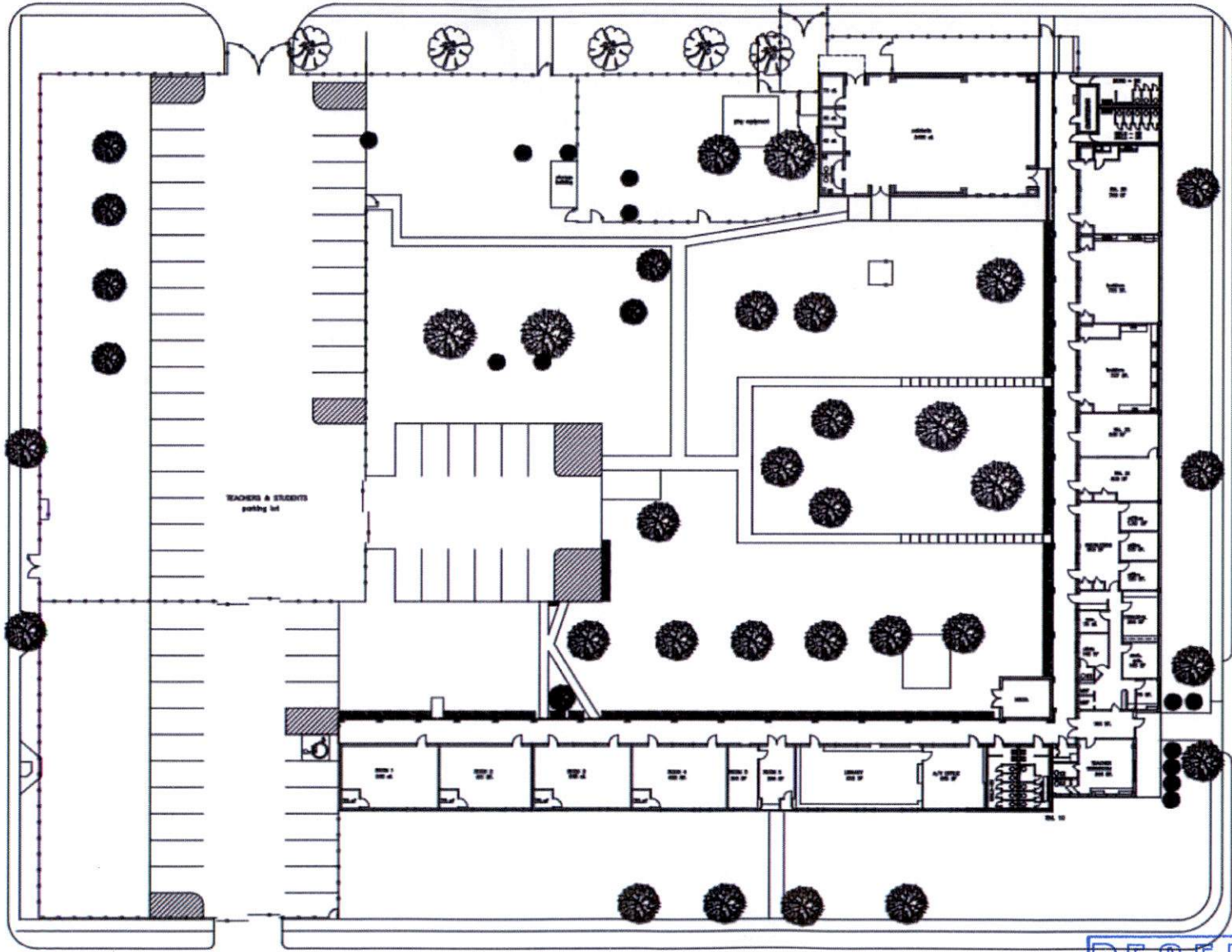
- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project is proposing 64 parking spaces;
- 3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;
- 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas;
- 5) 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;
- 6) 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;
- 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 8) The number of persons within the building shall be restricted based on the Max Occupant Load;
- 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

Staff has not received any phone calls, letters or emails in opposition to the request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the CUP request. The board unanimously voted to recommend approval, for life of use, subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements. There were six members present and voting.

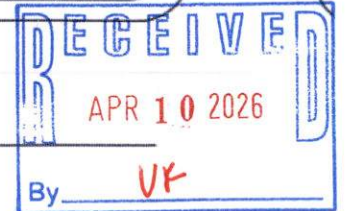
GUMWOOD STREET

22 ND. STREET



21 ST. STREET

FIR STREET



ORDINANCE NO. 2026 – ____

**AN AMENDMENT TO THE CITY OF MCALLEN ZONING
ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT,
REQUIRING COMPLIANCE WITH LISTED CONDITIONS
AND ORDAINING OTHER PROVISIONS RELATING TO
THE SUBJECT MATTER THEREOF.**

WHEREAS, on June 22, 2026 the City of McAllen Board of Commissioners considered an application for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an institutional use (church) at Lots 1-16, Block 6, Bonnie-View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue; and

WHEREAS, after reviewing the application, the recommendation of the Planning and Zoning Commission, public comment, if any, and staff's presentation the Board of Commissioners finds the proposed use does not interfere with compatible and orderly development within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: A Conditional Use Permit is hereby granted for an institutional use (church) at Lots 1-16, Block 6, Bonnie-View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. The Conditional Use Permit shall expire when the use ceases.

SECTION II: The Conditional Use Permit issued pursuant to this ordinance shall only remain in effect and retain validity while all conditions listed on the permit as authorized by the City Commission at a meeting held on June 22, 2026 or contained in the McAllen Code of Ordinances are met, including but not limited to the following: 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 proposing 64

parking spaces; 3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas; 5) 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; 6) 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; 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas; 8) The number of persons within the building shall be restricted based on the Max Occupant Load; 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

SECTION III: The City Secretary of the City of McAllen is hereby directed **not** to publish this ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory thereof.

SECTION IV: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect and to that extent this ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 22nd day of June 2026, at a Regular Meeting of the Board of Commissioners at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of June 2026.

CITY OF McALLEN, TEXAS

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.4.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Edgar A. Espinoza
4. Nature of Request: 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. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/05/2026
Omar Sotelo	Approved - 06/09/2026
Michelle Rivera	Approved - 06/11/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Memo

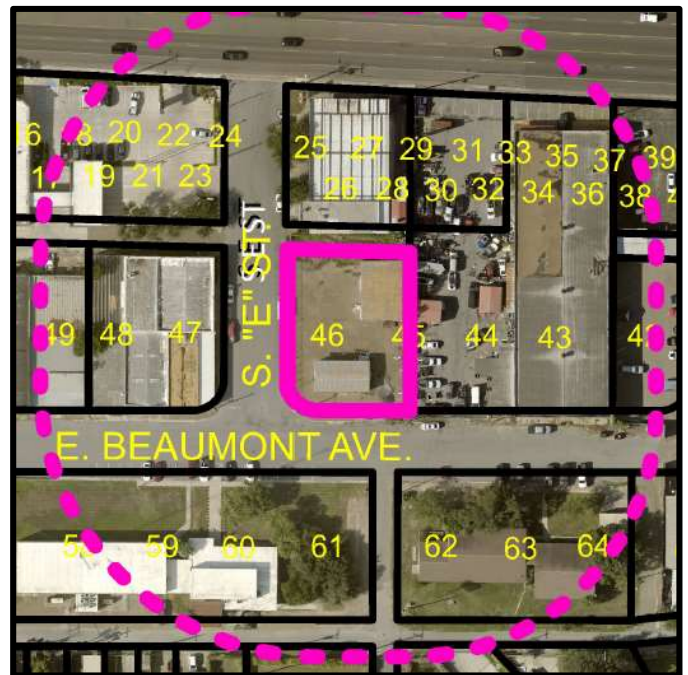
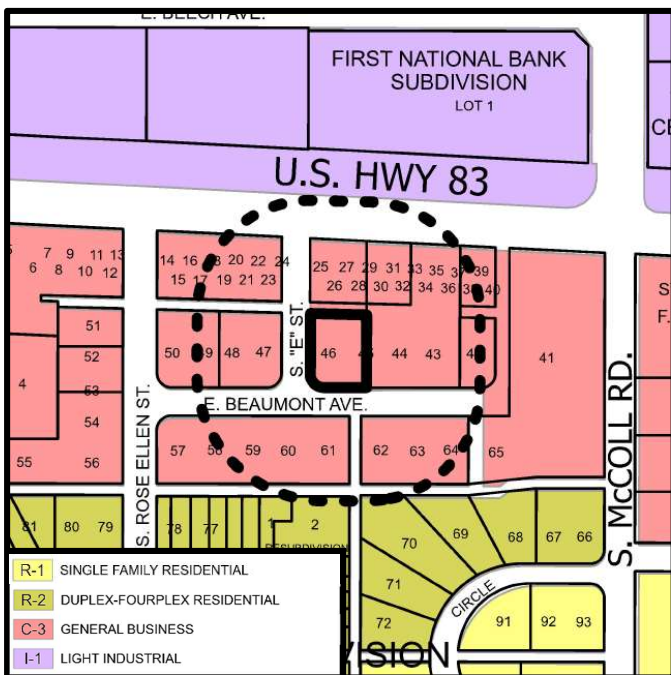
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: June 22, 2025

SUBJECT: 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)

BRIEF DESCRIPTION: The subject property is located at the northeast corner of East Beaumont Avenue and South "E" Street. The subject property is zoned C-3 (General Business-OC) District. The surrounding land uses include duplex-fourplexes, light industrial, and commercial uses. An institutional use is permitted in this zone with a Conditional Use Permit and in compliance with requirements.



HISTORY: Betty-Rose Subdivision was recorded on June 4, 1946. The building was previously used for storage. No previous CUP requests were found on file for this property.

ANALYSIS: The applicant is proposing to operate a welding school with classes consisting of 10 students and 2 trained staff members. The hours of operation will be split into two shifts, 7 a.m. to 12 p.m. and 1 p.m. to 6 p.m. Monday through Saturday.

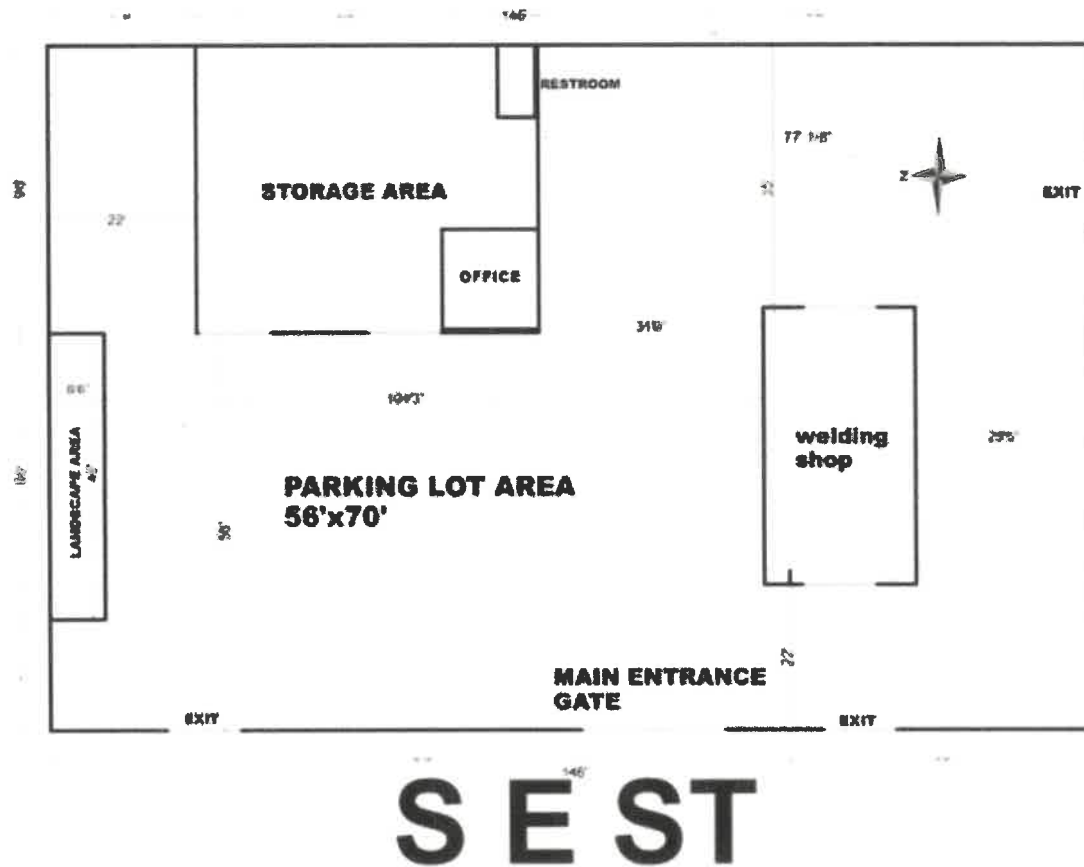
The site plan must comply with all other Zoning Ordinances, Building Codes, Fire Department requirements, and all requirements on the building permit, including setbacks, landscaping, and parking. The proposed welding school must also comply with the following specific requirements:

- 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 proposing 12 parking spaces;
- 3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;
- 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas;
- 5) 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;
- 6) 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;
- 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 8) The number of persons within the building shall be restricted based on the Max Occupant Load;
- 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

Staff has not received any phone calls, letters or emails in opposition to the request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the CUP request. The board unanimously voted to recommend approval, for life of use, subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements. There were six members present and voting.

The property is located at 601 E
Beaumont Ave, McAllen, TX 78501,
and is positioned at the intersection
of E Beaumont Ave and S E St.



E BEAUMONT AVE

APR 14 2026

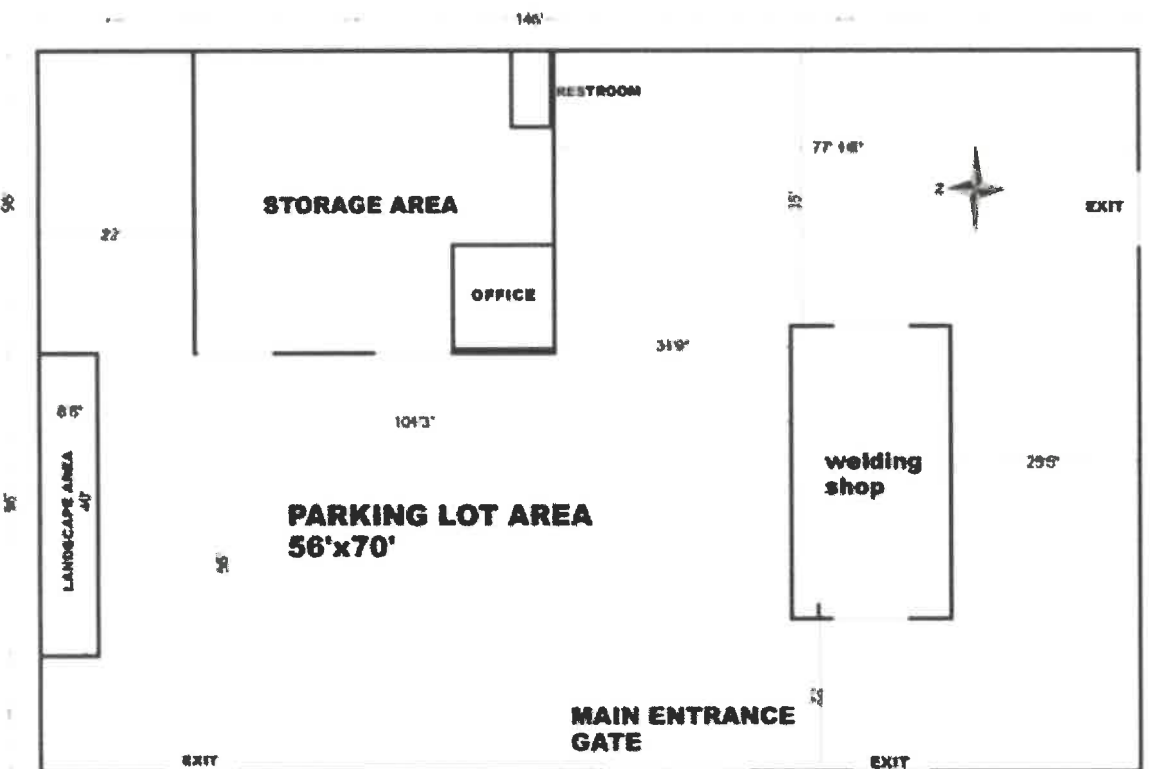
BY: CW

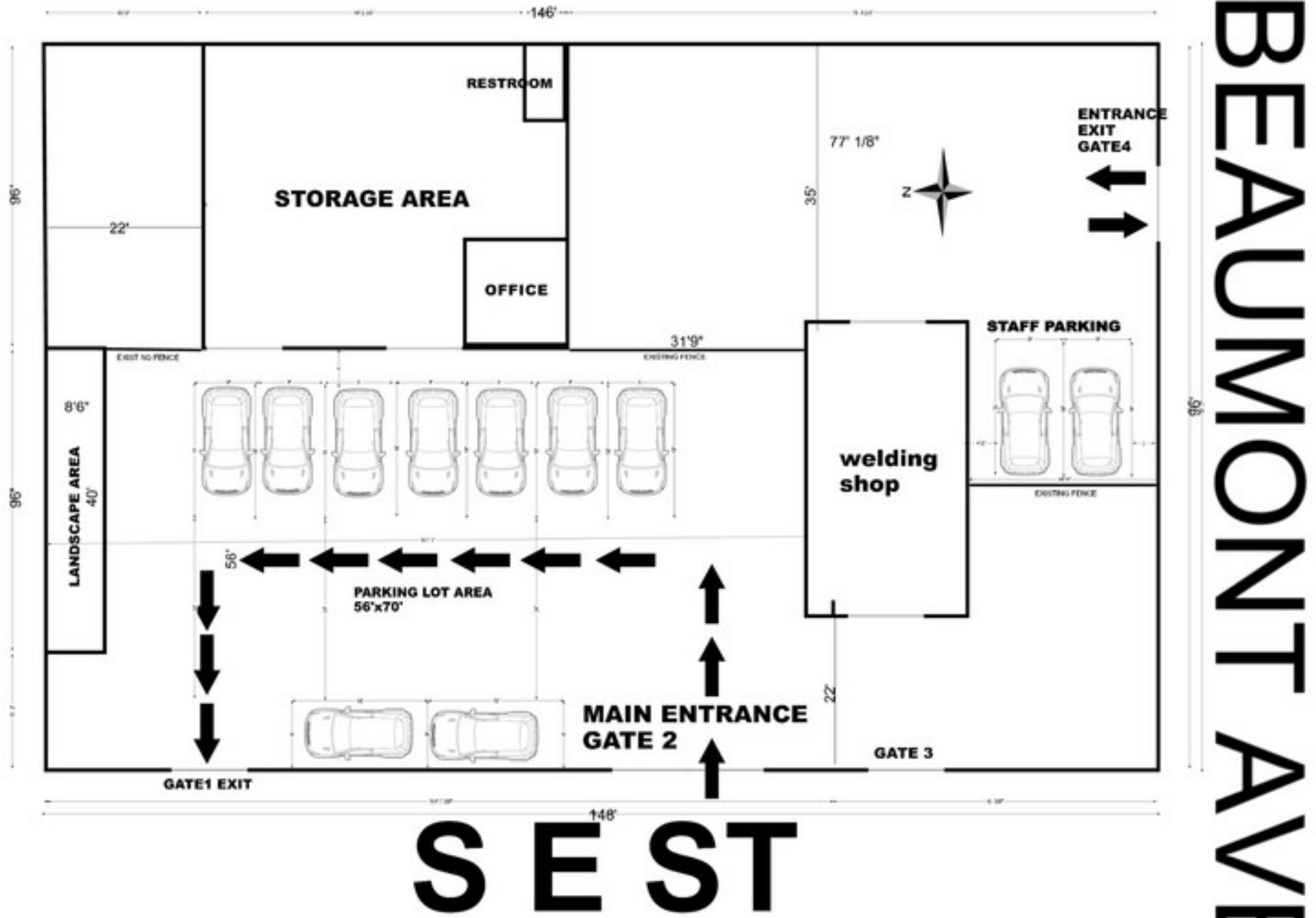
The property currently consists of two (2) warehouse structures and one (1) restroom. All proposed improvements are interior only and include the addition of one (1) office space measuring 12' x 15' within the storage warehouse, as well as the installation of ten (10) welding booths, each measuring 6' x 5'6", within the welding shop. No exterior modifications are

proposed.

E BEAUMONT AVE

S E ST





ORDINANCE NO. 2026 – ____

**AN AMENDMENT TO THE CITY OF MCALLEN ZONING
ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT,
REQUIRING COMPLIANCE WITH LISTED CONDITIONS
AND ORDAINING OTHER PROVISIONS RELATING TO
THE SUBJECT MATTER THEREOF.**

WHEREAS, on June 22, 2026 the City of McAllen Board of Commissioners considered an application 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; and

WHEREAS, after reviewing the application, the recommendation of the Planning and Zoning Commission, public comment, if any, and staff's presentation the Board of Commissioners finds the proposed use does not interfere with compatible and orderly development within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: A Conditional Use Permit is hereby granted 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. The Conditional Use Permit shall expire when the use ceases.

SECTION II: The Conditional Use Permit issued pursuant to this ordinance shall only remain in effect and retain validity while all conditions listed on the permit as authorized by the City Commission at a meeting held on June 22, 2026 or contained in the McAllen Code of Ordinances are met, including but not limited to the following: 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 proposing 12

parking spaces; 3) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas; 5) 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; 6) 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; 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas; 8) The number of persons within the building shall be restricted based on the Max Occupant Load; 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

SECTION III: The City Secretary of the City of McAllen is hereby directed **not** to publish this ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory thereof.

SECTION IV: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect and to that extent this ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 22nd day of June 2026, at a Regular Meeting of the Board of Commissioners at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of June 2026.

CITY OF McALLEN, TEXAS

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.a.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/05/2026
Omar Sotelo	Approved - 06/09/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

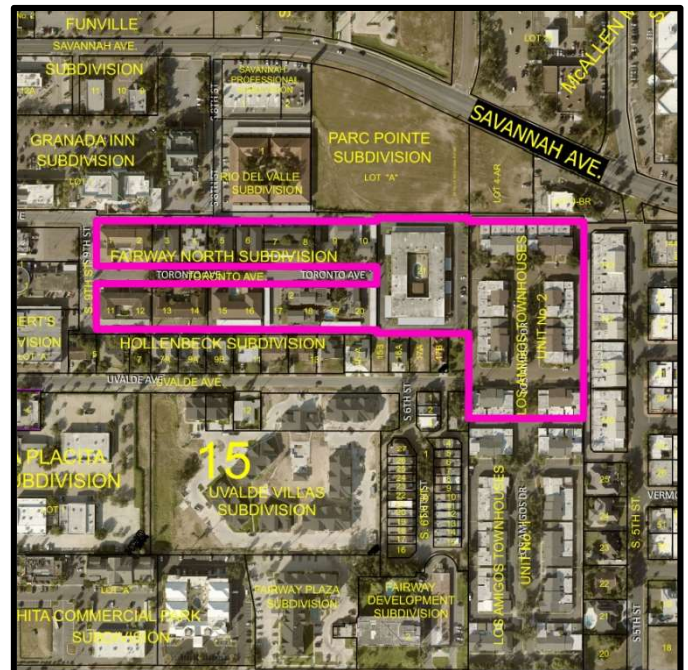
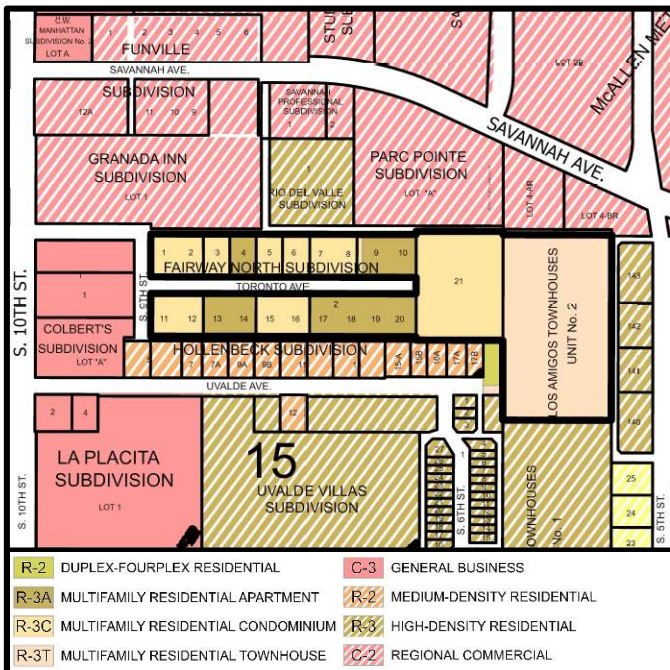
DATE: June 22, 2025

SUBJECT: 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:

CASE REZ2026-0066:

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

LOCATION: The subject properties are located along Toronto Avenue, east of South 9th Street, and north of Wichita Avenue.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-3 (High-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-2 (Duplex-Fourplex-OC) District, R-2 (Medium-Density Residential-UDC) District, and R-3 (High-Density Residential-UDC) District to the south; C-3 (General Business-OC) District to the west; C-2 (Regional Commercial-UDC) District and R-3 (High-Density Residential-UDC) District to the north; and R-3 (High-Density Residential-UDC) District to the east.

LAND USE: The subject properties are currently multifamily residential. Surrounding uses include multifamily residential, commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

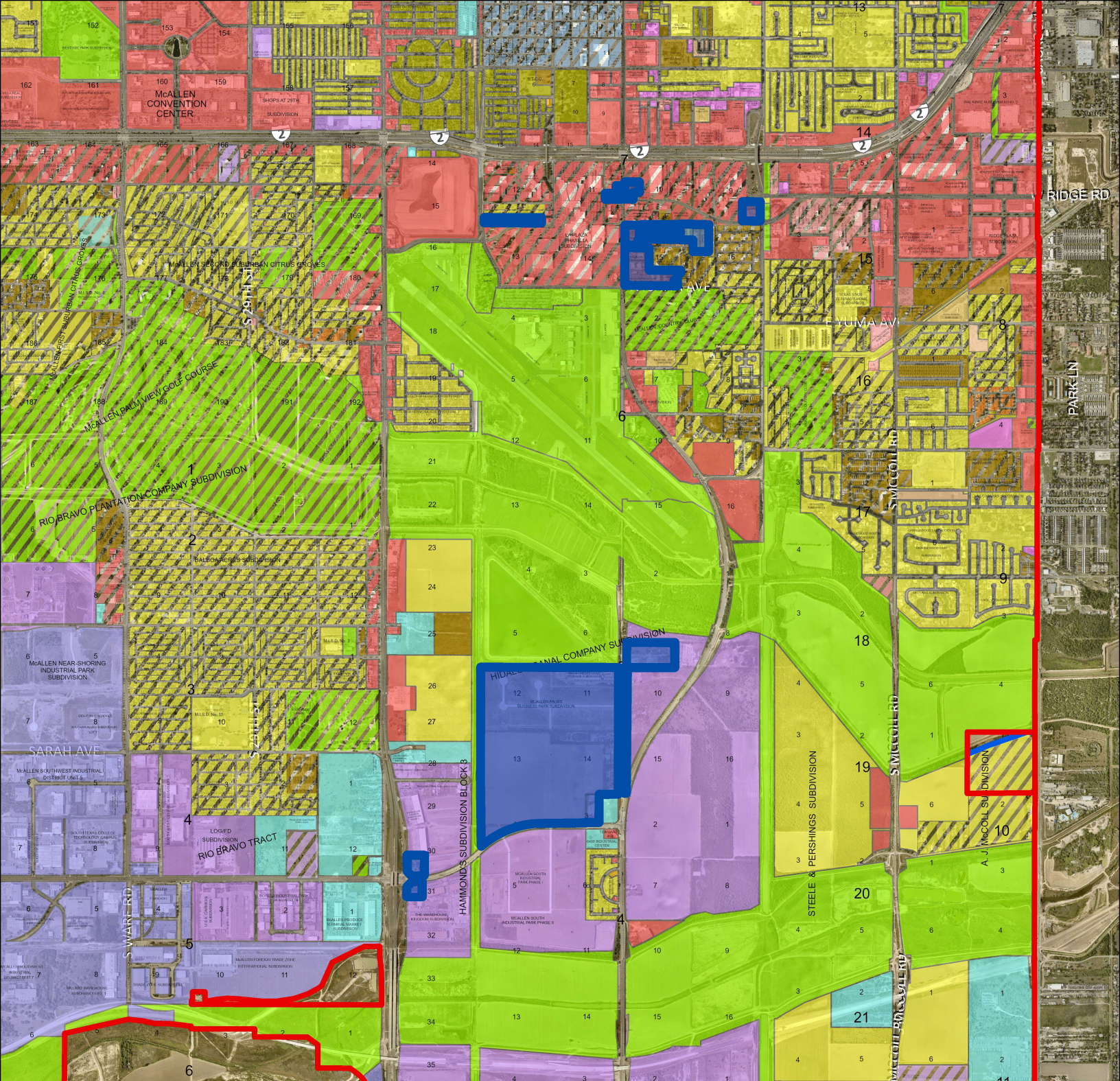
DEVELOPMENT TRENDS: The development trend along Toronto Avenue is multifamily residential.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to R-3 (High-Density Residential-UDC) District. There were five members present and voting.

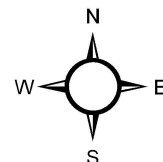


CITY OF McALLEN PLANNING DEPARTMENT

 SUBJECT PROPERTY

LEGEND
SCALE: N.T.S.

AREA MAP



OLD ZONE

-  A-O (AGRICULTURAL & OPEN...)
-  R-1 (SINGLE FAMILY RES...)
-  R-2 (DUPLEX-FOURPLEX)

-  R-3A (APARTMENTS)
-  R-3C (CONDOMINIUMS)
-  R-3T (TOWNHOMES)
-  R-4 (MOBILE HOMES)

-  C-1 (OFFICE BUILDING)
-  C-2 (NEIGHBORHOOD COMM...)
-  C-3 (GENERAL BUSINESS)
-  C-3L (LIGHT COMMERCIAL)

-  C-4 (COMMERCIAL IND...)
-  I-1 (LIGHT INDUSTRIAL)
-  I-2 (HEAVY INDUSTRIAL)

UDC ZONE

-  A-O (AGRICULTURAL & OPEN...)
-  R-1 (LOW DENSITY RES...)

-  R-2 (MEDIUM-DENSITY RES...)
-  R-3 (HIGH-DENSITY RES...)
-  C-1 (LOCAL COMMERCIAL)

-  C-2 (REGIONAL COMMERCIAL)
-  I-1 (LIGHT INDUSTRIAL)
-  I-2 (HEAVY INDUSTRIAL)

-  M-1 (LOCAL MIXED USE)
-  M-2 (REGIONAL MIXED USE)
-  C-C (CITY CORE)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.b.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/05/2026
Omar Sotelo	Approved - 06/09/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: June 22, 2025

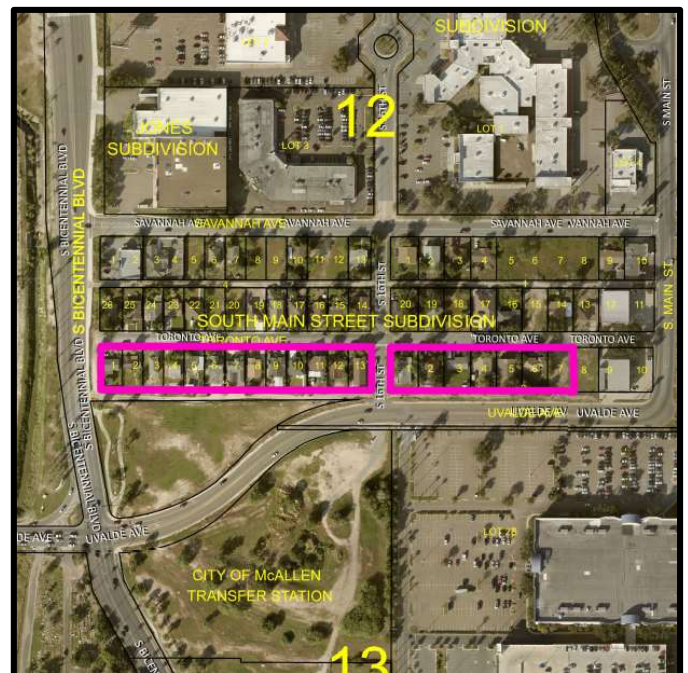
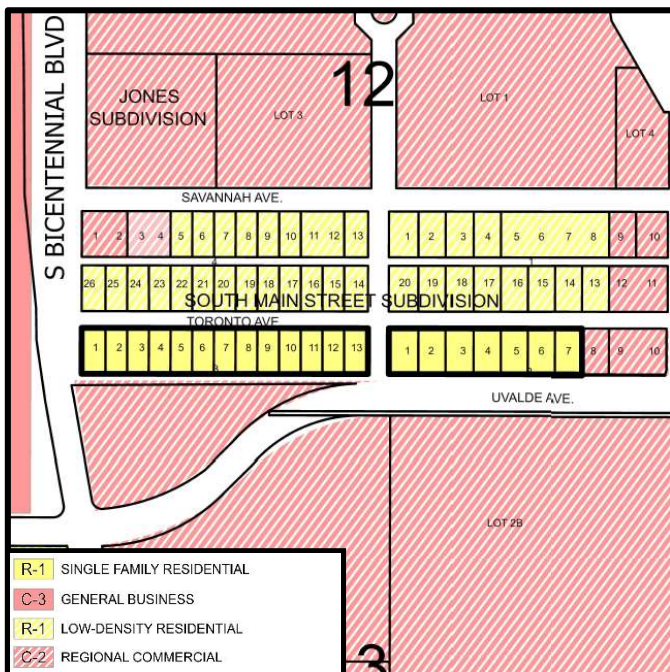
SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0067:

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

LOCATION: The subject properties are located along Toronto Avenue, east of South Bicentennial Boulevard.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density Residential-UDC) District to the north, C-2 (Regional Commercial-UDC) District to the east and south, and C-3 (General Business-OC) District to the west.

LAND USE: The subject properties are currently single-family homes. Surrounding uses include single-family homes, commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend along Toronto Avenue is single-family residential.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to R-1 (Low-Density Residential-UDC) District. There were five members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.c.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:
 Bid Amount: _____ Budgeted Amount: _____
 Under Budget: _____ Over Budget: _____

Amount Remaining: _____

7. Routing:

Jessica Cavazos
Omar Sotelo
Michelle Rivera
Martin Canales

Created/Initiated - 06/05/2026
Approved - 06/09/2026
Approved - 06/14/2026
Final Approval - 06/15/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approved. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: June 22, 2025

SUBJECT: 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:

CASE REZ2026-0068:

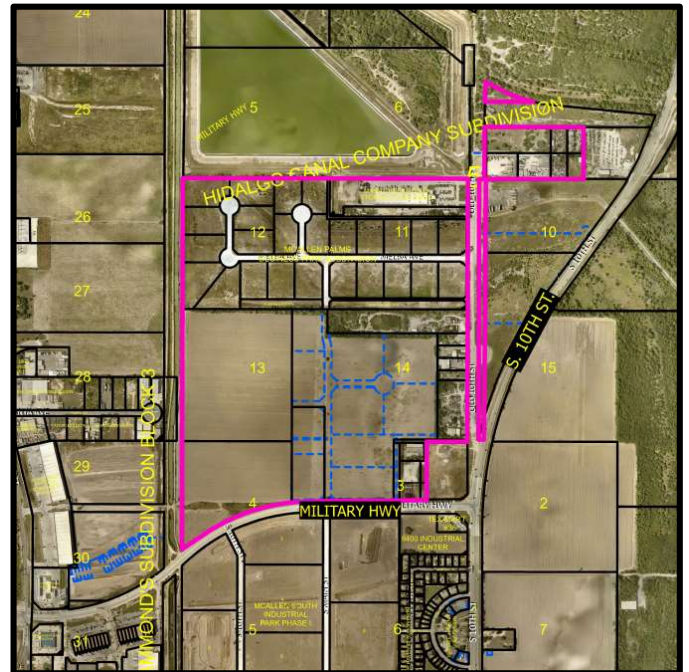
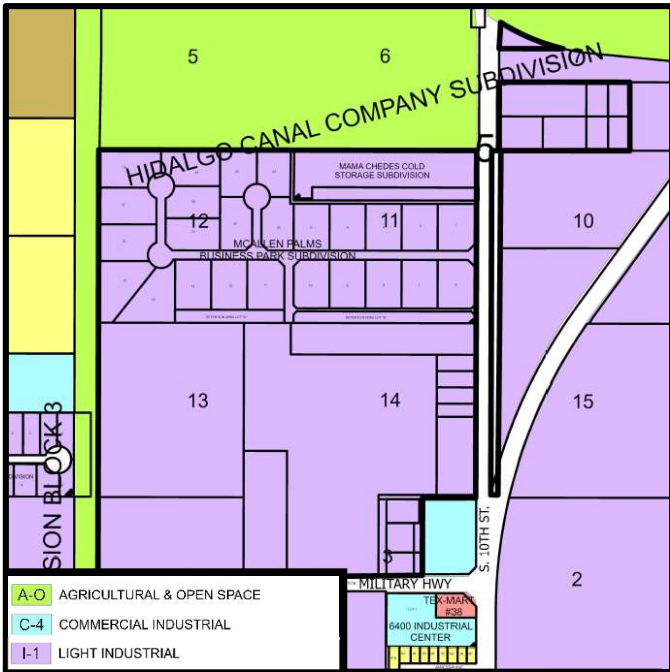
Mama Chedes Cold Storage Subdivision, Lot 1, McAllen Palms Business Park Subdivision, Lots 1-25 and Detention Areas Lot "A" and "B", Hidalgo County, Texas
4700 South Old 10th Street
1012-1701 Melba Avenue
5040-5041 South Main Street
4800-4901 South 15th Street
4800-4901 South 17th Street
4401, 4501 and 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)

LOCATION: The subject properties are located along the west and east side of South Old 10th Street, north of Military Highway.

PROPOSAL: The City of McAllen is requesting to rezone the properties to I-1 (Light Industrial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural & Open Space-OC) District to the north and west, C-4 (Commercial Industrial-OC) District to the southeast, and I-1 (Light Industrial-OC) District to the east and south.

LAND USE: The subject properties are currently industrial uses, residential, and vacant land. Surrounding uses include commercial uses, industrial uses, and vacant land.



COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed-Density Complete Neighborhood. Mixed-Density Complete Neighborhoods are focused in the close-in neighborhoods that have more vacant land for ground-up developments and allow for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

DEVELOPMENT TRENDS: The development trend along South Old 10th Street is industrial uses.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it does follow the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to I-1 (Light Industrial-UDC) District. There were five members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.d.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/05/2026
Omar Sotelo	Approved - 06/09/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Planning Department

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

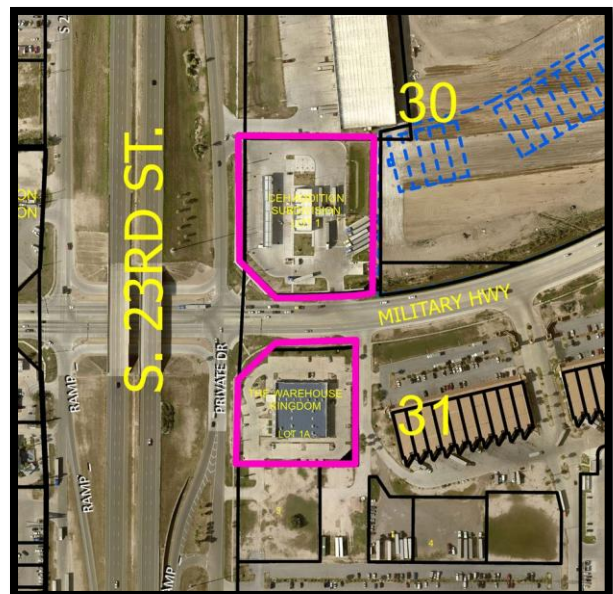
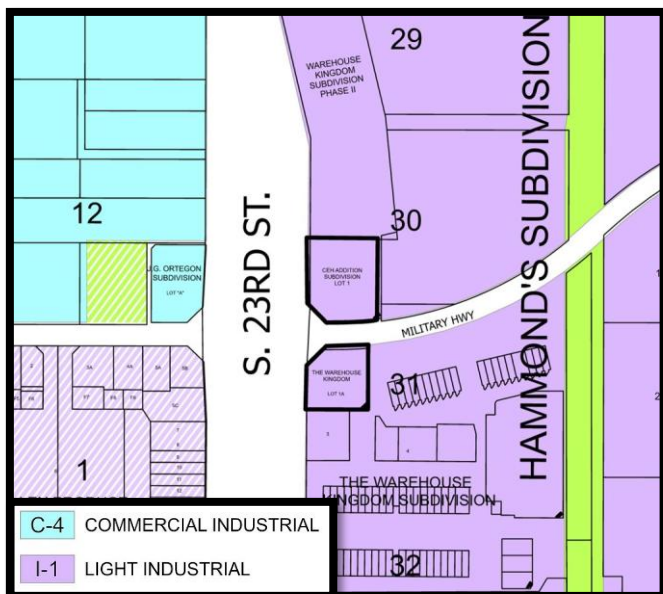
DATE: June 22, 2026

SUBJECT: 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:

CASE REZ2026-0069:

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

LOCATION: The subject properties are located along the east side of South 23rd Street and both sides of Military Highway.



PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) District to the north, east, and south, and C-4 (Commercial Industrial-OC) District to the west.

LAND USE: The subject properties uses include a convenience store with fuel pumps and commercial plaza, and surrounding uses include industrial and commercial.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

DEVELOPMENT TRENDS: The development trend of this area is industrial and commercial.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it follows the development trend in this area, and is compatible with the existing development. Convenience stores are not permitted in an I-1 District; however, they are permitted in a C-2 District.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to C-2 (Regional Commercial-UDC) District. There were five members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.e.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/05/2026
Omar Sotelo	Approved - 06/09/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Planning Department

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

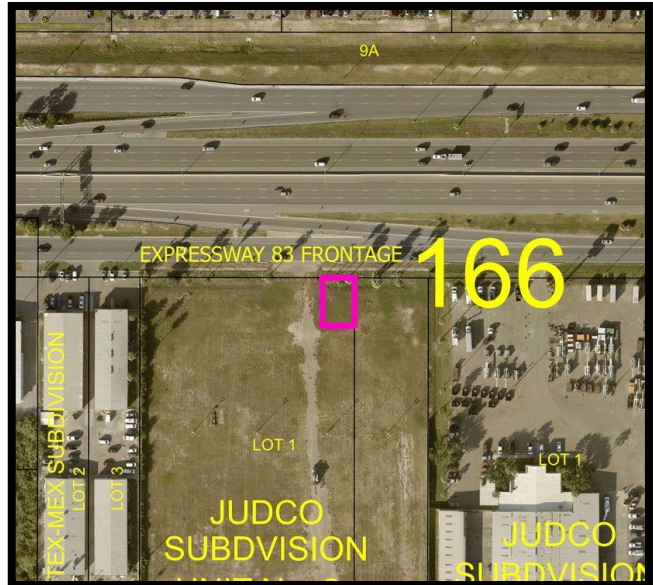
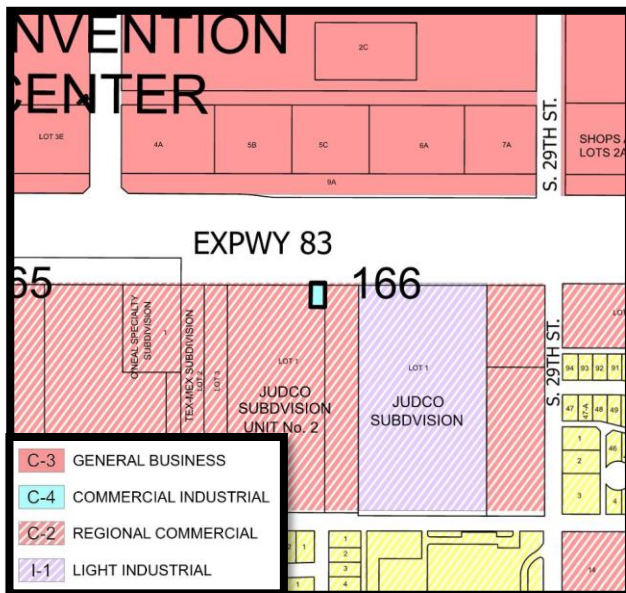
DATE: June 22, 2026

SUBJECT: 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:

CASE REZ2026-0070:

3029 Expressway 83 (PID: 1444065)

LOCATION: The subject property is located along the south side of Expressway 83, west of South 29th Street.



PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-2 (Regional Commercial-UDC) District to the east, west, and south and C-3 (General Business-OC) District to the north.

LAND USE: The subject property is currently vacant, and surrounding uses include industrial, commercial, and residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial.

DEVELOPMENT TRENDS: The development trend of this area is commercial.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to C-2 (Regional Commercial-UDC) District. There were five members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.f.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:
Bid Amount: _____ Budgeted Amount: _____
Under Budget: _____ Over Budget: _____
Amount Remaining: _____
7. Routing:
Jessica Cavazos

Created/Initiated - 06/05/2026

Omar Sotelo
Michelle Rivera
Martin Canales

Approved - 06/09/2026
Approved - 06/11/2026
Final Approval - 06/15/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approved. IJT

Planning Department

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

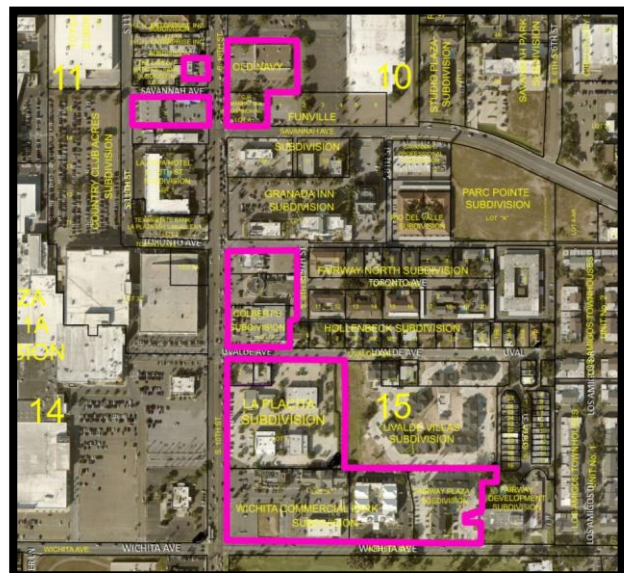
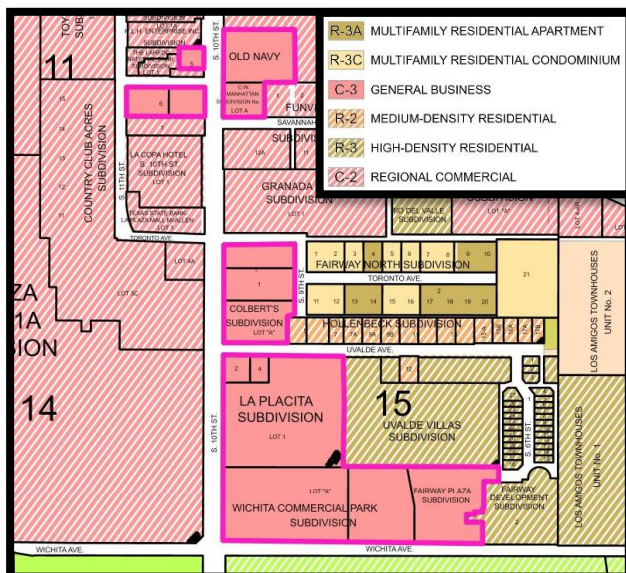
DATE: June 22, 2026

SUBJECT: **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:**

CASE REZ2026-0071:

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, 190, 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)

LOCATION: The subject properties are located north of Wichita Avenue and both sides of Savannah Avenue, along the east and west sides of South 10th Street.



PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-2 (Regional Commercial-UDC) District to the west, east, and north, R-3C (Multifamily Residential Condominium-OC), R-2 (Medium Density Residential-UDC), and R-3 (High Density Residential-UDC) Districts to the east, and A-O (Agricultural and Open Space-UDC) District to the south.

LAND USE: The subject properties uses include commercial plazas, and surrounding uses include commercial, multi-family residential, the McAllen Country Club, and the McAllen International Airport.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial and Complete Communities.

DEVELOPMENT TRENDS: The development trend of this area is commercial.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of June 2, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to C-2 (Regional Commercial-UDC) District. There were five members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.B.

DATE SUBMITTED

06/05/2026

MEETING DATE

6/22/2026

1. Agenda Item: Amending the Zoning Ordinance of the City of McAllen.

2. Party Making Request: Omar Sotelo

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Emmanuel Garcia

Created/Initiated - 06/05/2026

Omar Sotelo

Approved - 06/09/2026

Michelle Rivera

Approved - 06/14/2026

Martin Canales

Final Approval - 06/15/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approved. IJT

ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN, TEXAS, BY PROVIDING THAT THE FOLLOWING PROPERTIES, ALL LOCATED IN HIDALGO COUNTY TEXAS, SHALL BE REZONED FROM THE NOTED OLD CODE (OC) DISTRICT CLASSIFICATION OR THE NOTED UNIFIED DEVELOPMENT CODE (UDC) DISTRICT CLASSIFICATION TO THE NOTED UNIFIED DEVELOPMENT CODE (UDC) DISTRICT CLASSIFICATION AS DESCRIBED HEREIN, AND AMENDING THE ZONING MAP TO CONFORM TO THE CHANGES:

- (1) 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, FROM M-2 (UDC) TO R-2 (UDC);
- (2) A 8.98-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 15, STEELE & PERSHING SUBDIVISION, FROM C-3L (OC) AND R-3A (OC) TO R-3 (UDC);
- (3) SOUTH 562.5 FEET OF THE NORTH 572.5 FEET OF LOT 1, SPRINGFIELD HEIGHTS SUBDIVISION, LOTS 1-21, FAIRWAY NORTH SUBDIVISION, FROM R-3A (OC), R-3C (OC), AND R-3T (OC) TO R-3 (UDC);
- (4) LOTS 1-7 BLOCK 2, SOUTH MAIN STREET SUBDIVISION, LOTS 1-13 BLOCK 3, BLOCKS 3 & 4 SOUTH MAIN STREET SUBDIVISION, FROM R-1 (OC) TO R-1 (UDC);
- (5) LOT 1, MAMA CHEDES COLD STORAGE SUBDIVISION, LOTS 1-25 AND DETENTION AREAS LOT "A" AND "B", MCALLEN PALMS BUSINESS PARK SUBDIVISION, AND PIDS: 189362, 189342, 189343, 189346, 690189, 189344, 189347, 542756, 189345, 1462773, 189352, 189355, 189358, 189359, 189360, 511993, 189361, 189321, 189322, 189320, 189318, 189319, 343366, 654316, 644893, 644894, FROM I-1 (OC) TO I-1 (UDC);
- (6) LOT 1, CEH ADDITION SUBIVISION, LOT 1A, THE WAREHOUSE KINGDOM LOT 1A SUBDIVISION, FROM I-1 (OC) TO C-2 (UDC);
- (7) PID: 1444065, FROM C-4 (OC) TO C-2 (UDC);
- (8) LOT A, C.W. MANHATTAN SUBDIVISION NO. 2, LOT A, COLBERT'S ADDITION SUBDIVISION, LOT 3, BLOCK 1, FAIRWAY NORTH SUBDIVISION, LOT 1, LA PLACITA SUBDIVISION, LOTS A2 & A3, LOTS A2 & A3 WICHITA COMMERCIAL PARK SUBDIVISION, LOT 1, FAIRWAY PLAZA SUBDIVISION, AND PIDS: 230477, 189484, 154239, 154241, 154240, 173609, 173610, 194176, 154240, 194176, FROM C-3 (OC) TO C-2 (UDC);

NOW, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS,
THAT:

SECTION 1: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from M-2 (Regional Mixed Use-UDC) District to R-2 (Medium-Density Residential-UDC) District:

A MEASURED 0.96 ACRE [41,664.77 sq.ft.] TRACT OF LAND,
MORE OR LESS, OUT OF A MEASURED 10.50 ACRE TRACT OF
LAND, MORE OR LESS, OUT OF THE SOUTH 20.08 ACRES
OUT OF LOT 12, SECTION 277, OF TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY OF LANDS IN HIDALGO COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS,
HIDALGO COUNTY, TEXAS SAID 10.50 ACRE TRACT BEING
DESCRIBED AND CONVEYED TO MOUAYAD DEVELOPMENT,
LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER
3700561, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS,
SAID 0.96 ACRE TRACT OF LAND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

COMMINCING at calculated point at the southeast corner of said
Lot 12, Section 277, on State Highway No. 336 (N. 10th Street)
THENCE, North 08 degrees 36 minutes 33 seconds East, along the
east line of said Lot 12 Section 277 a distance of 219.50 feet to a
calculated point, THENCE, North 80 degrees 55 minutes 31
seconds West at a distance of 50.0 feet pass a calculated point at
the west right of way line of said State Highway No.336 (N. 10th
Street), from which a found ½" iron rod with a cap stamped "RDE"
bears North 03 degrees 40 minutes 42 seconds East, a distance of
2.15 feet, continuing a total distance of 466.56 feet to a calculated
point [N: 16636520.0018, E: 1077925.1269] for the Southeast
corner of this tract of land and the POINT OF BEGINNING

THENCE North 80 degrees 55 minutes 31 seconds West, over and
across said Lot 12, Section 277 a distance of 180.16 feet to a
calculated point for the Southwest corner of this tract of land;

THENCE North 09 degrees 04 minutes 29 seconds East, across
said Lot 12, Section 27 a distance of 231.11 feet to a calculated
point for the Northwest corner of this tract of land;

THENCE South 81 degrees 01 minutes 29 seconds East, over and
across said Lot 12, Section 277, a distance of 180.16 feet to a
calculated point for the northeast corner of this tract of land;

THENCE South 09 degrees 04 minutes 29 seconds West, over and
across said Lot 12, Section 277, a distance of 231.42 feet to the
POINT OF BEGINNING, containing 0.96 acres of land, more or
less.

SECTION II: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from C-3L (Light Commercial-OC) District and R-3A (Multifamily Residential Apartment-OC) to R-3 (High-Density Residential-UDC) District:

Being a 8.98-acre Tract of land, more or less, out of Lot 6, Block 15, Steele Pershing Subdivision, as recorded in Volume 8, Pages 115, Deed Records of Hidalgo County, Texas, located on the East side of McColl Road, and approximately 366 feet North of Moore Road, is more particularly described by metes and bounds as follows:

COMMENCING, at a point for the Southwest corner of said Lot 6, Block 15, Steele Pershing Subdivision; THENCE, N 08°39'37" E, with the East line of said Lot 6, Block 15, Steele Pershing Subdivision a distance of 366.35 feet to a point for the Northwest corner of a 4.979-acre tract vested in Toscano Construction, Inc (Document #1270532, Official Records, Hidalgo County, Texas), for the Southwest corner and POINT OF BEGINNING of said 8.98-acre Tract of land herein described:

THENCE, N 08°39'37" E, with the East line of said Lot 6, Block 15, Steele Pershing Subdivision a distance of 366.65 feet to a point for the Southwest corner of a 4.86-acre tract vested in McColl-Vermont IV, LTD (Document #2080914, Official Records, Hidalgo County, Texas), and the Northwest corner of said 8.98-Acre Tract of land herein described;

THENCE, S 81°20'23" E, parallel to the South line of said Lot 6, Block 15, Steele Pershing Subdivision and with the South line of said 4.86-acre tract vested in McColl-Vermont IV, LTD, a distance of 40.00 feet pass the recorded East Highway Road Right-of-Way easement line (Document #744040, Official Records, Hidalgo County, Texas), of said McColl Road, continuing 10.00 feet pass a No. 4 Rebar found on the apparent Road Right-of-Way line of said McColl Road, continuing along the South line of said Lot 6, Block 15, Steele Pershing Subdivision a distance of 380.0 feet to the Southwest corner of Hearthstone Subdivision No. 3 (Volume 36, Page 78A, Map Records, Hidalgo County, Texas), continuing along the South line of and Lot 1 Hearthstone Subdivision No. 2 (Volume 33, Page 113A, Map Record, Hidalgo County, Texas), and Lot A1 Hearthstone Subdivision (Volume 31, Page 44, Map Records, Hidalgo County, Texas), for a total distance of 1,319.60 feet to a set No. 4 Rebar set with plastic cap stamped 5005, on the West line of Hidalgo County Irrigation District No. 2 Lateral "E" Canal, for the Northeast corner of said 8.98-Acre Tract of land herein described;

THENCE, S 62°39'37" w, with the West line of said Hidalgo County Irrigation District No. 2 Lateral "E" Canal, a distance of 623.78 feet to a No. 4 Rebar set with plastic cap stamped 5005, on the north line of said 4.979-acre tract vested in Toscano Construction, Inc,

for a Southeast corner of said 8.98-Acre Tract of land herein described;

THENCE, N 81°20'23" W, parallel to the South line of said Lot 6, Block 15, Steele Pershing Subdivision and with the North line of said 4.979-acre tract vested in Toscano Construction, Inc, a distance of 764.95 feet pass a No. 4 Rebar found on the apparent East Right-of-Way line of said McColl Road, continuing 10.00 feet pass the recorded East Highway Road Right-of-Way easement line of said McColl Road, continuing for a total distance of 814.95 feet to a point on the West line of said Lot 6, Block 15, Steele Pershing Subdivision for the Northwest corner of said 4.979-acre tract vested in Toscano Construction, Inc, and POINT OF BEGINNING, containing a gross of 8.98-acre of which 0.34-acre lies in existing recorded Road Right-of-Way, and 0.08-acres lies in apparent existing Road right-of-Way, leaving a Net of 8.56-tract of land, more or less

SECTION III: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from R-3A (Multifamily Residential Apartment-OC) District, R-3C (Multifamily Residential Condominium-OC) District, and R-3T (Multifamily Residential Townhouse-OC) District to R-3 (High-Density Residential-UDC) District:

South 562.5 feet of the North 572.5 feet of Lot 1, Springfield Heights Subdivision, Lots 1-21, Fairway North Subdivision, as recorded in volume 5, page 48, volume 1, page 5, Map Records of Hidalgo County, Texas

SECTION IV: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District:

Lots 1-7 Block 2, South Main Street Subdivision, Lots 1-13 Block 3, Blocks 3 & 4 South Main Street Subdivision, as recorded in volume 12, page 35, volume 16, page 41, Map Records of Hidalgo County, Texas

SECTION V: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from I-1 (Light Industrial-OC) District to I-1 (Light Industrial-UDC) District:

Lot 1, Mama Chedes Cold Storage Subdivision, Lots 1-25 and Detention Areas Lot "A" and "B", McAllen Palms Business Park Subdivision, as recorded in Instrument Number 3040061, Instrument Number 3617416, Map Records of Hidalgo County, Texas

Hidalgo County PIDs: 189362, 189342, 189343, 189346, 690189, 189344, 189347, 542756, 189345, 1462773, 189352, 189355, 189358, 189359, 189360, 511993 and 189361 - Temporary Address: 4401, 4501 and Rears 1-2, 4601 and Rears 1-3, 4701,

4730, 5100, 5200, 5208, 5216, 5300 and 5400 South Old 10th Street

Hidalgo County PIDs: 189321, 189322, 189320, 189318, 189319, 343366, 654316, 644893 and 644894 - Temporary Address: 1100 and Rear, 1200 and Rears 1-2, 1300, 1500 and 1700 Military Highway

SECTION VI: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from A-O (Agricultural & Open Space-OC) District to A-O (Agricultural & Open Space-UDC) District:

Lot 1, CEH Addition Subdivision, Lot 1A, The Warehouse Kingdom Lot 1A Subdivision, as recorded in Instrument Number 3649416, Instrument Number 3010271, Map Records of Hidalgo County, Texas

SECTION VII: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from C-4 (Commercial Industrial-OC) District to C-2 (Regional Commercial-UDC) District:

Hidalgo County PID: 1444065 - Temporary Address: 3029 Expressway 83

SECTION VIII: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District:

Lot A, C.W. Manhattan Subdivision No. 2, Lot A, Colbert's Addition Subdivision, Lot 3, Block 1, Fairway North Subdivision, Lot 1, La Placita Subdivision, Lots A2 & A3, Lots A2 & A3 Wichita Commercial Park Subdivision, Lot 1, Fairway Plaza Subdivision, as recorded in volume 22, page 36, volume 27, page 60B, volume 12, page 5, Instrument Number 2103938, volume 29, page 169A, volume 35, page 62B, Map Records of Hidalgo County, Texas

Hidalgo County PID: 230477 - Temporary Address: 1800 South 2nd Street

Hidalgo County PIDs: 189484, 154239, 154241, 154240, 173609, 173610, 194176 - Temporary Address: 1815, 1816, 1900, 1902, 1902, 1908, 2001, 2011, and 2101 South 10th Street

Hidalgo County PID: 154240 - Temporary Address: 1904 South 11th Street

Hidalgo County PID: 194176 - Temporary Address: 913 Uvalde Avenue

SECTION IX: This Ordinance shall become effective immediately upon its passage and publication in

accordance with the law.

SECTION X: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners and the caption of this Ordinance shall be published according to Section 2-56 of the Code of Ordinances of the City of McAllen.

SECTION XI: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION XII: This ordinance shall not be published in the Code of Ordinances of the City of McAllen, Texas, as it is not amendatory thereof, however, it shall be cited in the appropriate appendix of the Code of Ordinances.

CONSIDERED, PASSED and APPROVED this 22nd day of June 2026, at a regular meeting of the Board of Commissioners of the City of McAllen at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of June 2026.

CITY OF MCALLEN

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.A.

DATE SUBMITTED

06/11/2026

MEETING DATE

6/22/2026

1. Agenda Item: Approval of Minutes of Workshop and Regular Meeting held June 8, 2026.

2. Party Making Request: Perla Lara

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Emmanuel Garcia

Perla Lara

Created/Initiated - 06/11/2026

Final Approval - 06/12/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approved. IJT

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, June 8, 2026**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios, Commissioner Rodolfo "Rudy" Castillo and Commissioner Michael Fallek were present

Absent: Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca

Also, present City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Elvira Alonso, City Secretary Perla Lara

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order at 4:00 pm.

1. PRESENT QUESTIONS RELATING TO STAFF RELATING TO THE JUNE 8, 2026, REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH A MEETING.

There were no questions regarding the June 8, 2026, workshop agenda.

2. DOWNTOWN MOBILITY PRESENTATION.

Mario Delgado provided an update on the City's Downtown Mobility Initiative. He outlined the vision for Downtown McAllen, emphasizing the goal of creating a vibrant and accessible destination where residents and visitors can Park Once, Move Easily, Explore Safely, and Support Local Businesses. He also discussed current challenges and opportunities impacting downtown mobility and highlighted federal investment and how it can help maximize local resources.

During the discussion, members of the Commission shared comments and raised several questions. Topics of discussion included:

- ✓ Free Downtown Circulator
- ✓ Enhanced Mobility Infrastructure
- ✓ Federal Partnership
- ✓ Downtown Economic Development and Revitalization

Mr. Delgado addressed the Free Downtown Circulator as a key component of the initiative highlighting the following:

- ✓ Convenient

- ✓ Accessible
- ✓ Free
- ✓ Operating Schedule
- ✓ Benefits

Mr. Delgado also emphasized the anticipated benefits of the initiative, including increased customer access, stronger event attendance, greater enjoyment of public spaces, and enhanced property values. He noted that this initiative represents a strategic investment in mobility, economic development, and quality of place that will benefit residents, businesses, and visitors for years to come.

Staff responded to all questions and provided clarification as requested by the Commission.

The Mayor and City Commission expressed appreciation to staff for their presentation and the information provided.

3. ALLEY STIMULUS CAPITAL PROJECT UPDATE.

Mr. Eduardo Mendoza provided a brief historical overview of the Alley Stimulus Capital Project. He discussed key components of the program, including residential alley upgrades, an inventory of alleys by district measured in miles, and the overall project budget of \$3.6 million.

Mr. Mendoza also outlined the scope of work and provided details regarding the specific improvements planned for each alley. Handouts were presented and reviewed, illustrating Alley Rehabilitation Sections A, B, and C.

Staff responded to all questions and provided clarification as requested by the Commission.

The Mayor and City Commission expressed appreciation to staff for their presentation and the information provided.

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.**
- B) DELIBERTION REGARDING CRITICAL INFRASTRUCTURE FACILITY. TEX. GOV'T. CODE §551.0761.**
- C) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION. TEX. GOV'T. CODE §551.071.**

PUBLIC COMMENT: None.

ADJOURN

Without objection, the meeting adjourned at 4:40 p.m.

Javier Villalobos
Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened a Regular Meeting on **Monday, June 8, 2026**, at 5:00 PM, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios, Commissioner Rodolfo "Rudy" Castillo and Commissioner Michael Fallek

Absent: Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca

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

Commissioner Antonio "Tony" Aguirre, Jr. read and presented a proclamation for Gustavo Escandon Day.

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

1. PUBLIC HEARING

Mayor Javier Villalobos called the Public Hearing to order.

- A) ROUTINE ITEMS: (All Rezonings and Conditional Use Permits listed under this section come with a favorable recommendation from the Planning & Zoning Commission and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)**

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. No one spoke in opposition.

Commissioner Joaquin Zamora moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

1. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: A 0.78 OF ONE ACRE TRACT OF LAND OUT OF LOT 1, NORTHEAST 1/4 OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS; 301 HOUSTON AVENUE. REZ2026-0055

Approved the R-1 UDC Zoning at 301 Houston Avenue, in accordance with the Planning and Zoning Commission.

2. REZONING FROM C-1 (OFFICE BUILDING-OC) DISTRICT AND C-3 (GENERAL BUSINESS-OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: ALL OF LOT B, EMILY SASSER NO. 2 SUBDIVISION AND ALL OF LOT 1, H.E.B. SOTEX SUBDIVISION, HIDALGO COUNTY, TEXAS; 720 AND 800 EAST JACKSON AVENUE. REZ2026-0056

Approved the C-1 UDC Zoning at 720 and 800 East Jackson Avenue, 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 9, REDBUD SUBDIVISION, HIDALGO COUNTY, TEXAS; 309 QUAMASIA AVENUE. REZ2026-0057

Approved the R-1 UDC Zoning at 309 Quamasia Avenue, in accordance with the Planning and Zoning Commission.

4. ROUTINE CITY INITIATED REZONINGS

A. REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

SOUTH AIRPORT SUBDIVISION, LOT 1, ANDRADES SUBDIVISION, LOT 1, DELUXE AUTO SUBDIVISION, LOT 1, V-REYNA SUBDIVISION, LOT 1, 2621 S. 23RD STREET SUBDIVISION, LOT 1, SOUTH DEPOT ROAD SUBDIVISION, LOTS 1-12, GONZALEZ-CHAPA SUBDIVISION, LOT A, ALONZO BARRERA SUBDIVISION, LOT 1, CASA LINDA HEIGHTS SUBDIVISION, LOTS 1-7 BLOCK 1, LOTS 1- 6 BLOCK 2, COLONIA HERMOSA NO. 2 SUBDIVISION, LOTS 1-4 BLOCK 11 AND LOTS 15-19 BLOCK 11, HIDALGO COUNTY, TEXAS

**2521-2600 SOUTH 23RD STREET
2620-2820 SOUTH 23RD STREET
2409, 2901, 2909, 2905, 2917, 3001, 3013, 3101 AND 3109 SOUTH 23RD
STREET
2216 EL RANCHO ROAD (AVENUE)
2000, 2201, 2202, 2203, 2205, 2510, 2601 AND 2617 SOUTH 23RD
STREET (PIDS: 185499, 211101,185500,185501, 230713, 185510 AND
185509)
2319 JORDAN ROAD (PID: 230718) REZ2026-0058**

Approved the C-2 Zoning (UDC) at:

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

2521-2600 South 23rd Street

2620-2820 South 23rd Street

2409, 2901, 2909, 2905, 2917, 3001, 3013, 3101 and 3109 South 23rd Street

2216 El Rancho Road (Avenue)

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

2319 Jordan Road (PID: 230718) REZ2026-0058, in accordance with the Planning and Zoning Commission.

**B. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
CASA LINDA HEIGHTS SUBDIVISION, LOTS 8-14 BLOCK 1 AND LOTS 7-10 BLOCK 2, COLONIA HERMOSA NO. 2 SUBDIVISION, LOTS 1-10 BLOCK 1, LOTS 1-26 BLOCKS 2, 5, 6, AND 9, LOTS 22-24 BLOCK 3, LOTS 1-7 AND 14-24 BLOCK 4, LOTS 1-24 BLOCKS 7-8, LOTS 1-31 BLOCK 10, LOTS 5-14 AND 20-23 BLOCK 11, HIDALGO COUNTY, TEXAS**

2716-2816 SOUTH 22ND STREET

2904 -3001 SOUTH 22ND STREET

2101-2149 AZTECA AVENUE

2021-2149 BALBOA AVENUE

2001-2149 CORTEZ AVENUE

2000-2217 DIAZ AVENUE

2000-2216 EL RANCHO ROAD (AVENUE) REZ2026-0059

Approved the R-1 Zoning (UDC) at:

Casa Linda Heights Subdivision, Lots 8-14 Block 1 and Lots 7-10 Block 2, Colonia Hermosa No. 2 Subdivision, Lots 1-10 Block 1, Lots 1-26 Blocks 2, 5, 6, and 9, Lots 22-24 Block 3, Lots 1-7 and 14-24 Block 4, Lots 1-24 Blocks 7-8, Lots 1-31 Block 10, Lots 5-14 and 20-23 Block 11, Hidalgo County, Texas
2716-2816 South 22nd Street
2904 -3001 South 22nd Street
2101-2149 Azteca Avenue
2021-2149 Balboa Avenue
2001-2149 Cortez Avenue
2000-2217 Diaz Avenue
2000-2216 El Rancho Road (Avenue) REZ2026-0059, 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:
COLONIA HERMOSA NO. 2 LOTS 11-13 BLOCK 1, LOTS 1, 2, 5, 16, 17 AND 21 BLOCK 3, HIDALGO COUNTY, TEXAS
2100 AND 2104 AZTECA AVENUE
2801 SOUTH 21ST STREET AND REAR
2012 AND 2028 BALBOA AVENUE
2020 AND 2027 BALBOA AVENUE (PIDS: 151392 AND 1132112)
2000 CORTEZ AVENUE (PID: 1132109)
3301 SOUTH 23RD STREET AND REARS 1-5 (PIDS: 185513, 189398, 189397, 189396, 189399 AND 189395)
3501 AND 3901 SOUTH 23RD STREET (PIDS: 185515 AND 189400)
4100 SOUTH OLD 10TH STREET AND REARS 1-6 (PIDS: 189403, 902495, 189403, 189336, 189402, 189339 AND 189401)
4200 SOUTH OLD 10TH STREET AND REARS 1-2 (PIDS: 189335, 189338 AND 20406949)
4500 SOUTH OLD 10TH STREET AND REAR (PIDS: 189340 AND 189341) REZ2026-0060**

Approved the A-O Zoning (UDC) at:

Colonia Hermosa No. 2 Lots 11-13 Block 1, Lots 1, 2, 5, 16, 17 and 21 Block 3, Hidalgo County, Texas
2100 and 2104 Azteca Avenue
2801 South 21st Street and Rear
2012- and 2028-Balboa Avenue
2020- and 2027-Balboa Avenue (PIDs: 151392 and 1132112)
2000 Cortez Avenue (PID: 1132109)
3301 South 23rd Street and Rears 1-5 (PIDs: 185513, 189398, 189397, 189396, 189399 and 189395)

3501 and 3901 South 23rd Street (PIDs: 185515 and 189400)
4100 South Old 10th Street and Rears 1-6 (PIDs: 189403, 902495, 189403, 189336, 189402, 189339 and 189401)
4200 South Old 10th Street and Rears 1-2 (PIDs: 189335, 1893338 and 20406949)
4500 South Old 10th Street and Rear (PIDs: 189340 and 189341) REZ2026-0060, in accordance with the Planning and Zoning Commission.

D. REZONING FROM C-1 (OFFICE BUILDING-OC), C-4 (COMMERCIAL INDUSTRIAL-OC), R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) AND A-O (AGRICULTURAL & OPEN SPACE-OC) DISTRICTS UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

2007 AND 2105-2109 PORTLAND AVENUE (PIDS: 185483, 185477, 185476, AND 201281)

2201 EXPRESSWAY 83 (PID: 185474) REZ2026-0061

Approved the C-2 Zoning (UDC) at:

2007 and 2105-2109 Portland Avenue (PIDs: 185483, 185477, 185476, and 201281)
2201 Expressway 83 (PID: 185474) REZ2026-0061, in accordance with the 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:

CENTRAL MARKET SUBDIVISION, LOT 1; DINERO SUBDIVISION, LOT 1; WAREHOUSE KINGDOM SUBDIVISION PHASE II, LOT 1; THE WAREHOUSE KINGDOM SUBDIVISION, LOTS 2-4; HAMMOND DEVELOPMENT SUBDIVISION, LOTS 1-6; TANYA INDUSTRIAL PARK SUBDIVISION, LOTS 1-12, HIDALGO COUNTY, TEXAS

5617, 5701, 5901, 6101, 6201, 6501, 7801, 7809, 7917 AND 8301 SOUTH 23RD STREET

2101 AND 2501 MILITARY HIGHWAY

2008 AND 1900 DICKER ROAD

1900-2009 AND 2101-2109 TANYA AVENUE

2016 TANYA AVENUE (PID: 731308)

5721 SOUTH 23RD STREET, 6101 SOUTH 23RD STREET REAR, 6201 SOUTH 23RD STREET REAR, 6901, 7501, 7505, 7915, 7917, 7825 AND 8101 SOUTH 23RD STREET (PIDS: 846161, 185532, 729595, 1469996, 1076373, 1468083, 1468079, 590644 AND 580999)

2220 MILITARY HIGHWAY (PID: 185533) REZ2026-0062

Approved the I-1 Zoning (UDC) at:

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

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

2101 and 2501 Military Highway

2008 and 1900 Dicker Road

1900-2009 and 2101-2109 Tanya Avenue

2016 Tanya Avenue (PID: 731308)

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

2220 Military Highway (PID: 185533) REZ2026-0062, in accordance with the Planning and Zoning Commission.

F. REZONING FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

HUTTON-MCALLEEN NO. 2 SUBDIVISION, LOT 1, AND SOUTH 23RD COMMERCIAL PARK PHASE 1 SUBDIVISION, LOTS 1-2, HIDALGO COUNTY, TEXAS

4701, 5525 AND 5601 SOUTH 23RD STREET

5501 SOUTH 23RD STREET AND 5601 SOUTH 23RD STREET REAR (PIDS: 185527 AND 624337) REZ2026-0063

Approved the I-1 Zoning (UDC) at:

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

4701, 5525 and 5601 South 23rd Street

5501 South 23rd Street and 5601 South 23rd Street Rear (PIDs: 185527 and 624337) REZ2026-0063, in accordance with the Planning and Zoning Commission.

B) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

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 Joaquin Zamora moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD ON MAY 26, 2026.

Approved the minutes of Workshop and Regular Meeting held May 26, 2026, as submitted.

B) AWARD OF CONTRACT FOR THE ALLEY REHAB SECTION B PROJECT (PROJECT NO. 05-26-C27-620).

Awarded a contract to 2 GS LLC DBA Earthworks Enterprise in the amount of \$898,962.10 for the Alley Rehab Section B Project.

C) AWARD OF SERVICE CONTRACT FOR VARIOUS TYPES OF CONCRETE WORK (PROJECT NO. 02-26-S43-800).

Approved a multi-award of service contract to Artillery LLC; Valley Striping Corp., Andale Construction of Wichita and Pavement Restoration for a period of one year for various types of concrete work.

D) AWARD OF CONTRACT FOR VARIOUS TYPES OF CONCRETE SERVICE (FTA FUNDED) (PROJECT NO. 04-26-S78-804).

Awarded a contract to Artillery LLC in the amount of \$89,218.00 for a term of one (1) year for various types of concrete service (FTA Funded).

E) CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MCALLEN AND HIDALGO COUNTY PRECINCT NO. 2 FOR CONSTRUCTION OF A PARKING LOT IN SPRINGFEST MULTIPURPOSE FIELDS (PROJECT NO. 06-26-S88-01).

Approved a Memorandum of Understanding between City of McAllen and Hidalgo County Precinct No. 2 for construction of a Parking Lot in Springfest Multipurpose Fields (Project No. 06-26-S88-01).

F) CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MCALLEN AND HIDALGO COUNTY PRECINCT NO. 2 FOR CONSTRUCTION OF A PARKING LOT IN EL RANCHO PARK (PROJECT NO. 06-26-S87-01).

Approved a Memorandum of Understanding between City of McAllen and Hidalgo County Precinct No. 2 for construction of a Parking Lot in El Rancho Park (Project No. 06-26-S87-01).

- G) CONSIDERATION AND AUTHORIZATION TO REMOVE UNCOLLECTIBLE PARKING FINES FROM THE DOWNTOWN SERVICES GENERAL LEDGER AND BEGIN WRITE-OFF PROCEDURES.**

Approved authorization to remove uncollectible parking fines from the Downtown Services General Ledger and begin Write-Off procedures.

- H) CONSIDERATION AND APPROVAL OF PHASE APPROVAL FORM NO. 1 FOR THE MASTER SERVICE AGREEMENT FOR VARIOUS IMPROVEMENTS AT THE ANZALDUAS PORT OF ENTRY (PROJECT NO. 12-24-S10-739).**

Approved Phase Approval Form No. 1 for the Master Service Agreement for Various Improvements at the Anzalduas Port of Entry (Project No. 12-24-S10-739).

- I) CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN CITY OF EDINBURG AND CITY OF MCALLEN FOR SUBMISSION OF 2026 RIO GRANDE VALLEY METROPOLITAN ORGANIZATION (RGV MPO), CATEGORY 7 FUNDS, FOR TRAFFIC SIGNAL TIMING IMPROVEMENTS.**

Approved an Interlocal Agreement between City of Edinburg and City of McAllen for submission of 2026 Rio Grande Valley Metropolitan Organization (RGV MPO), Category 7 funds, for Traffic Signal Timing Improvements.

- J) CONSIDERATION AND APPROVAL TO REJECT BIDS FOR THE MCALLEN HERITAGE CENTER NEW STORAGE BUILDING (PROJECT NO. 06-26-C31-976).**

Authorized the rejection of bids for the McAllen Heritage Center New Storage Building (Project No. 06-26-C31-976).

- K) CONSENT RESOLUTIONS**

1. RESOLUTION AUTHORIZING THE SUBMISSION OF THE GRANT APPLICATION TO THE 2026 RIO GRANDE VALLEY METROPOLITAN ORGANIZATION (RGV MPO), CATEGORY 7 FUNDS FOR TRAFFIC SIGNAL TIMING STUDY FOR EAST-WEST CORRIDORS WITHIN CITY OF EDINBURG AND CITY OF MCALLEN LIMITS.

Approved a resolution authorizing the submission of the grant application to the 2026 Rio Grande Valley Metropolitan Organization (RGV MPO), Category 7 funds for traffic signal timing study for East-West Corridors within City of Edinburg and City of McAllen limits.

2. RESOLUTION AUTHORIZING THE SUBMISSION OF THE GRANT APPLICATION TO THE 2026 RIO GRANDE VALLEY METROPOLITAN ORGANIZATION (RGV MPO), CATEGORY 7 FUNDS FOR TRAFFIC IMPROVEMENTS ALONG MAJOR ROADWAYS.

Approved a resolution authorizing the submission of the grant application to the 2026 Rio Grande Valley Metropolitan Organization (RGV MPO), Category 7 funds for Traffic Improvements along major roadways.

L) APPROVAL OF TAX REFUNDS OVER \$500.00

Approved tax refunds of over \$500.

1.CORELOGIC REFUNDS DEPT.

Approved tax refunds in the amounts of \$2,500.59; \$1,441.05; \$608.35; \$2,079.78; \$1,997.78 and \$2,186.71.

2. HECTOR GARCIA JR.

Approved tax refunds in the amounts of \$763.97 and \$673.20.

3. HOUSING AUTHORITY OF THE CITY OF MCALLEN

Approved a tax refund in the amount of \$644.74.

4. RYAN LLC

Approved a tax refund in the amount of \$1,305.82.

5. USA INVESTMENT TX LLC

Approved a tax refund in the amount of \$10,326.75.

6. XPRESS MRI

Approved a tax refund in the amount of \$1,283.21.

3. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR AUDITING SERVICES FOR FISCAL YEAR ENDING 2026-2030.

Staff recommended award of contract to Burton, McCumber and Longoria, LLP as recommended by the Audit Committee.

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

B) AWARD OF CONTRACT FOR LINDBERG AVENUE AND 6TH STREET DRAINAGE IMPROVEMENTS (PROJECT NO. 04-26-C22-655).

Staff recommended award of contract to Global Construction & Design in the amount of \$364,886.34 with a contract time not to exceed 90-working days for the Lindberg Avenue and 6th Street Drainage Improvements Project.

Commissioner Joaquin Zamora moved to award the contract as recommended. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr. and carried unanimously by those present.

C) CONSIDERATION OF AND AUTHORIZATION TO NEGOTIATE SCOPE AND FEES WITH TOP-RANKED FIRM FOR CONSTRUCTION ENGINEERING INSPECTION SERVICES FOR THE FM2220 (WARE ROAD) UNDERGROUND TRAIL PASSING (PROJECT NO. 05-26-S50-620).

Staff recommended authorization to negotiate the scope of services and fee schedule with the top-ranked firm, B2Z Engineering LLC for construction engineering inspection services for the FM2220 Ware Road Underground Trail Passing Project.

Commissioner Joaquin Zamora moved to authorize negotiations as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

4. ORDINANCE

A) PROVIDING AN ABANDONMENT FOR A 10-FOOT UTILITY EASEMENT, BEING 0.227 OF AN ACRE OUT OF LOTS 6 AND 7, THE DISTRICT PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS; 7901 NORTH 10TH STREET. ABD2024-0011

Staff recommended adoption of an ordinance providing for the abandonment of a 10-foot utility easement at 7901 North 10th Street.

Commissioner Rolando "Rolly" Rios moved to adopt the ordinance as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

5. VARIANCES

- A) CONSIDERATION OF VARIANCE REQUESTS TO 1.) INTERNAL ROAD RIGHT-OF-WAY WIDTH, AND 2.) EXCEED THE MAXIMUM BLOCK LENGTH FOR PROPOSED ALHAMBRA ON 10TH PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS; 11401 N. 10TH STREET. VAR2026-0018**

Staff recommended approval of variance requests to 1.) Internal road Right-of-Way width, and 2.) Exceed the maximum block length for proposed Alhambra on 10th Phase II Subdivision, Hidalgo County, Texas; 11401 N. 10th Street.

Commissioner Joaquin Zamora moved to approve the variance as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

- B) CONSIDERATION OF VARIANCE REQUESTS TO 1) NOT DEDICATE THE REQUIRED RIGHT-OF-WAY ON S. BENTSEN ROAD, 2) NOT MEETING THE REQUIRED CUL-DE-SAC REQUIREMENT, AND 3) NOT TO PROVIDE SIDEWALKS ON THE SOUTH SIDE OF THE EAST/WEST INTERIOR STREET FOR PROPOSED BALLESTEROS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2201 S. BENTSEN ROAD. VAR2026-0017**

Staff recommends approval of request 1 (not dedicate the required Right-of-Way on S. Bentsen Road) and 3 (not to provide sidewalks on the south side of the east/west interior street for proposed Ballesteros Subdivision) and disapproval of request 2 (not meeting the required Cul-De-sac requirement), at 2201 S. Bentsen Road.

Commissioner Michael Fallek moved to approve variance requests 1 and 3 and disapproval of variance request 2 as recommended. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr. and carried unanimously by those present.

- C) CONSIDERATION OF A VARIANCE REQUEST TO NOT PROVIDE FOR THE EAST-WEST ¼ MILE COLLECTOR STREET FOR THE PROPOSED HERNANDEZ ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, 14601 N. TROSPER ROAD. VAR2026-0004**

Staff Recommended disapproval of a variance request to not provide for the east-west ¼ mile collector street for the proposed Hernandez Acres Subdivision at 14601 N. Trospers Road.

Commissioner Joaquin Zamora moved to table said item. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously by those present.

- D) CONSIDERATION OF VARIANCE REQUESTS TO 1) NOT PROVIDE THE REQUIRED ALLEY FOR COMMERCIAL PROPERTY, 2) NOT TO PROVIDE THE REQUIRED N/S COLLECTOR STREET, AND 3) EXCEED THE MAXIMUM BLOCK LENGTH FOR PROPOSED J & A RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS; 11505 N. BRYAN ROAD. VAR2026-0021**

Staff recommended approval of request 1 (not provide the required alley for commercial property) and 3 (exceed the maximum block length for proposed J & A Ranch Subdivision) and disapproval of request 2 (not to provide the required N/S Collector Street), at 11505 N. Bryan Road.

Commissioner Michael Fallek moved to approve variance requests 1 and 3 and disapprove request 2 as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

- E) CONSIDERATION OF VARIANCE REQUESTS TO 1) NOT DEDICATE THE REQUIRED RIGHT-OF-WAY ON S. 10TH STREET, AND 2) ALLOW A LOT FOR DEVELOPMENT WITHOUT FRONTAGE ON A PUBLIC STREET FOR THE PROPOSED THE CUE SUBDIVISION, HIDALGO COUNTY, TEXAS; 2801 S. 10th STREET. VAR2026-0019**

Staff Recommended approval of variance requests to 1) not dedicate the required Right-of-Way on S. 10th Street, and 2) allow a lot for development without frontage on a public street for the proposed The Cue Subdivision, Hidalgo County, Texas; 2801 S. 10th Street.

Commissioner Michael Fallek moved to approve the variance requests as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

6. MANAGER'S REPORT

- A) CONSIDERATION AND APPROVAL FOR THE NAME SELECTION OF THE NEW LIBRARY FOUNDATION.**

Staff recommended approval of the selection for the name of McAllen Public Library Foundation.

Commissioner Joaquin Zamora moved to approve the name for the foundation as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

- B) REVIEW OF THE QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED MARCH 31, 2026.**

Staff presented the Quarterly Investment Report for quarter ending March 31, 2026, and recommended acceptance of said report as per the Audit Investment Committee.

Commissioner Joaquin Zamora moved to approve the report as recommended. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously by those present.

C) ADVISORY BOARD APPOINTMENTS.

Building Board of Adjustments

Mayor Javier Villalobos nominated Francisco Mesa for reappointment.

Community Development Council

Mayor Javier Villalobos nominated Jaime Solis for reappointment and Jose Treviño.

Historic Preservation Council

Commissioner Joaquin Zamora nominated Christopher R. Davis.

Friends of Quinta Mazatlan

Mayor Javier Villalobos nominated Jamie Lynne Brown Rosas and James Collins. Commissioner Rolando "Rolly" Rios nominated Barry Patel Barry.

Commissioner Joaquin Zamora nominated Rick Guerra. It was noted that nomination required the entire City Council approval.

Commissioner Joaquin Zamora moved to accept the nominations as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

D) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: AEP Update; Traffic Dept. Building Update

7. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

A) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T. CODE §551.087.

No action.

B) DELIBERATION REGARDING CRITICAL INFRASTRUCTURE FACILITY. TEX. GOV'T. CODE §551.0761.

Commissioner Joaquin Zamora moved to entertain a motion authorizing the City Manager and City Attorney to proceed as described in Executive Session and seconded by Commissioner Rodolfo “Rudy” Castillo. The motion carried unanimously by those present.

C) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION. TEX. GOV'T. CODE §551.071.

No action.

ADJOURNMENT

Without objection the meeting was adjourned at 5:45 p.m.

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.B.
06/10/2026
6/22/2026

1. Agenda Item: Subdivision Monthly Report.

2. Party Making Request: Omar Sotelo

3. Applicant:

4. Nature of Request: Subdivision Monthly Report

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Jessica Cavazos
Omar Sotelo
Michelle Rivera
Martin Canales

Created/Initiated - 06/10/2026
Approved - 06/10/2026
Approved - 06/14/2026
Final Approval - 06/15/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

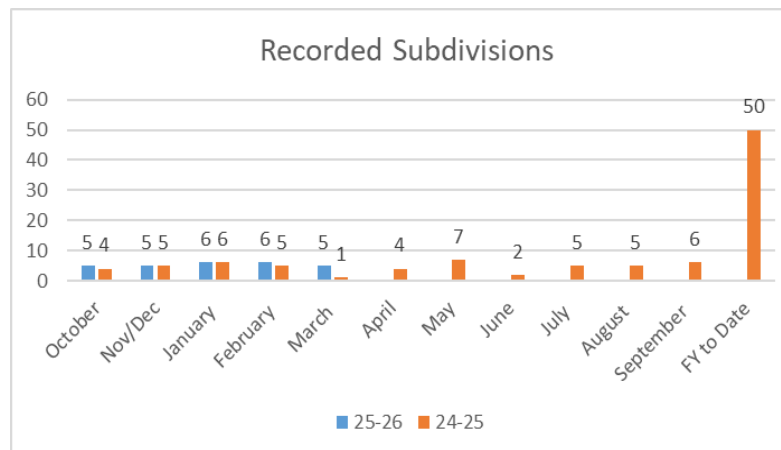
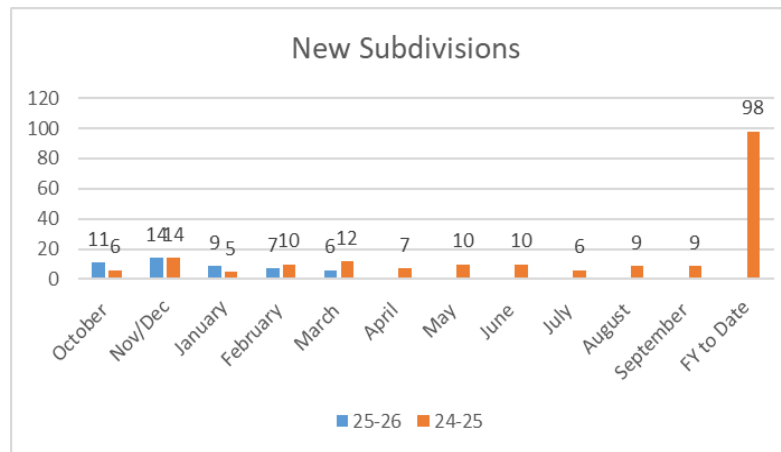
11. Manager's Recommendation: Approved. IJT



Subdivision Report Ending May 31, 2026

Planning Department

	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. 23rd Street Plaza Subdivision	C-3	Commercial	1	0.95
2. ISMJ Retail Subdivision	C-3	Commercial	1	2.19
3. Mendoza Acres Subdivision	ETJ	Single Family Residential	1	5.06
4. Re-plat of Estancia at Tres Lagos Subdivision	R-1	Single Family Residential	2	0.87
5. Re-plat of Lot 17, Block 17, Altamira Subdivision	R-2	Single Family Residential	2	0.16
6. Start Subdivision	C-4	Commercial	1	3.00
Recorded Subdivisions				
1. Born Again Subdivision	C-3L	Commercial	2	4.77
2. Melissa Palma Subdivision	R-1	Single Family Residential	1	2.72
3. North Ridge Estates Subdivision	R-1	Single Family Residential	13	11.43
4. Re-plat of Lots 1 through 15, Block 2, Sunrise Terrace Subdivision	R-1	Single Family Residential	2	10.36



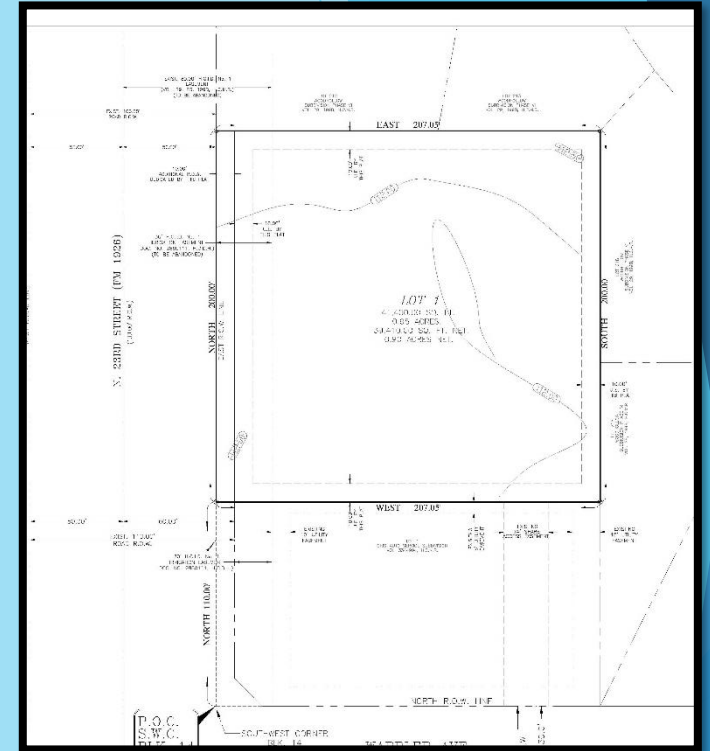
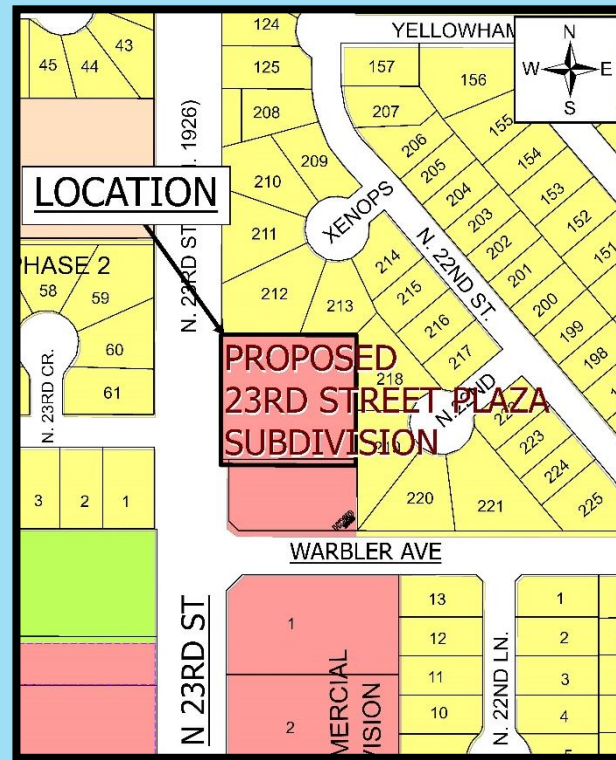
23rd Street Plaza Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 0.95



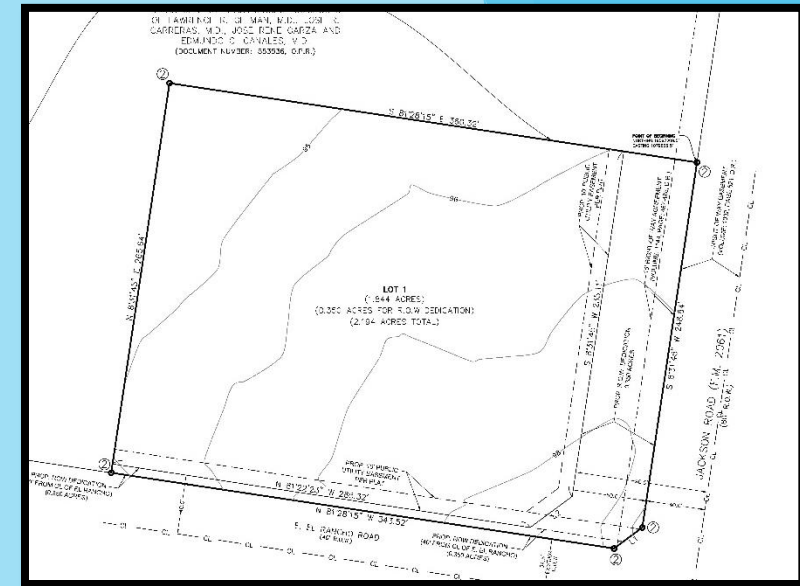
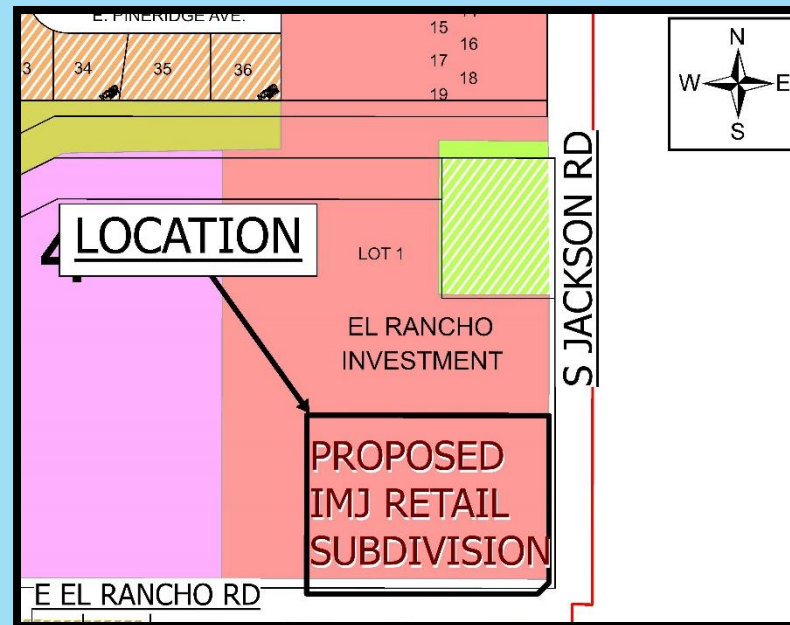
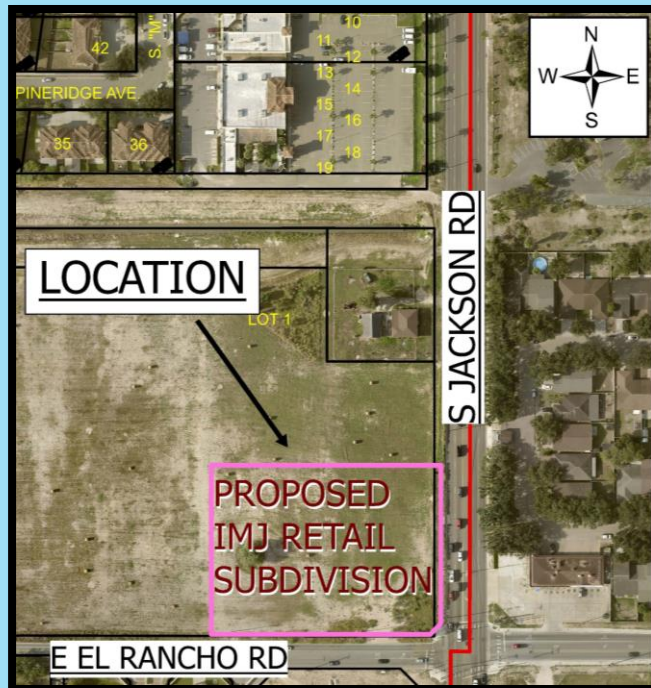
ISMJ Retail Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 2.19



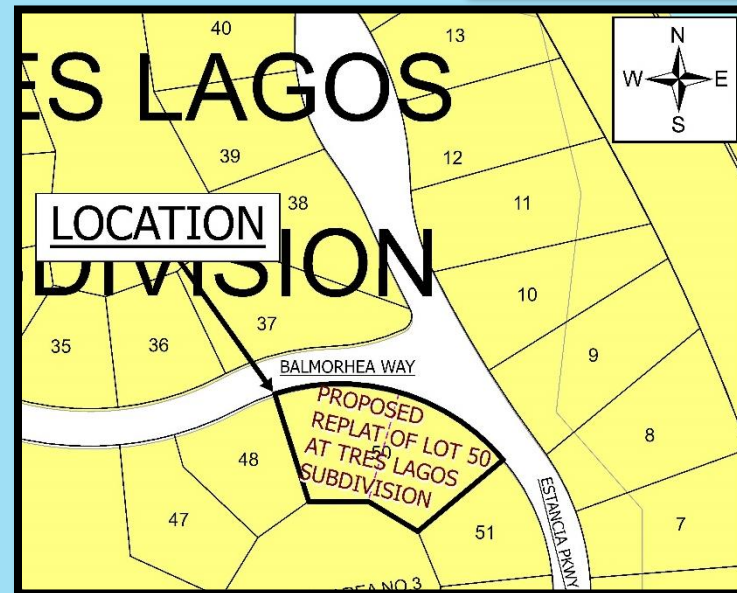
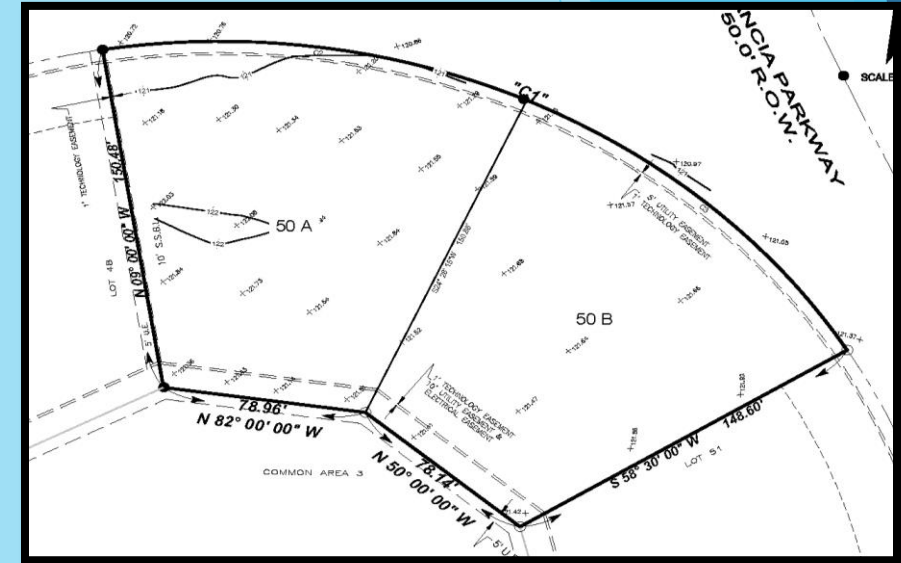
Re-plat of Estancia at Tres Lagos Subdivision

Zoning: R-1

Type of Development: Single Family Residential

Lots: 1

Acres: 2.19



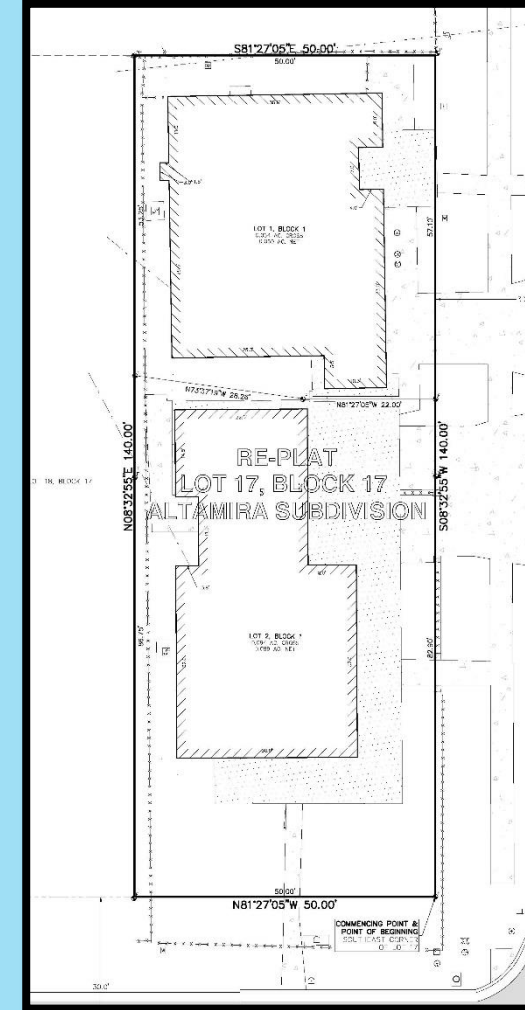
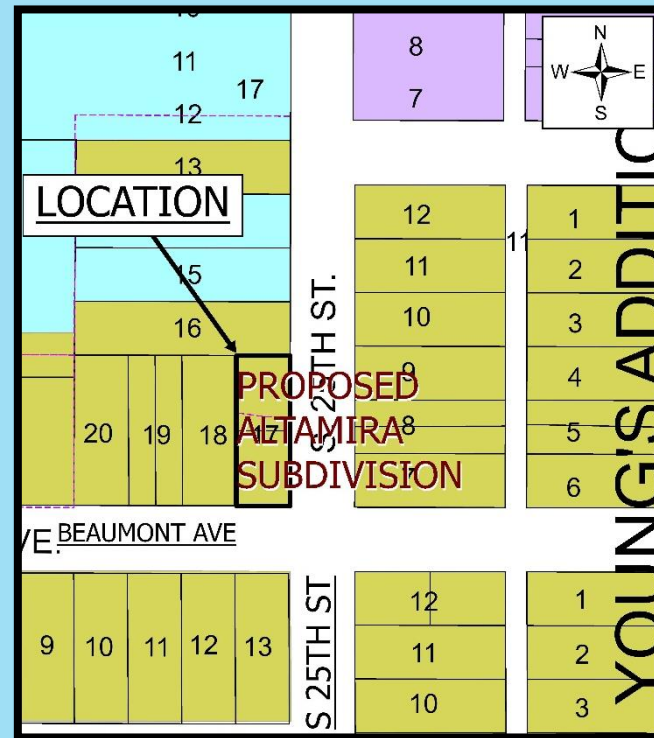
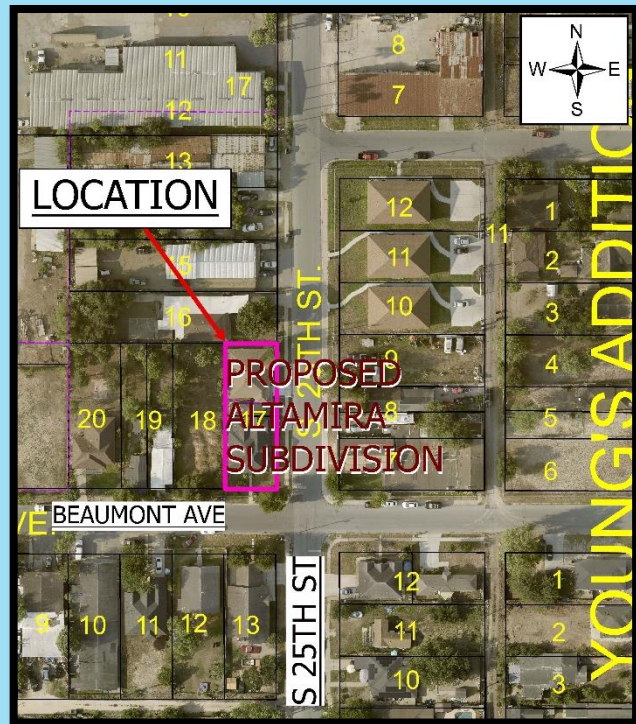
Re-plat of Lot 17, Block 17, Altamira Subdivision

Zoning: R-2

Type of Development: Single Family Residential

Lots: 2

Acres: 5.06



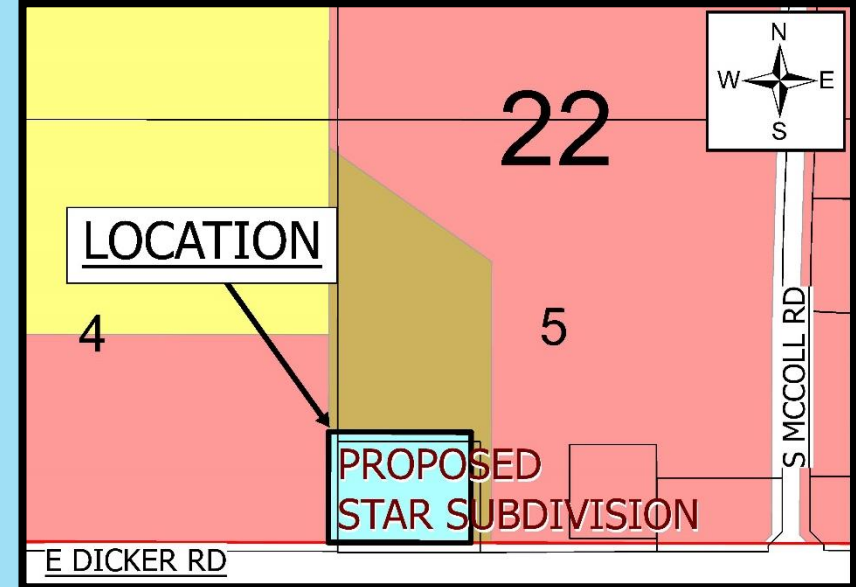
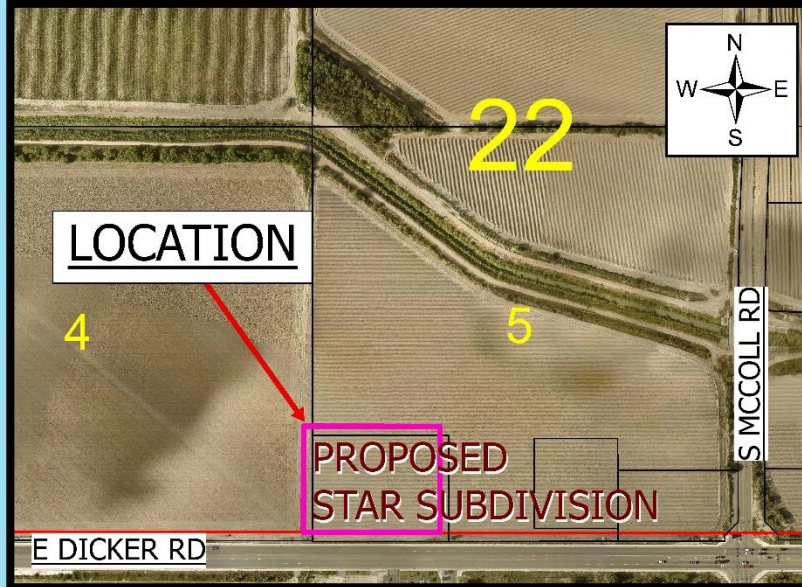
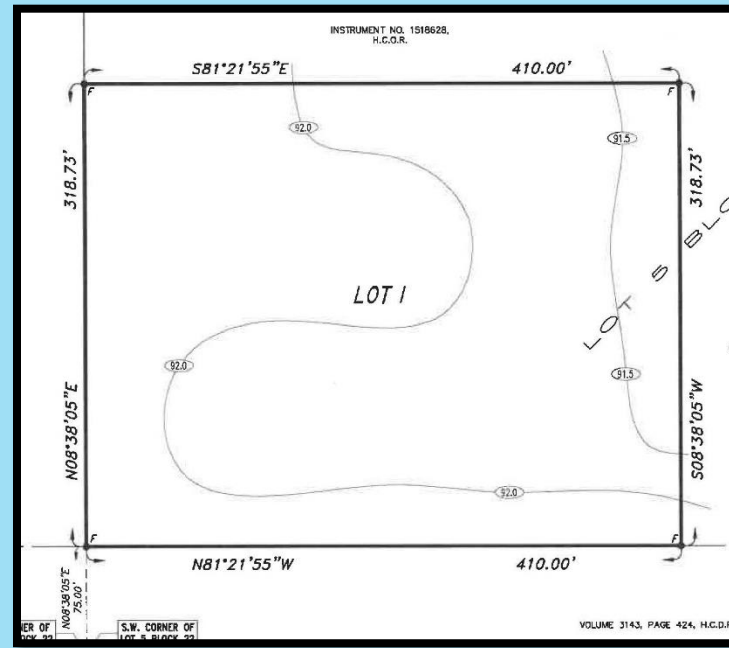
Star Subdivision

Zoning: C-4

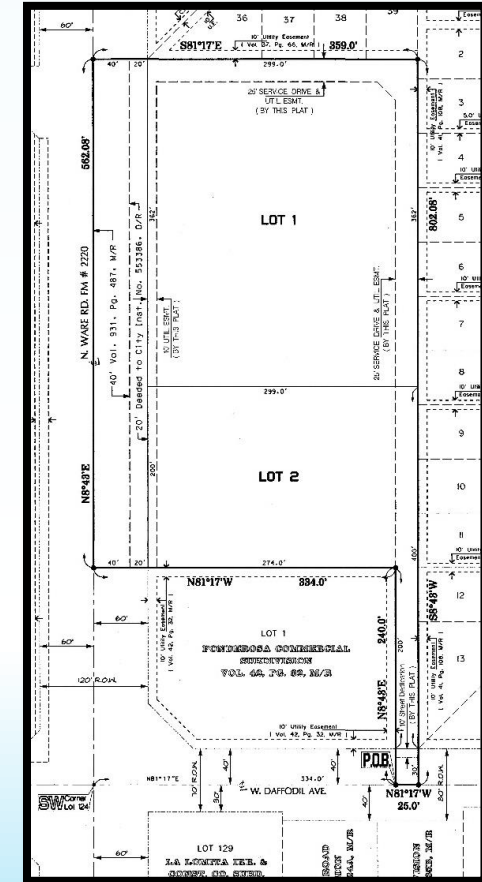
Type of Development: Commercial

Lots: 1

Acres: 3.00



Acres: 4.77



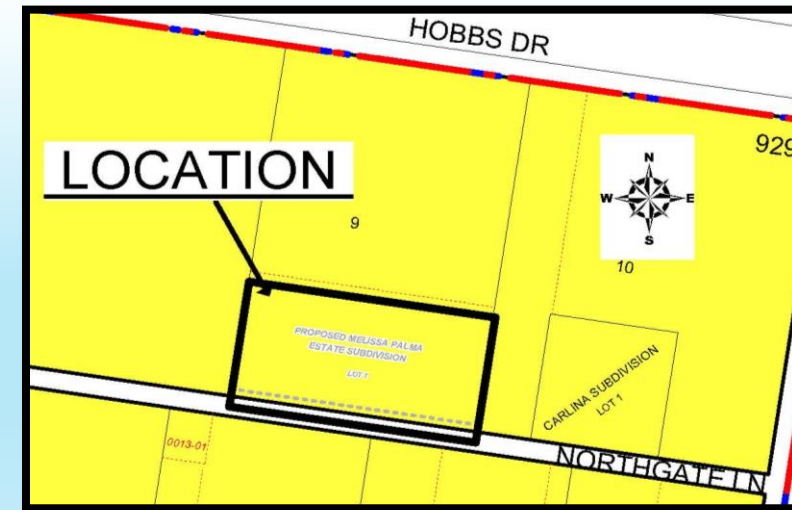
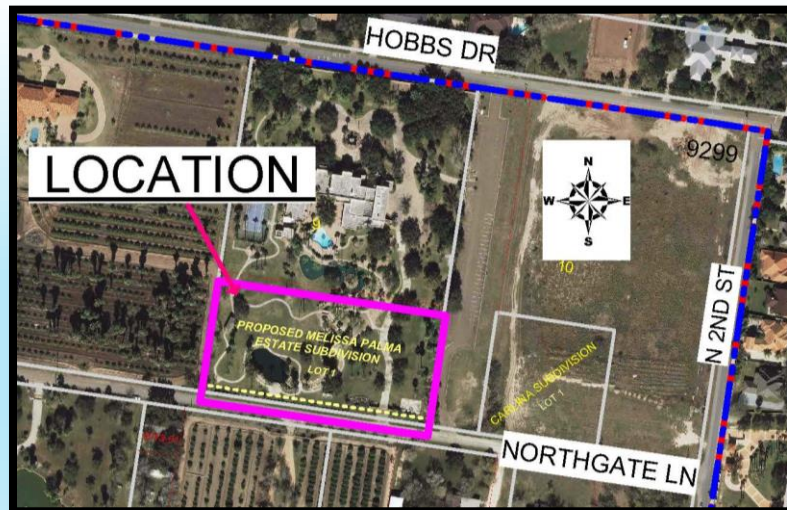
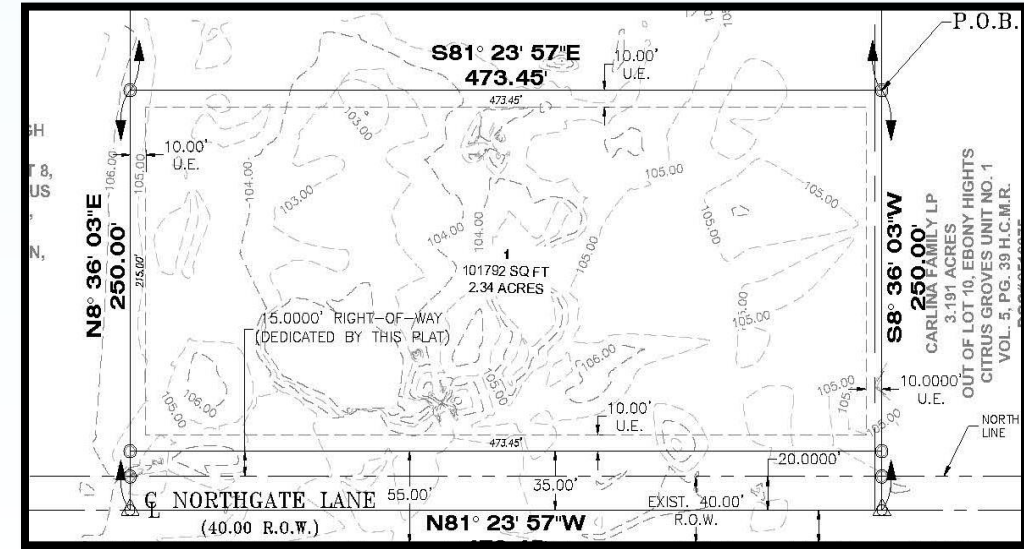
Melissa Palma Subdivision

Zoning: R-1

Type of Development: Single Family Residential

Lots: 1

Acres: 2.72



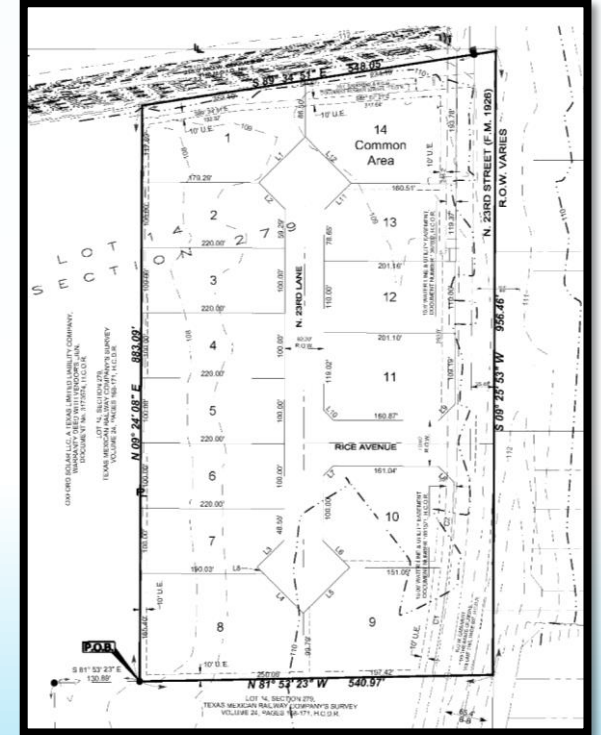
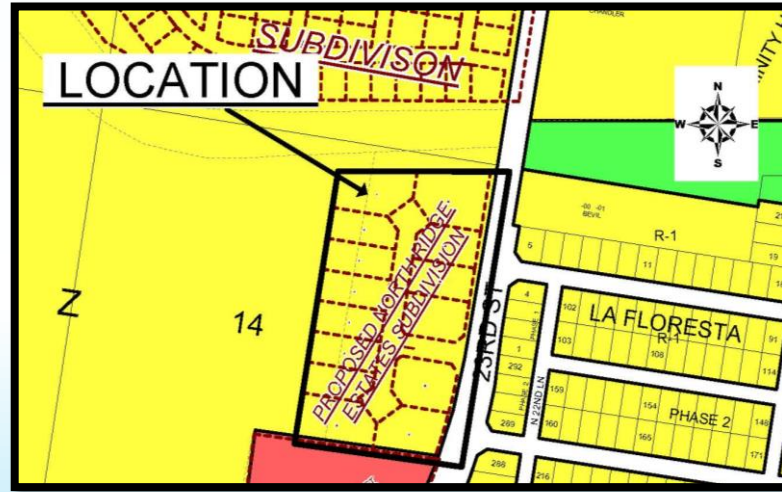
North Ridge Estates Subdivision

Zoning: R-1

Type of Development: Single Family Residential

Lots: 13

Acres: 11.43



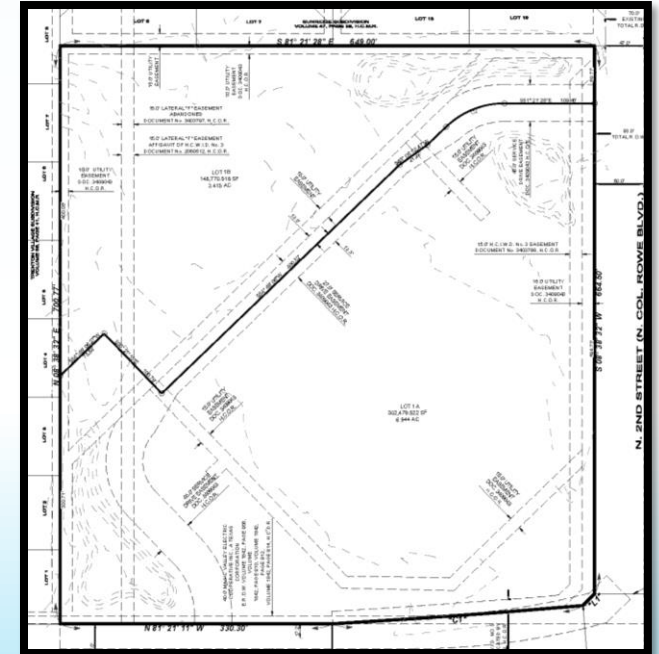
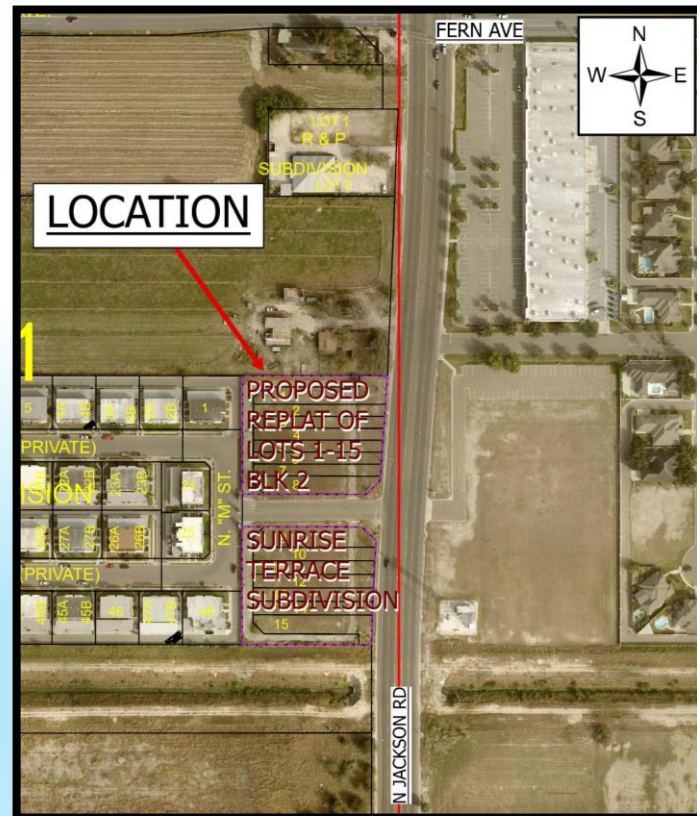
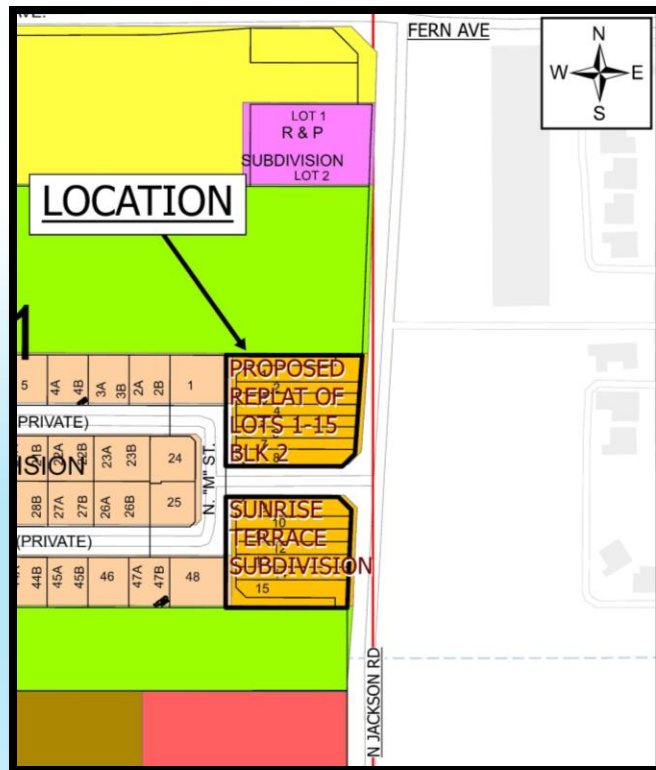
Re-plat of Lots 1 through 15, Block 2, Sunrise Terrace Subdivision

Zoning: R-1

Type of Development: Single Family Residential

Lots:

Acres: 10.36





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

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

1. Agenda Item: Project Status Monthly Report through May 31, 2026.

2. Party Making Request: Eduardo Mendoza

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Gabriela Cantu
Eduardo Mendoza
Michelle Rivera

Created/Initiated - 06/12/2026
Approved - 06/12/2026
Final Approval - 06/14/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: None. IJT



ENGINEERING DEPARTMENT
MEMORANDUM

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer
Date: June 22, 2026
Subject: **Project Status Report through May 31, 2026**

Please find attached a list of various projects that are currently under construction and for which the Engineering Department performs Construction Management services. The work depicted is work performed through May 31, 2026.

The following projects are included:

1. Taylor Road Widening (I2 to Daffodil Avenue)
2. Balboa Acres Storm water Pump Station Improvements.
3. McAllen Lateral Drainage Channel Improvements
4. Champion Lakes Golf Course Erosion Control Phase II
5. Pump Bypass 254/255
6. South 2nd Street at Byron Nelson Avenue Drainage Improvements



PROJECT STATUS REPORT

Through May 31, 2026

By Eduardo Mendoza, P.E., P.T.O.E., City Engineer

Taylor Road Widening (I2 to Daffodil Avenue)

The Taylor Road Widening Project involves expanding the existing roadway to a four-lane urban curb-and-gutter paved road, extending from 2 Mile Line (Daffodil Avenue) to I-2 (US 83), covering a total distance of 3.0 miles. The project includes the installation of a stormwater management system and the addition of dedicated left-turn lanes at all major intersections.

This project is being developed under an interlocal agreement with the City of Mission, which is serving as the fiduciary agent for project development. The project is divided into two phases:

Phase 1: Segment from U.S. Business 83 to I-2

Status: Complete

Phase 2: Segment from 2 Mile Line (Daffodil Avenue) to U.S. Business 83

Status:

1. Right-of-way acquisition is complete.
2. Utility relocation is currently in progress.
3. The project has been bid and awarded to **Gonzalez Engineering and Management, LLC** by the City of Mission. The construction began January 2026.

Balboa Acres Stormwater Pump Station Improvements

The scope of this project focuses on upgrading the existing stormwater pump station serving the Balboa Acres subdivision and neighboring areas. Work consists of demolishing the existing single-unit pump station and building a new dual-unit pump station.

Contractor:	Mor-Wil, LLC.
Original Contract Amount/Time:	\$1,945,979.00 / 365-calendar days
Original Completion Date :	April 5, 2025
Change Order(s) Amount/Time	\$0 / 214-calendar days
Current Contract Amount/Time:	\$1,945,979.00 / 579-calendar days
Substantial Completion Date:	June 30, 2026

Work this Period:

Vertical pumps and 30-inch pump discharge pipes installed. Building foundation and engine pads poured. Concrete retaining wall and access road to follow.



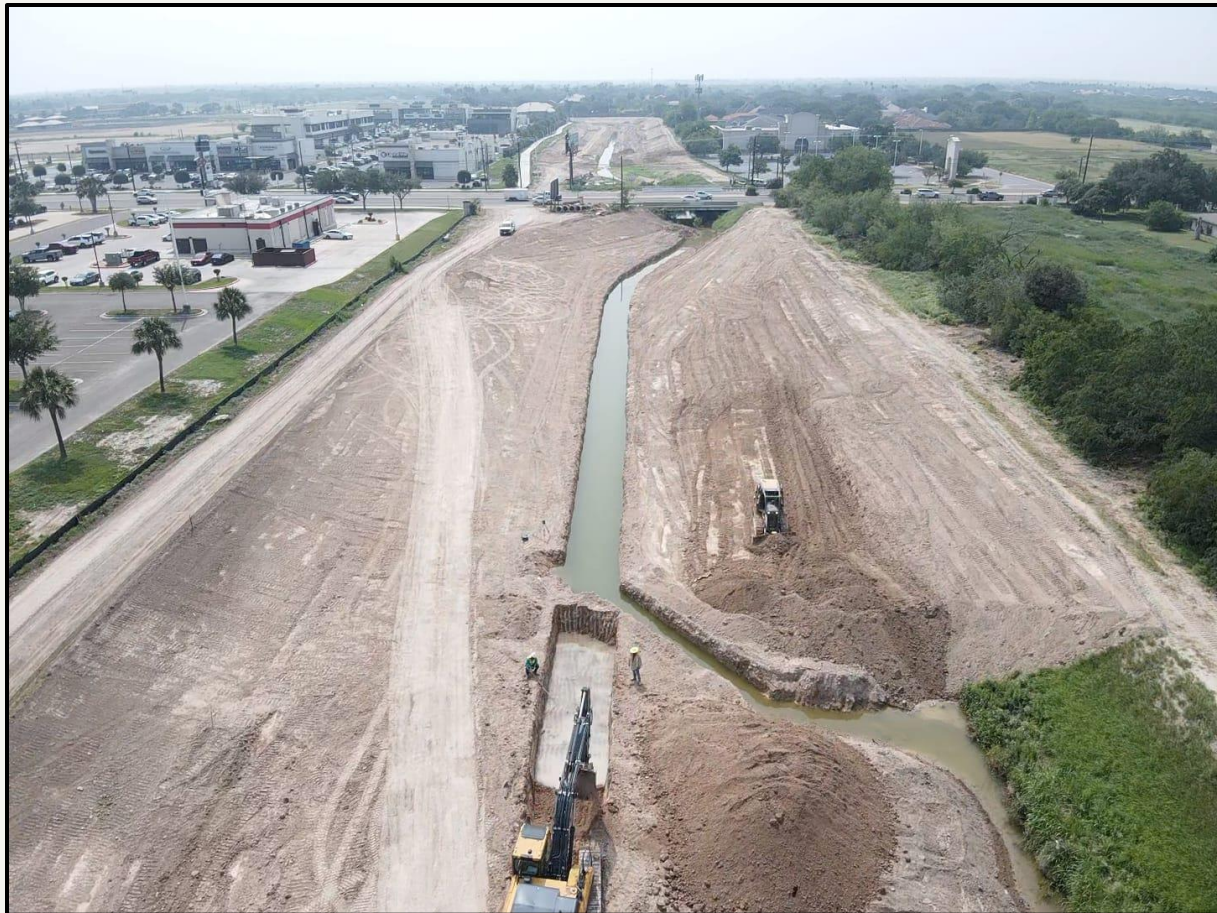
McAllen Lateral Drainage Channel Improvements

The scope of work focuses on expanding the stormwater conveyance and storage capacity for a segment of the McAllen Lateral Drainage Channel between the Morris and Northeast Regional Stormwater Detention Facilities. The project consists of excavating and grading nearly 150,000-cubic yards of earth and replacing the single-span bridge at N. 2nd Street with multiple box culvert structures. The project also includes construction of a new Hike & Bike trail along the extents of the channel improvements. Once complete, the trail will provide connectivity of the N. 10th Street and N. 2nd Street trail system and introduce two below grade road crossings. The project is funded under the Drainage Fee Fund.

Contractor:	ECON Group, LLC.
Original Contract Amount/Time:	\$5,689,125.11 / 360-Working days
Original Completion Date :	May 5, 2027
Change Order(s) Amount/Time	\$0 / 0-calendar days
Current Contract Amount/Time:	\$5,689,125.11 / 360-working days
Current Completion Date:	May 5, 2027

Work this Period:

Crews continue with excavation and grading activities along the McAllen Lateral Channel between 10th Street and 2nd Street.



Champion Lakes Golf Course Erosion Control PH II

This project focuses on addressing erosion along the lake feature between holes 3 and 4 by shoring the existing banks with a combination of vinyl sheet piles and stone gabions.

Contractor:	4MA Construction, LLC.
Original Contract Amount/Time:	\$521,504.05 / 120-working days
Original Completion Date :	April 3, 2026
Change Order(s) Amount/Time	\$29,071.80 / 25-working days
Weather Days	10 Working Days
Current Contract Amount/Time:	\$209,983.96 / 121-Working days
Current Completion Date:	July 2026

Work this Period:

Vinyl sheet pile wall system and wood coping complete. Back fill, sod placement and Haydromulch complete.



PUMP BYPASS 254/255

This project consist of two (2) pump bypass structures (254,255), earth embankment and grading, and levee road construction.

Contractor:	GO Underground, LLC.
Original Contract Amount/Time:	\$516,152.91 / 100-working days
Original Completion Date :	July 16,2026
Change Order(s) Amount/Time	\$0 / 0-working days
Current Contract Amount/Time:	\$516,152.91 / 100-Working days
Current Completion Date:	July 16, 2026

Work this Period:

Bypass structures poured. Backfill and compaction efforts ongoing.



South 2nd Street at Byron Nelson Avenue Drainage Improvements

This project scope includes installation of approximately 4000 linear feet of new storm sewer reinforced concrete pipe, related appurtenances, and associated pavement reconstruction.

Contractor:	Texas Corida Construction, LLC.
Original Contract Amount/Time:	\$908,910.00 / 120-calendar days
Original Completion Date :	July 24, 2026
Change Order(s) Amount/Time	\$0 / 0-working days
Current Contract Amount/Time:	\$908,910.00 / 120-Working days
Current Completion Date:	July 24, 2026

Work this Period:

Crews have commenced with pipe installation along Bales Rd between 10th St and 2nd Street. Installation will continue north along 2nd Street towards Byron Nelson. Approximately 1400 linear feet installed.





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.D.

DATE SUBMITTED

06/12/2026

MEETING DATE

6/22/2026

1. Agenda Item: Parks Monthly Project Status Report.
2. Party Making Request: Denny Meline
3. Applicant:
4. Nature of Request: To provide a clear picture of the project's current state, ensuring commissioners are aware of progress to make informed decisions, and address any potential issues proactively.
5. Fiscal Impact Summary: N/A
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Dulce Landeros	Created/Initiated - 06/12/2026
Denny Meline	Approved - 06/12/2026
Evaristo Garcia	Approved - 06/12/2026
Elvira Alonzo	Final Approval - 06/12/2026
8. Staff Recommendation: N/A
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Parks and Recreation Report

June 22, 2026



Camp McAllen Fitness Equipment -D1



**Bill Schupp
Restroom
Upgrades
-D1**



Fitness Zone Bill Schupp -D1



La Floresta Park Improvements -D1



McAllen Youth Baseball Complex -D2



Garza Park Exercise Equipment -D2



De Leon Pavilion Improvements -D2



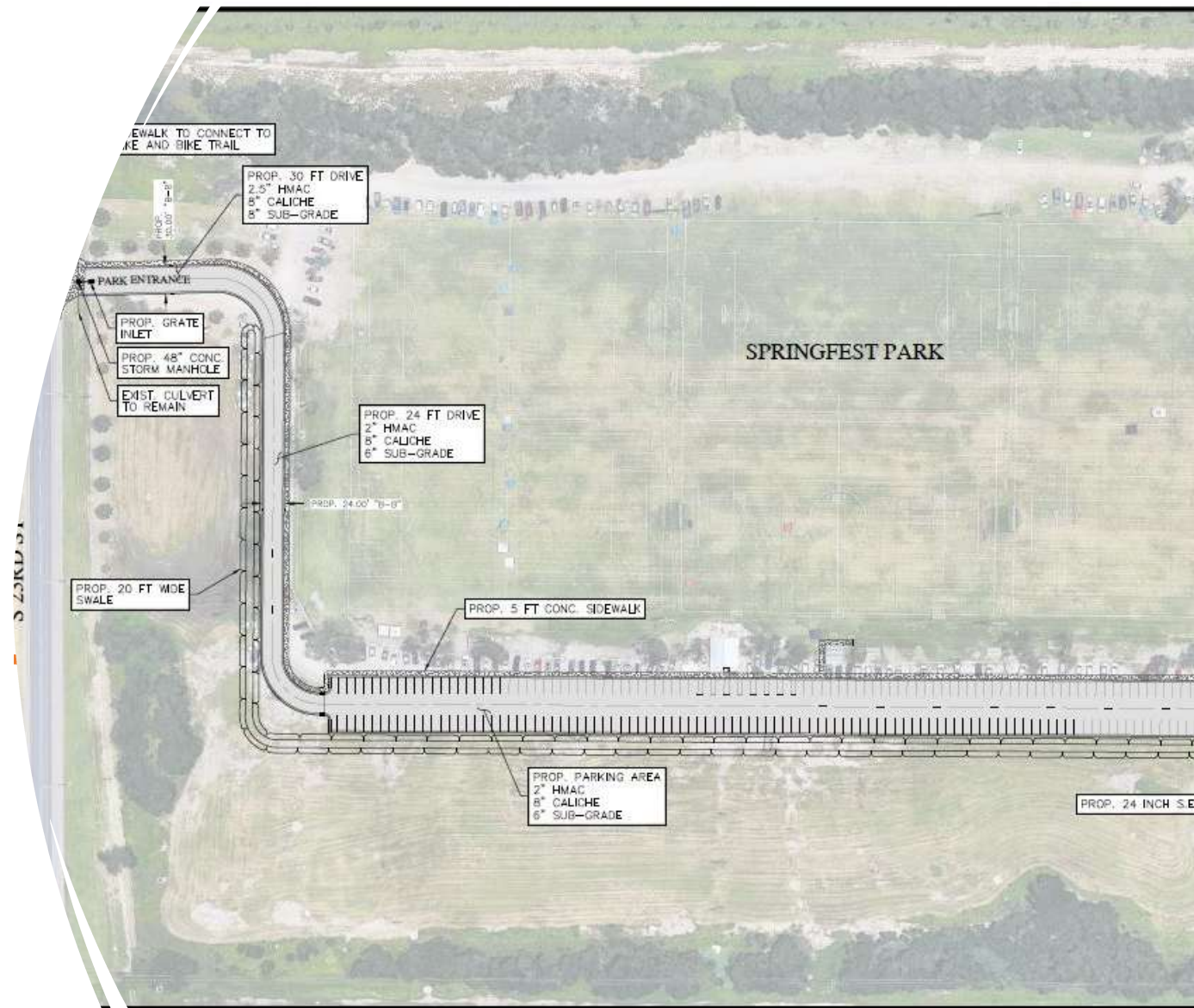
495
Beautification
Project
-D3



Retama Park Playground -D3



Springfest Parking Lot Improvements -D4



Escandon Park Field Lighting Upgrades -D4



Navarro
Salinas
Playground
-D5



El Rancho
Community
Park
-D6





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.E.

DATE SUBMITTED

06/08/2026

MEETING DATE

6/22/2026

1. Agenda Item: Award of Contract for Traffic Signal and Illumination Design Engineering Services for Bales Road Widening from 10th Street to 2nd Street.
2. Party Making Request: Eduardo Mendoza
3. Applicant:
4. Nature of Request: Consideration and approval of Traffic Signal and Illumination Design Services to be provided by **Legacy Engineering Group** under Contract No. **08-25-S89-557**, General Civil Engineering Services Pool. The proposed services will support the design of traffic signals and roadway illumination for the Bales Road Widening Project from SH 336 (10th Street) to Colonel Rowe Boulevard (2nd Street).(Project No. 06-26-S91-01)
5. Fiscal Impact Summary: Capital Improvements Fund - 300-8708-436-66-36-IR2603
6. Budgeted: Yes

Bid Amount:	<u>\$69,975</u>	Budgeted Amount:	<u>\$350,000</u>
Under Budget:	<u>\$0</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
7. Routing:

Rene Gonzalez Eduardo Mendoza Angie Rodriguez Sonia Resendez Gerardo Noriega Michelle Rivera	Created/Initiated - 06/08/2026 Approved - 06/12/2026 Approved - 06/12/2026 Approved - 06/15/2026 Approved - 06/15/2026 Final Approval - 06/15/2026
---	---
8. Staff Recommendation: Staff recommends Option 1: Approval of Traffic Signal and Illumination Design Services to be provided by **Legacy Engineering Group** for the Bales Road Widening Project from SH 336 (10th Street) to Colonel Rowe Boulevard (2nd Street) in the amount of **\$69,975.**
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT



ENGINEERING DEPARTMENT **MEMORANDUM**

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer
Date: June 22, 2026
Subject: **Consideration and Award of Professional Engineering Services for Bales Road Widening - Intersection Traffic Signal Design and Roadway Illumination From SH336 (10th Street) to Colonel Rowe Boulevard (2nd Street).**

GOAL

Consideration and approval of Traffic Signal and Illumination Design Services to be provided by **Legacy Engineering Group** under Contract **No. 08-25-S89-557**, General Civil Engineering Services Pool. The proposed services will support the design of traffic signals and roadway illumination for the Bales Road Widening Project from SH 336 (10th Street) to Colonel Rowe Boulevard (2nd Street).

EXPLANATION

The scope of work to be performed by Legacy Engineering Group includes traffic operations analysis, illumination analysis, and the preparation of Plans, Specifications, and Estimates (PS&E).

The project consists of widening approximately 0.50 miles of an existing two-lane rural roadway to an urban roadway with two travel lanes, curb and gutter, and a 10-foot-wide shared-use path along the north right-of-way (ROW) line.

Services include traffic evaluation and analysis, traffic signal design for the intersections at SH 336 (10th Street) and Colonel Rowe Boulevard (2nd Street), and the design of roadway and intersection illumination infrastructure.

The fee associated with these services is **\$69,975**, as detailed in the attached scope of services and fee schedule.

OPTIONS

1. **Approve** Traffic and Illumination Design Services
2. **Cease** negotiations and authorize staff to commence negotiations with the next ranked firm.

RECOMMENDATION

Staff recommends **Option 1**: Approval of Traffic Signal and Illumination Design Services to be provided by **Legacy Engineering Group** for the Bales Road Widening Project from SH 336 (10th Street) to Colonel Rowe Boulevard (2nd Street) in the amount of **\$69,975**

ATTACHMENT A

SERVICES TO BE PROVIDED BY THE ENGINEER

Legacy Engineering Group (the Engineer) shall provide preliminary engineering services required for the project listed below for the City of McAllen (the City). These services will include project management, traffic operations analysis, traffic signal design, and illumination design.

Project Description: Bales Road
Project Limits: From 10th Street to 2nd Street
Project Length: 0.45 Miles

1. GENERAL REQUIREMENTS.

1.1. Design Criteria.

- A. The Engineer shall prepare all work in accordance with the latest version (at time of work authorization execution) of applicable TxDOT procedures, specifications, manuals, guidelines, standard drawings, and standard specifications or previously approved special provisions and special specifications, which include:
 - 1. *PS&E Preparation Manual*, published by TxDOT;
 - 2. *Roadway Design Manual*, published by TxDOT;
 - 3. *Hydraulic Design Manual*, published by TxDOT;
 - 4. *Texas Manual on Uniform Traffic Control Devices (TMUTCD)*, published by TxDOT;
 - 5. *Highway Illumination Manual*, published by TxDOT;
 - 6. *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges* (latest Edition), published by TxDOT;
 - 7. other TxDOT and City-approved manuals and guides.
- B. When design criteria are not identified in TxDOT or City manuals, the Engineer shall notify the City and refer to the American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, (latest Edition).
- C. The Engineer shall design the project according to the latest TxDOT and City design criteria.

1.2. Coordination.

- A. The Engineer shall coordinate all project communications through the City's project manager
- B. The Engineer will be responsible for project oversight and the daily management of the project.
- C. Frequent and appropriate communications will be maintained between the Engineer and the City's project manager in an effort to expedite completion of the PS&E and Bid Documents. The Engineer shall coordinate with affected stakeholders only at the City's project manager's direction.
- D. Project Administration Services will include the following:

- E. Prior to the Project Kick-Off Meeting, the Engineer will designate in writing, one (1) Professional Engineer licensed to practice in the State of Texas to be the Project Manager throughout the duration of the project for project management and all communications, including billing. The Engineer will not replace the designated Project Manager without the written approval of the City;
- F. Each month, and included with the submission of each invoice, the Engineer will submit a monthly report of the status of work performed through the end of the previous month. The Engineer will summarize decisions or agreements made, and will outline unresolved or pending issues requiring City's involvement or decision;
- G. Project Coordination Services will include the following:
- H. The Engineer will attend a Project Kick-Off Meeting with City. The Engineer will prepare and distribute meeting minutes within three (3) business days of the meeting;

1.3. Progress Reporting and Invoicing.

- A. The Engineer shall invoice on a monthly basis and shall submit a written progress report to the City's project manager.
- B. The Engineer's written progress report must describe activities during the reporting period and overall status of the project.

1.4. Quality Assurance (QA) and Quality Control (QC).

- A. The Engineer shall provide the Engineer's QA and QC manual, guide, or process to the City. The Engineer shall provide peer review at all levels. For each deliverable, the Engineer shall have some evidence of their internal review and mark-up of that deliverable as preparation for submittal. A milestone submittal is not considered complete unless the required milestone documents and associated internal red line mark-ups are submitted.

1.5. Organization of Design Project Folder and Files (Electronic Project Files).

- A. The Engineer shall organize the electronic project files in accordance with the City's file management system (FMS) format.

1.6. Personal Protective Equipment (PPE).

- A. The Engineer shall, and shall require its subcontractors to:
 - 1. Provide personal protective equipment (PPE) to their personnel.
 - 2. Provide business vehicles for their personnel, and
 - 3. Require their personnel to use PPE and drive only business vehicles while performing work on or near roadways.
- B. The PPE must meet all:
 - 1. Current standards set by the Occupational Safety and Health Administration (OSHA) and
 - 2. TxDOT requirements (e.g., safety glasses, Type 3 (TY 3) pants for night work).

GENERAL REQUIREMENTS BY FUNCTION CODE

The Engineer shall perform the services under this contract in accordance with the following general requirements related to each function code.

2. GENERAL REQUIREMENTS FOR FUNCTION CODE 102(110) – ROUTE AND DESIGN STUDIES

2.1. Traffic Data and Projections

- A. The Engineer shall collect 13-Hour Turning Movement Count data for the intersection of Bales Rd at 10th St and develop the opening-year and design-year (opening year +20) travel forecasts. The Engineer shall evaluate an alternative that closes the western fourth leg (Bales Rd) and converts the intersection to a T-intersection. The Engineer shall prepare a Technical Memorandum that includes the traffic projections. The Engineer shall submit the traffic volumes developed by the Engineer to the City for review and approval. The Engineer shall revise the traffic volumes based on the City's comments.

2.2. Traffic and Operational Analysis

- A. The Engineer shall review and analyze the 13-Hour Turning Movement Counts, existing roadway features, traffic flow patterns, and transit and traffic operations.
- B. The Engineer shall conduct a traffic and operational analysis for the intersection of Bales Rd at 10th St and make recommendations for improving traffic flow. The analysis must be done for existing/base year, opening year, design year (opening+20 year), and interim year (if needed) for existing and future conditions. Results of this analysis must be incorporated into the Technical Memorandum summarizing all analysis performed. If microsimulation is used, the Engineer shall develop and calibrate an existing condition traffic model. The calibration memo must be included in the traffic analysis report. The analysis must be performed using the latest versions of TxDOT-approved software (e.g., HCS, Synchro, VISSIM, CORSIM, SIDRA).
- C. The Engineer shall conduct a traffic signal warrant analysis at the intersections of:
 - 1. Bales Road at 2nd Street
 - 2. Bales Road at 10th Street

2.3. Safety Analysis

- A. The Engineer shall review and analyze historical crash data for latest 3 to 5 full calendar years (i.e., January 1 to December 31, inclusive) with respect to crash characteristics such as severity, crash types, frequency, rates, patterns, clusters, and their relationship to crash contributing factors. The purpose of the historical crash analyses is to determine safety performance of the existing conditions to understand any safety issues within the study area.

3. GENERAL REQUIREMENTS FOR FUNCTION CODE 130(130) – ROW – SURVEY ACTIVITIES.

3.1. SURVEYING SERVICES

Survey services are anticipated to be provided by the City. The Engineer will coordinate with the City and utilize available survey information to support project development and design efforts as it becomes available throughout the duration of the project.

4. GENERAL REQUIREMENTS FOR FUNCTION CODE 135(135) – RIGHT-OF-WAY – UTILITY ACTIVITIES.

4.1. UTILITY SERVICES

Subsurface Utility Engineering (SUE) services are anticipated to be provided by the City. The Engineer will coordinate with the City and incorporate available SUE information into the design and utility coordination efforts as it becomes available throughout the project development process.

5. GENERAL REQUIREMENTS FOR FUNCTION CODE 145(145) – MANAGING CONTRACT/DONATED PE – PROJECT MANAGEMENT AND ADMINISTRATION.

5.1. Contract Management and Administration Requirements.

The Engineer shall:

- A. Direct and provide communication with the City and the project team for all activities associated with the project to comply with City policies and procedures and deliver that work on time.
- B. Prepare monthly written progress reports for each project.
- C. Meet on a scheduled basis with the City to review project progress. Prepare, distribute, and file both written and electronic correspondence.

6. GENERAL REQUIREMENTS FOR FUNCTION CODE 160(162) – SIGNING, PAVEMENT MARKINGS, SIGNALIZATION (PERMANENT).

6.1. The tasks performed for the traffic, signing and pavement marking design will include, but are not limited to the following:

- A. The Engineer will prepare existing and proposed traffic signal layouts in accordance with the latest version of the TMUTCD or applicable standards at the intersections of:
 - 1. Bales Road at 2nd Street
 - 2. Bales Road at 10th Street
- B. The Engineer will prepare proposed intersection related signing layouts, and proposed intersection related pavement marking and delineation layouts on the same sheets. The layouts will identify the various types of proposed signing, striping, and delineation. Signing and striping will be in accordance with the latest version of the TMUTCD or applicable TxDOT standards;
- C. The Engineer will prepare intersection related pavement marking details for instances in which standards do not apply or are not appropriate;
- D. The Engineer will select the most current applicable TxDOT and City standards for inclusion in all plan submittals. Standards that require modification will be modified and sealed by a Professional Engineer licensed by the State of Texas. All standards will have the title blocks filled out with the applicable project data.
- E. The Engineer will calculate quantities for all items and prepare a quantity Summary Sheet(s).

7. GENERAL REQUIREMENTS FOR FUNCTION CODE 160(163) – MISCELLANEOUS (ILLUMINATION).

7.1. The tasks performed for illumination design will include, but are not limited to the following:

- A. The Engineer shall refer to the TxDOT Highway Illumination Manual and other deemed necessary City approved manuals for design of all conventional lighting.
- B. The Engineer shall include safety lighting as follows:
 - 1. Along the Proposed Shared Use Path
 - 2. At the Intersection of Bales Road at 2nd Street
 - 3. At the Intersection of Bales Road at 10th Street
- C. The Engineer shall provide a preliminary layout for initial review and approval by the City.
- D. The Engineer shall prepare circuit wiring diagrams showing the number of luminaires on each circuit, electrical conductors, lengths of runs, and service pole assemblies.
- E. The Engineer shall integrate existing illumination within the project limits into the proposed design.
- F. The Engineer shall coordinate with the City to determine the location of proposed conventional lighting.

EXHIBIT B
FEE SCHEDULE

SUMMARY: CITY OF MCALLEN - BALES ROAD PROJECT	
TASK	Legacy Engineering Group, PLLC (LEG)
Project Administration and Coordination Services	\$5,375.00
Intersection Operational Considerstions	\$11,175.00
Illumination Design	\$13,425.00
Traffic Signal Design Services (<i>Bales at 2nd St & Bales Rd at 10th St</i>)	\$37,000.00
13 Hr Turning Movement Counts (<i>UC</i>)	\$3,000.00
TOTAL	\$69,975.00





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.F.

DATE SUBMITTED

06/12/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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).
2. Party Making Request: Eduardo Mendoza
3. Applicant:
4. Nature of Request: Staff is seeking authorization to initiate negotiations with the top-ranked surveying firms.
5. Fiscal Impact Summary: No fiscal impact. A detailed fee schedule will be presented to the City Commission upon successful negotiations.
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Mario Cruz	Created/Initiated - 06/12/2026
Eduardo Mendoza	Approved - 06/12/2026
Angie Rodriguez	Approved - 06/12/2026
Sonia Resendez	Approved - 06/15/2026
Gerardo Noriega	Approved - 06/15/2026
Martin Canales	Approved - 06/15/2026
Michelle Rivera	Final Approval - 06/15/2026
8. Staff Recommendation: Staff recommends authorization to negotiate with the top 8 highest-ranked firms. If negotiations are unsuccessful, staff will cease negotiations and, with the City Managers approval, initiate negotiations with the next ranked firm(s) to ultimately develop an 8-firm pool. Negotiated scope of services and a fee structure will be presented to the City Commission for approval at a subsequent meeting.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT



MEMORANDUM

To: Isaac J. Tawil, City Manager

From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer

Date: June 22, 2026

Subject: **Consideration of and Authorization to Negotiate Scope of Services and Fee Schedules with Top-Ranked Firms: Professional Surveying Services 2026 (Project No.: 04-26-S58-730)**

Goal

Staff is seeking authorization to initiate negotiations with the top-ranked surveying firms.

Explanation

The Purchasing and Contracting Department received 17 responses to a request for Statement of Qualifications (SOQ) for professional surveying services. The services generally include boundary surveys, topographic/improvement surveys, and construction staking required to support the development of various capital improvement projects.

An evaluation committee comprised of Engineering Department staff reviewed each SOQ and scored the firms against the evaluation criteria outlined in the solicitation. A full summary of the firm rankings and evaluation criteria is attached for your reference.

Staff is requesting authorization to negotiate a scope of service and fee schedule with the top eight (8) ranked firms. If negotiations with a firm are unsuccessful, staff is also requesting authorization to cease negotiations and begin negotiations with the next highest ranked firm(s), with the ultimate intent of creating a pool of 8 firms.

Options

1. Authorize staff to negotiate the scope of services and fee schedule with the 8 top-ranked firm as selected by the evaluation committee.
2. Request the highest scoring firms, number of firms selected at the discretion of the City Commission, make formal presentations and subsequently select firms, authorizing scope and fee negotiations with the selected firms at a future meeting.
3. Reject all Statements of Qualifications and resolicit.

Recommendation

Staff recommends authorization to negotiate with the top 8 highest-ranked firms. If negotiations are unsuccessful, staff will cease negotiations and, with the City Managers approval, initiate negotiations with the next ranked firm(s) to ultimately develop an 8-firm pool. Negotiated scope of services and a fee structure will be presented to the City Commission for approval at a subsequent meeting.

REQUEST FOR STATEMENT OF QUALIFICATIONS FOR PROFESSIONAL SURVEYING SERVICES 2026
 (Project No. 04-26-S58-730)

RANKING SUMMARY		
Firm	Total Points ⁽¹⁾	Rank
Kane Lindsey, LLC. Edinburg, Texas	107	1
Halff Associates, Inc. McAllen, Texas	104	2
SAMES, Inc. McAllen, Texas	99	3
Rio Delta Engineering, Edinburg, Texas	93	4
KCI Technologies, Inc. Mission, Texas	91	5
Melden & Hunt, Inc. Edinburg, Texas	90	6
J.A. Garza Associates, LLC. McAllen, Texas	89	7
Bowman Consulting Group, LTD. San Antonio, Texas	86	8
Stantec Consulting Services, Inc. San Antonio, Texas	85	9
Colliers Engineering & Design, Inc. Aransas Pass, Texas	84	10
Guzman & Muñoz Engineering & Surveying, Inc. Mercedes, Texas	81	11
S2 Engineering, PLLC. Mission, Texas	81	11
ROW Surveying Services, LLC. Mission Texas	80	12
Scheibe Consulting, LLC. Austin, Texas	80	12
Ambiotec Civil Engineering Group, Inc. Brownsville, Texas	77	13
Ramiro Gutierrez Engineering Corporation Pharr, Texas	77	13
Schneider Engineering, LLC. Boerne, Texas	73	14

Note: (1) Total points based on a 4-person evaluation committee

REQUEST FOR STATEMENTS OF QUALIFICATIONS FOR SURVEYING SERVICES

Project No. 04-26-S58-730

IV. EVALUATION CRITERIA

1. **Demonstrated** thorough knowledge and competence on previous surveying assignments performed for the City of McAllen (0 to 3 points)
2. Recent experience in other municipal surveying assignments of similar scope to those being requested (0 to 4 points)
3. Capability to perform all or most aspects of a survey assignment (0 to 3)
4. Key personnel's professional background, caliber, and availability (0 to 2 points)
5. Current workload (0 to 2 points)
6. **Demonstrate** the organization has met deadlines and has adequate qualified staff to meet aggressive schedules (0 to 3 points)
7. Quality of surveying assignments previously undertaken (0 to 2 points)
8. Familiarity with and proximity to the geographic location of anticipated assignments (0 to 2 points)
9. Knowledge of Local, State and Federal regulations, policies, and procedures applicable to the practice of professional land surveying (0 to 2 points)
10. Capability of a branch office to perform independently of the home office, or conversely, it's capability to obtain necessary support from the home office (0 to 2 points)
11. Capability to recognize and anticipate potential issues/constraints and demonstrate the ability to formulate solutions in order to meet assignment objective(s) (0 to 3 points)
12. Degree of interest shown in responding to the RFQ (0 to 2)



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.G.

DATE SUBMITTED

06/12/2026

MEETING DATE

6/22/2026

1. Agenda Item: Consideration and Approval of Amendment of Champion Lakes Golf Course Greenspace to Parks Master Plan.
2. Party Making Request: Denny Meline
3. Applicant:
4. Nature of Request: To add Champion Lakes Golf Course greenspace to Parks and Recreation Master Plan.
5. Fiscal Impact Summary: n/a
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Dulce Landeros	Created/Initiated - 06/12/2026
Denny Meline	Approved - 06/12/2026
Elvira Alonzo	Approved - 06/12/2026
Evaristo Garcia	Final Approval - 06/12/2026
8. Staff Recommendation: Parks & Recreation recommends approval of amendment to add the Champion Lakes Golf Course Greenspace to Parks Master Plan.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT



OFFICIAL MEMORANDUM

TO: Isaac J. Tawil, City Manager
FROM: Denny A. Meline, Director Parks & Recreation
DATE: 6/12/2026
SUBJECT: Amendment of Parkland to include Champion Lakes Golf Course

The purpose of this memorandum is to amend the current Parks and Recreation Master Plan to add the Champion Lakes Golf Course as part of the Parks and Recreation Master plan (#7 - 7.1 Park Inventory) to recognize the facility's recreational and open-space value (see parks inventory attachments).

CHAMPION LAKES GOLF COURSE

Classification: Park – Special Use Recreational Facility

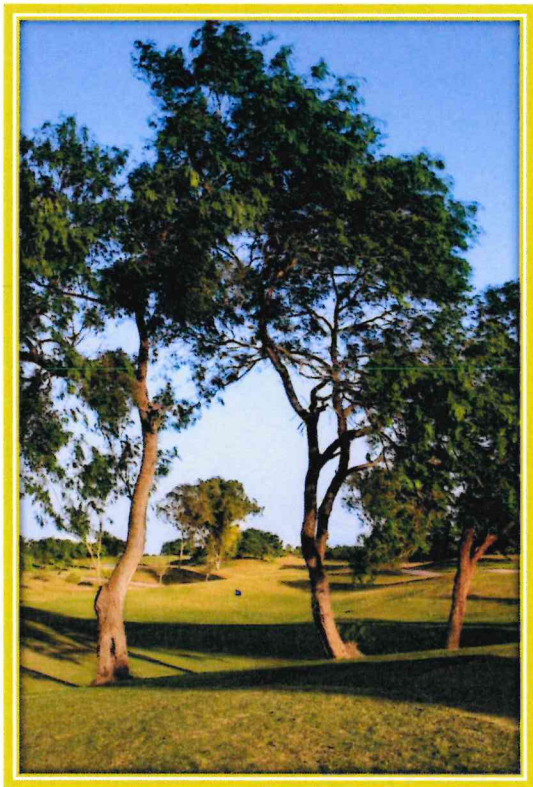
Size: 198.62 acres

Location: 2701 Ware Rd.

Surrounding Land Use – Residential, Municipality, Single and Multifamily residential.

Observations: Municipal golf facility that serves as a premier recreational and tournament venue for the City of McAllen.

Amended: June 22, 2026



7 PARK INVENTORY

7.1 PARKS

PARKS



2ND STREET HIKE AND BIKE TRAIL N BUSINESS 83

Classification: Park

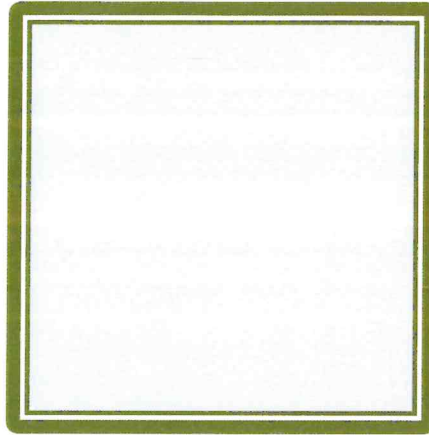
Size: 45.00 acres

Location: Business N 83 to Trenton.

Surrounding Land Uses: Single family residential.

Observations: The Hike and Bike Trail has been expanded northward to the Edinburg city limits. Once the trail is completed it will link Edinburg and McAllen.





2nd Street Hike and Bike Trail S. Business 83

Classification: Park

Size: 23.00 acres

Location: Bus 83 to 10th to Uvalde.

Surrounding Land Uses: Single family residential, some commercial along 2nd Street.

Observations: County Commissioner Cantu has received a grant to fund the lower portion of the trail connecting Pharr and San Juan to McAllen. The trail is well designed. Recently emergency call boxes were installed.





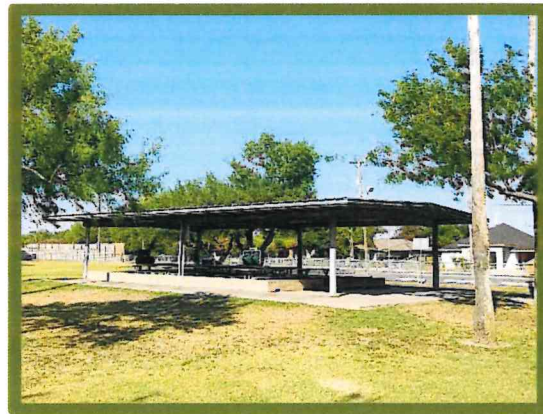
Airport Park

Classification: Park

Size: 11.00 acres

Location: 2201 S. 26th Street; is located on South 26th Street west of the Miller International Airport.

Observations: Park is used continually by the community. New playground equipment should be installed. Lighting needs upgrading, parking lot stripping needs upgrading, Trees should be trimmed on a regular basis to maintain the quality turf and shade trees.





Archer Park

Classification: Park

Size: 2.60 acres

Location: 101 N. Broadway; located on North Broadway Avenue between Beech Avenue and U.S. Business 83.

Surrounding Land Uses: Archer Park is a city block in Downtown McAllen, surrounded by commercial and government offices.

Observations: The oldest park in the City, the park was dedicated in 1918 and named after the first City Mayor. The park is used for major special events. Recently a “food truck” site was located near the park to provide services for those visiting the park and downtown.





Balboa Park

Classification: Park

Size: 1.00 acre

Location: 2611 Covina; located on Covina Avenue between South 26th Street and South 29th Street.

Surrounding Land Uses: The park is surrounded by the single-family homes to the south, west, and east, and a drainage basin to the north.

Observations: Park is new and funded through a CDBG grant. There is a half basketball court, picnic areas, and excellent shade for the community.





Bicentennial Hike and Bike Trail

Classification: Park

Size: 45.00 acres

Location: Business 83 North to Auburn.

Surrounding Land Uses: Single family residential.

Observations: The linear trail has been expanded to Auburn Ave. It serves as a link between several neighborhoods and area schools. The trail is landscaped and used by residents from early morning to evening.





Bill Schupp Park

Classification: Park

Size: 19.40 acres

Location: 1300 Zinnia; located on Zinnia between North 10th Street and North Bicentennial Blvd.

Surrounding Land Uses: Single family residences to the north and south of the park, vacant land is to the west, and office and commercial uses are along Bicentennial Blvd to the east.

Observations: An amphitheater developed in the center of the park retains water during flooding and had killed much of the vegetation. The park is used on a consistent basis and it is hard to maintain the turf. The trail is used regularly and is good condition.





Cascade Park

Classification: Park

Size: 15.00 acres

Location: 1000 Bales Road; located on South 10th Street, south of La Plaza Mall.

Surrounding Land Uses: The McAllen Miller International Airport is adjacent on the west and south, light industrial to the north, and a mix of commercial and high-density residences are to the east.

Observations: Park includes ballfields, swimming pool and rental pavilion. The ballfield needs to be upgraded. The swimming pool requires replacement due to age. The play equipment is old and should be replaced. There is potential for a trail connection to the 2nd street/10th street trail.





Curtis Park

Classification: Park

Size: 3.60 acres

Location: 301 E. Hackberry St.

Surrounding Land Uses:

Observations: Curtis Park is owned by both the City and County. The City upgrade the park with new playground equipment, trail and landscaping. The County has begun their upgrades.





Daffodil Park

Classification: Park

Size: 10.00 acres

Location: 4200 Daffodil, located on Daffodil Road between north Ware Road and north Bentsen Road.

Surrounding Land Uses: The park is bordered on the east by low-cost housing, on the north by agricultural land, on the west by a single residence, and on the south by Ware Road and a retirement community.

Observations: The park is long and linear. A 9-hole disc golf course was installed and used regularly. The entrance was re-designed for safety and security of the park.





Doc Neuhaus Park

Classification: Park

Size: 2.23 acres

Location: 700 Dallas, the park is located on South 8th Street and Dallas Avenue next to Victor Fields Elementary

Surrounding Land Uses: The park is surrounded by single family residences to the north and south, Victor Fields to the east and a Head Start facility to the west.

Observations: Park is near Victor Fields Elementary. A trail system and new playground equipment has been installed. The park is surrounded by neighborhoods who use it on a regular basis.





Fireman's Park

Classification: Park

Size: 15.00 acres

Location: 201 N. 1st Street between North 2nd Street and Cynthia Avenue.

Surrounding Land Uses: Heavy industrial to the north and east, a water plant on the south with commercial uses along Highway 83, and the Col. Rowe greenbelt/trail to the west.

Observations: One of the newest parks in the system. The park has a lake for fishing, kayaking, rental pavilions, picnic areas, sand volleyball and a rental space for Boy or Girl Scouts to have overnights. Outdoor cooking classes have been offered and family overnight camping.





Frontage Park

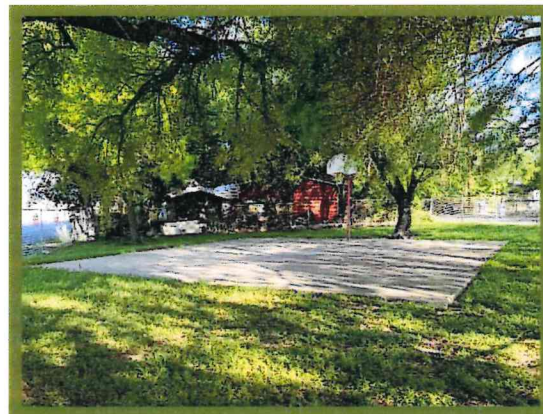
Classification: Park

Size: 1.34 acres

Location: 1901 Oakland, on the frontage road of U.S. Highway 83 and Bicentennial Overpass.

Surrounding Land Uses: This park is situated on the access road to Highway 83; it is a small triangular shaped lot with single family residences to the north and the freeway to the south.

Observations: The park is divided by a drainage canal. The park offers a small basketball court.





Garcia Park

Classification: Park

Size: 3.00 acres

Location: 4300 Nolana Avenue; located on the corner of North Bentsen Road and Nolana Avenue.

Surrounding Land Uses: There are single family residences to the east, undeveloped land to the north and west, and agriculture can be found to the south.

Observations: A neighborhood park which experiences a great deal of use in the evenings and weekends. The park is used for soccer practice. The trail is used by the residents. The area has been upgraded to improve the landscaping.





Garza Park

Classification: Park

Size: 3.00 acres

Location: 2601 Lark Avenue between North 23rd Street and North 29th Street.

Surrounding Land Uses: To the north is agriculture; single family residences to the south and east; and a community center and library adjacent to the west.

Observations: The park is next to the Lark Community Center. The park is used by both the community center and the school district. There is a trail system for the neighborhood.





Hackberry Park

Classification: Park

Size: 2.50 acres

Location: 417 Hackberry, between North 2nd Street and North 10th Street.

Surrounding Land Uses: Single family residences in all directions.

Observations: A neighborhood park that is used extensively. The park offers one tennis court, a trail and picnic units. The picnic units should be upgraded. The park needs pedestrian crossing signs due to its location.





Idela Park

Classification: Park

Size: 3.40 acres

Location: 3500 Idela, between South Ware Road and South 33rd Street.

Surrounding Land Uses: Single family residences to the north, south, and east; public utility and commercial uses to the west.

Observations: A neighborhood park that has been improved with new picnic pavilions and play equipment. The parking area has been upgraded.





Junior League Park (Morris)

Classification: Park

Size: 52.00 acres

Location: 7801 N. Main St.

Surrounding Land Uses: Peres Elementary to the north, residential to the west and south, Morris Middle School to the east.

Observations: The Sensory Park provided in part by the Junior League was the first “accessible area” in the Valley. The park includes exercise equipment with wheel chair access and musical instruments with wheel chair access.





La Vista Park

Classification: Park

Size: 9.00 acres

Location: 100 La Vista; the park and the pavilion are located on La Vista Avenue between North 2nd Street and North McColl Road.

Surrounding Land Uses: Single family residences to the north, vacant and single family residential to the east and single family residential to the south; the Col Rowe Boulevard trail is adjacent to the park on the east.

Observations: A beautiful park in north central McAllen. The trail in the park is extensive but it does not connect to the 2nd street trail. Picnic pavilions, rental pavilion large trees and divided parking. Park is used by citizens from McAllen and outside areas.





Las Palmas Park and Community Center

Classification: Park

Size: 11.43 acres

Location: 2500 Quince, on the corner of North 25th Street and Quince Avenue.

Surrounding Land Uses: Las Palmas Community Center occupies the northern portion of the property; single family residences are located to the east, west, and south.

Observations: The community center offers an excellent senior citizen program. The park provides soccer fields, sand volleyball, and tennis courts. There are several storage buildings on the property that are unusable and should be removed or repaired. The park is well used by the community.





Lion's Park

Classification: Park

Size: 2.00 acres

Location: 1201 N. 12th Street, between North Main Street and North 10th Street.

Surrounding Land Uses: The park is surrounded by single family residences in all directions.

Observations: The park is used by the Boy Scouts and has a facility on site for their use. The park has one of the two kitchen areas (Fireman's Park) that can be rented. Birthday parties are primary activities held in the park. The park needs better signage.





Los Encinos Community Park

Classification: Park

Size: 27.87 acres

Location: 2900 Sarah Avenue between South 29th Street and Ware Road.

Surrounding Land Uses: Single family residences to the north and east, Los Encinos Elementary School to the west, and agriculture to the south. There is a police substation (Los Encinos Community Network Center) on site.

Observations: The Park includes softball fields, soccer fields, a swimming pool, picnic areas, lighted tennis courts, lighted basketball courts and play equipment. The park is next to Sam Houston Elementary and used regularly. A police sub-station is located on the property providing programming for area youth.





McAllen Disc Golf Park

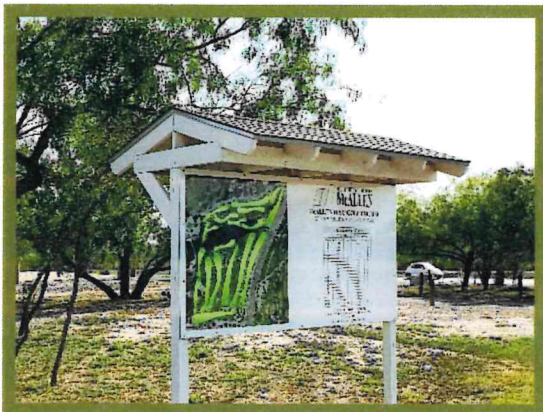
Classification: Park

Size: 0 acres

Location: 2701 South Ware Rd.

Surrounding Land Uses: North and west is residential, south open land, and east the Palm View Golf Course.

Observations: The course was designed for tournament play and is difficult. Beginners do not like the difficulty of the course. There is little use. The City has not provided directional signs from the Interstate to inform the public of the location.





McAllen Dog Park

Classification: Park

Size: 4.60 acres

Location: 400 Tamarack St.

Surrounding Land Uses: Residential, apartment complex and church.

Observations: Park use to be the BMX area. The City re-developed the area and create a large and small dog park. The area is used continually and local associations conduct programs and activities on site. There is a problem with maintaining the turf.





Oval Park and War Memorial

Classification: Park

Size: 4.00 acres

Location: 720 Convention Center BLVD.

Surrounding Land Uses: Convention Center, Performing Arts Center, Veterans War Memorial Park and commercial

Observations: Park surrounds a lake. The Convention Center grounds support special events, concerts, and sporting events. The park is used on a regular basis.





McAllen Nature Center

Classification: Park

Size: 15.00 acres

Location: 4101 W. Business Highway 83, between South Ware Road and South Bentsen Road.

Surrounding Land Uses: To the north is Business 83 and commercial and retail uses, to the south is Westside Park, to the east and west is undeveloped land.

Observations: The park had been abandoned for several years. The City began improvements and program development. Currently, programs are being offered such as yoga, birding, plant identification and the trails for nature walks. The participation has increased in the past 4 years.





Palm City Park

Classification: Park

Size: 2.00 acres

Location: 2601 S. 22nd Street, south of Miller International Airport, and South 23rd Street.

Surrounding Land Uses: This park has a triangular shape with the airport to the east and north; light industrial on the west, and single family residential to the south. There is a vacant police substation on the property.

Observations: A small park used by the residential area. The park does not have easy access for use. Play equipment is old and should be replaced.





Palm View Park and Community Center

Classification: Park

Size: 6.00 acres

Location: 3411 Jordan; located on the corner of Jordan Road and Ware Road.

Surrounding Land Uses: The park is bordered on the north and east by single family residences, on the west by the existing branch library/community center, and on the south by Palm View Golf Course. The subdivisions to the east are Palm View Gardens and housing for the elderly.

Observations: The park offers a community center with programming for senior, adult and youth. There is a new splash pad added that operates year-round. A library is located inside the community center. Palm View and Lark Community Centers are mirror images built in the 1990's and are the newest indoor facilities for the City.





Municipal Park

Classification: Park

Size: 28.50 acres

Location: 1921 N. Bicentennial Blvd, between North 23rd Street and North Main Street.

Surrounding Land Uses: Police Department is to the south, multi-family residential is to the southwest, McAllen High School is to the north and undeveloped land is across Bicentennial Blvd to the east.

Observations: Park provides the Stutzenbecker Baseball Complex, soccer practice area, and sand volleyball. The swimming pool is heated and the largest of the four pools operated by the City. The pool has a diving well and water slide with capacity of 400 people.





Quinta Mazatlan Nature Center

Classification: Park

Size: 26.00 acres

Location: 600 Sunset Drive

Surrounding Land Uses: The park is surrounded by single and multiple family residences.

Observations: The park is part of a 1930's historic home site. The area supports numerous birding and special events. The facility built an educational annex to offer programming to the school districts throughout the year. The site recently received funding to build a new educational facility on site.





Rey Lopez Playground

Classification: Park

Size: 0.50 acres

Location: This playground is located on the corner of South 16th Street and Lindbergh Avenue.

Surrounding Land Uses: Single family residential to the south and the west, Sam Houston Elementary to the east, and a Head Start Facility to the north.

Observations: A neighborhood playground located in an older residential area. Playground equipment is for younger children.





Robin Park

Classification: Park

Size: 2.82 acres

Location: 1100 Robin Avenue between North 10th Street and North Bicentennial Boulevard.

Surrounding Land Uses: Sam Rayburn Elementary School is adjacent to the west, single family residences to the north, commercial/retail to the east, and developed land to the south.

Observations: The park provides picnic areas, excellent shade trees and is used by Sam Rayburn School. A facility for children with disabilities uses the park regularly also.





Southside Park and Nature Preserve

Classification: Park

Size: 20.00 acres

Location: 5201 South 27th Street; located on Sarah Avenue between South 27th Street and South 28th Street.

Surrounding Land Uses: There are single family residences to the north and west and multi-family housing to the south. To the east is vacant land.

Observations: The park has a trail around the outside but has not been completely developed internally. There is a shade structure with a shade that needs to be replaced. Parking is available for those who want to utilize the trail. The park is next to a Fire Department sub-station





Suarez Park

Classification: Park

Size: 4.80 acres

Location: 409 S. 27th, located on South 27th Street and Galveston Avenue adjacent the Boys & Girls Club and Zavala Elementary.

Surrounding Land Uses: Single family residential to the north and a church (Iglesia Baptista); Boys and Girls Club, and Zavala Elementary are adjacent to the south; single family residences to the east and west.

Observations: The park is next to the Boys and Girls Club which uses the fields for softball, baseball and soccer practices and games. The neighborhood is large utilizing the park when it is not being used for youth activities. The Boys and Girls Club is a site for another swimming pool.





Summer Breeze Park

Classification: Park

Size: 5.00 acres

Location: 401 North Bentsen Road

Surrounding Land Uses: There will be single family residences to the north, west, and south. North Bensten borders the park to the east and across Bentsen Road is more single-family residences.

Observations: One of the newer parks it is located on a major roadway with limited parking. The park is used by local residents with a trail and pavilion.





The Crossings Park

Classification: Park

Size: 5.80 acres

Location: 10401 North 25th Street

Surrounding Land Uses: Area is single family residence.

Observations: The park cannot be seen from a major roadway. It is used primarily by the neighbors of the area. The pavilion is used for birthday parties, and special holiday events. Site had the first Greenfield Outdoor Exercise equipment installed for the City.





Western Park

Classification: Park

Size: 0.25 acres

Location: 110 N. 16th Street

Surrounding Land Uses: Retail to the north, light industrial to the west, multi-family residential to the east, and commercial to the south.

Observations: Park is tucked away among commercial and retail uses. There are climbing structures not located anywhere else in the City. There is a lack of lighting and off street parking. There is no signage noting the area is a City Park.





Westside Park

Classification: Park

Size: 63.00 acres

Location: 1000 S. Ware Road

Surrounding Land Uses: Drainage basin to the west, Ware Road to the east, McAllen Nature Center to the north, and McAllen Parks and Recreation offices to the south.

Observations: One of the larger parks for the City there are softball fields, Ramiro Guerra Reunion Rental pavilion, picnic areas, soccer fields and potential future entrance to the Nature Center. The City provides "Movies in the Park" during the summer months with over 1,000 in attendance.





Zinnia Park

Classification: Park

Size: 20.00 acres

Location: 5201 North 29th

Surrounding Land Uses: Single family residences to the north, south, and east; Doc Neuhaus Park to the west.

Observations: Offering one of the city's two splash parks. This park was completed after the 2012 Master Plan. The park offers an inground skateboarding area, sand volleyball, softball practice fields, and a walking trail.





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.H.

DATE SUBMITTED

06/10/2026

MEETING DATE

6/22/2026

1. Agenda Item: Ordinance providing for a Budget Amendment in the Sanitation Depreciation Fund for the purchase of one (1) Wheel Loader for the Recycling Center.

2. Party Making Request: Robert Trevino

3. Applicant:

4. Nature of Request:

Public Works is seeking approval of an ordinance providing for a budget amendment in the Sanitation Depreciation Fund in the amount of \$182,500 for the purchase of one (1) wheel loader for the Recycling Center.

5. Fiscal Impact Summary: Account number: 502-4280-446-66-14-TBD
Funding Source: Sanitation Depreciation Fund

6. Budgeted: No

Bid Amount: \$182,500
Under Budget: \$0.00

Budgeted Amount: \$0.00
Over Budget: \$0.00
Amount Remaining: \$0.00

7. Routing:

Rebeca Cantu-Acevedo
Robert Trevino
Angie Rodriguez
Sonia Resendez
Gerardo Noriega
Evaristo Garcia
Elvira Alonzo

Created/Initiated - 06/10/2026
Approved - 06/10/2026
Approved - 06/11/2026
Approved - 06/11/2026
Approved - 06/12/2026
Approved - 06/12/2026
Final Approval - 06/12/2026

8. Staff Recommendation:

Public Works staff recommends approval of an ordinance providing for a budget amendment in the Sanitation Depreciation Fund in the total amount of \$182,500 for the purchase of one (1) wheel loader (John Deere 444-P) for the Recycling Center utilizing Sourcewell Cooperative pricing.

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approved. IJT

TO: Isaac J. Tawil, City Manager

FROM: Roberto Trevino Jr., Interim Director of Public Works

DATE: June 10, 2026

RE: Ordinance providing for a Budget Amendment in the Sanitation Depreciation Fund for the purchase of one (1) Wheel Loader for the Recycling Center

GOAL:

Public Works is seeking approval of an ordinance providing for a budget amendment in the Sanitation Depreciation Fund in the amount of \$182,500 for the purchase of one (1) wheel loader for the Recycling Center.

BRIEF EXPLANATION OF ITEM(S):

Public Works is proposing a budget amendment for the purchase of a wheel loader to replace and existing loader (unit #SA9032, 2022 John Deere front end loader) that is no longer economical to repair. The proposed loader purchase is not budgeted for the 2025-26 fiscal year. However, the replacement of this equipment is vital to the daily operations of the Recycling Center. Consideration of this purchase will also be presented as a separate item at the June 22, 2026 City Commission meeting.

OPTIONS:

1. Approval of an ordinance providing for the proposed budget amendment.
2. Rejection of an ordinance providing for the proposed budget amendment.

RECOMMENDATION:

Public Works staff recommends approval of an ordinance providing for a budget amendment in the Sanitation Depreciation Fund in the total amount of \$182,500 for the purchase of one (1) wheel loader (John Deere 444-P) for the Recycling Center utilizing Sourcewell Cooperative pricing.

CC: Elvira Alonzo, CPM, Assistant City Manager

ORDINANCE NO. 2026-_____

**AN ORDINANCE AMENDING THE BUDGET OF THE CITY OF
MCALLEN FOR THE FISCAL YEAR 2025-2026 EFFECTIVE
OCTOBER 1, 2025, BY PROVIDING FOR A BUDGET
AMENDMENT IN THE SANITATION DEPRECIATION FUND IN
THE AMOUNT OF \$182,500.00 FOR THE PURCHASE OF ONE (10
WHEEL LOADER FOR THE RECYCLING CENTER**

WHEREAS, the Board of Commissioners of the City of McAllen pursuant to Chapter 102 of the Local Government Code has heretofore adopted a budget for the City of McAllen for Fiscal Year 2025-2026 beginning October 1, 2025 and

WHEREAS, the Board of Commissioners of the City of McAllen deems it in the best interest of the City and for municipal purposes to amend the budget heretofore adopted for such fiscal year by providing for unanticipated expenditures which were not known to the governmental body prior to the adoption of the budget but have since become necessary to fund since the effective date of the budget and to also show revenues which were not anticipated by the governing body in the adoption of the 2025-2026 budget but have been received by the governmental body since that date.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the City of McAllen for the Fiscal Year 2025-2026 which became effective October 1, 2025, as set out in Ordinance 2025-101 adopted on September 22, 2025, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The City Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Ordinance shall be effective after its passage and execution in accordance with the law.

SECTION IV: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen Section 2-56. Publication of ordinances.

SECTION V: The City Secretary of the City of McAllen is hereby directed not to

publish this Ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances.

SECTION VI: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED on June 22, 2026, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED on June 23, 2026.

CITY OF McALLEN, TEXAS

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin Stevenson, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Sanitation Depreciation
DEPARTMENT: Recycling
FISCAL YEAR: FY25-26

To be assigned by Office of Management & Budget dept.	
REVIEW BY	
DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY	
ORDINANCE NO.	
INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
502	4280	446	66-14	TBD	Recycling - Wheel Loader	\$ -	\$ 182,500	\$ 182,500
502	0000	280	02-00	000000	Sanitation Depreciation Fund Balance (Don't Post)	\$ 11,283,894	\$ (182,500)	\$ 11,101,394
								-
								-
								-
								-
								-
TOTALS						\$ 11,283,894	\$ -	\$ 11,283,894

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Public Works is proposing a budget amendment for the purchase of a wheel loader for the Recycling Department. The proposed purchase will replace an existing wheel loader that is no longer economical to repair and is under-sized for daily material handling requirements. This loader is not fully depreciated and is unbudgeted in the 2025-26 fiscal year.

City Manager

Signature

Date

Office of Management & Budget

Signature

Date

Finance

Signature

Date



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.I.

DATE SUBMITTED

MEETING DATE

6/22/2026

1. Agenda Item: CONSENT COOP PURCHASE

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Emmanuel Garcia

Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.I.1.

DATE SUBMITTED

06/10/2026

MEETING DATE

6/22/2026

1. Agenda Item: Award of Contract for the Purchase of One (1) Current Model 444-P Tier Front Wheel Loader (Project No. 06-26-P36-01).
2. Party Making Request: Robert Trevino
3. Applicant:
4. Nature of Request: Public Works is requesting consideration of and approval to award of purchase contract to Doggett Heavy Machinery from San Juan, Texas for One (1) Current Model Front End Loader for a total cost of \$182,500.00. This is a cooperative purchase through Sourcewell cooperative.
5. Fiscal Impact Summary: Account Number: 502-4280-446-66-14 TBD
Approved Subject to a Budget Amendment.
Funding Source: Sanitation Depreciation Fund.
6. Budgeted: No

Bid Amount:	<u>\$182,500</u>	Budgeted Amount:	<u>\$0.00</u>
Under Budget:	<u>\$0.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
7. Routing:

Rebeca Cantu-Acevedo	Created/Initiated - 06/10/2026
Robert Trevino	Approved - 06/10/2026
Angie Rodriguez	Approved - 06/11/2026
Sonia Resendez	Approved - 06/11/2026
Gerardo Noriega	Approved - 06/12/2026
Evaristo Garcia	Approved - 06/12/2026
Elvira Alonzo	Final Approval - 06/12/2026
8. Staff Recommendation: Public Works Staff recommends approval of a purchase contract utilizing Sourcewell cooperative pricing to Doggett Heavy Machinery of San Juan, Texas for a cost of \$182,500.00. Contract includes one (1) John Deere 444-P Wheel Loader with grapple bucket, subject to a budget amendment approval, as it was not included this fiscal year.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

TO: Isaac J. Tawil, City Manager

FROM: Roberto Trevino Jr., Interim Director of Public Works

DATE: May 12, 2026

RE: Award of Purchase Contract for One (1) Current Model Front Wheel Loader
Utilizing Sourcewell Cooperative Pricing (Project #06-26-P36-01)

GOAL:

Public Works is requesting consideration of and approval to award of purchase contract to Doggett Heavy Machinery from San Juan, Texas for One (1) Current Model Front End Loader for a total cost of \$182,500.00. This is a cooperative purchase through Sourcewell cooperative.

BRIEF EXPLANATION:

This to replace a recycling loader, Unit SA9032 (2022 John Deere Front End Loader) that is not budgeted this fiscal year, unfortunately due to major breakdown deeming it inoperable and too costly to repair. Therefore, Public Works is proposing to purchase its replacement a year earlier than anticipated.

Public Works solicited a Sourcewell quote from John Deere for a 444 P-Tier wheel loader in the amount of \$182,500.00 which includes a \$19,331.70 trade-in of the existing loader. The replacement of this unit is vital in as it will be used at the Recycling Center to feed conveyor belts for processing and baling recyclables, loading customers with compost products, and for a variety of tasks in the Citizen Drop-off area and brush drop-off area.

RECOMMENDATION DETAILS:

Public Works Staff recommends approval of a purchase contract utilizing Sourcewell cooperative pricing to Doggett Heavy Machinery of San Juan, Texas for a cost of \$182,500.00. Contract includes one (1) John Deere 444-P Wheel Loader with grapple bucket, subject to a budget amendment approval, as it was not included this fiscal year.

CITY OF MCALLEN

PO Box 220

McAllen, TX 78505

Attn: Robert Trevino

**JOHN DEERE****DOGGETT**

Quoted by Casey Cavazos 956-227-0877

444 P-Tier Wheel Loader

1-May-26

Code	Description	Qty	List Price
6011DW	444 P-Tier Wheel Loader	1	\$227,739.00 USD

Option Codes

0202	United States	1	No Added Cost
0259	English English language for operator's manual and electronic content	1	No Added Cost
0351	Translated Text Labels Vehicle labels translated to selected language	1	No Added Cost
0400	Standard Loader	1	No Added Cost
0451	Standard Z-BAR	1	No Added Cost
0611	Level 1 Trim Includes: - Flat Black Exhaust - 100 Amp Alternator - 8 Amp Converter - Halogen Work and Drive Lights - Deluxe Seat, Cloth with Air Suspension - Less Radio - Less Ride Control	1	No Added Cost
0654	Level 1 Performance This Package is recommended for machines that will be used on hard packed and well maintained surfaces. Package includes: - Locking Front Differential - Standard Rear Differential - Manual Diff Lock - Less Throttle Lock - Less Wheel Spin Control - 4-Speed Powershift Transmission	1	No Added Cost
0951	Rear Camera (Primary Display) Rear camera with display integrated into monitor	1	No Added Cost
1100	Less Detection System	1	No Added Cost
1301	Left Side Steps	1	No Added Cost
183E	JDLink™ Includes integrated cab wiring harness, antenna, and JDLink™ Modem (MTG).	1	No Added Cost

JDLink™ connectivity is enabled separately through the JDLink™ website. Connectivity service is subject to country availability.

2201	Less Payload Scale w/ Cycle Counter Models will be shipped payload scale ready. A payload scale whole good field kit may be added at a later time. Adding a payload scale requires installing hardware (harnesses, sensors) and software kit to enable full machine functionality.	1	\$126.00 USD
4065	John Deere 4.5L - FT4/SV John Deere Powertech PSS 4.5L Meets FT4/EU Stage V Emissions	1	\$15,473.00 USD
6522	Rear Counterweight & Rear Hitch w/ Pin	1	No Added Cost
7026	Joystick Controls Provides a single lever (joystick) control for the boom and the bucket. Optional 3rd and 4th functions are controlled with proportional thumb rollers integrated in the joystick handle (if equipped for applicable models).	1	No Added Cost
7054	Three Function Hydraulics Controls boom, bucket, and adds an auxiliary function (w/ boom lines).	1	\$2,413.00 USD
5106	No Brand Preference - 17.5R25 L2 1-Star Radial Tires w/ 3 PC Rims	1	\$10,464.00 USD
5552	Standard Front Fenders Includes: - Standard width front fenders	1	No Added Cost
7403	Hydraulic Coupler - JRB 416 Pattern	1	\$7,970.00 USD
7800	Less Bucket	1	No Added Cost
7465	Less Cutting Edge, Segments, and Teeth	1	No Added Cost
7500	Less Fork Frame	1	No Added Cost
7700	Less Tines	1	No Added Cost
8501	Debris Package This Package is recommended for machines working in dusty or high debris applications. Package includes: - Automatic Reversing Hydraulic Fan - Cab Fresh Air Precleaner - Engine Air Intake System with Centrifugal Precleaner	1	\$3,529.00 USD
8502	Maintenance and Service Package Package includes: - Engine Compartment Light - Environmental Drain	1	\$639.00 USD
8008	17.5R25 L2 1-Star Radial Tires w/ 3 PC Rims - No Brand Preference	1	No Added Cost
Subtotal			\$ 268,353.00
Sourcewell Discount (38%) Contract 011723-JDC			(101,974.14)
Factory Freight			4,000.00
PreDelivery Inspection			2,300.00
Pemberton Trash Bucket with Grapple			23,152.84
Full Machine Extended Warranty 60month/5000hrs			6,000.00
Doggett Discount			(19,331.70)
TOTAL SALES PRICE			\$ 182,500.00



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.J.1.

DATE SUBMITTED

06/08/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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. Party Making Request: Julia Lash
3. Applicant: Juan Gloria
4. Nature of Request: The McAllen Fire Department seeks to support public fire safety education efforts and to enhance their capabilities in conducting safe and effective fire scene investigations.
5. Fiscal Impact Summary: The grant request is for \$24,285.71, with a 5% local match of \$1,214.29, for an estimated total project cost of \$25,500.00.

The account that will be used for this match is # 011-2020-423-67-20 Non-Capital Outlay Machinery and Equipment. If awarded, the grant will be for next FY Fiscal Year 2027.

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Andrea Cantu	Created/Initiated - 06/08/2026
Julia Lash	Approved - 06/08/2026
Juan Gloria	Approved - 06/08/2026
Angie Rodriguez	Approved - 06/09/2026
Sonia Resendez	Approved - 06/09/2026
Gerardo Noriega	Approved - 06/09/2026
Martin Canales	Approved - 06/15/2026
Michelle Rivera	Final Approval - 06/15/2026

8. Staff Recommendation: Staff recommends approval of the resolution authorizing the grant submission.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT



OFFICIAL MEMORANDUM

To: Isaac J. Tawil, City Manager
Through: Michelle Rivera, Deputy City Manager
From: Julia D. Lash, Director of Grant Administration
Date: June 22, 2026
Subject: FY 2025 Fire Prevention and Safety (FP&S) Grant Program

GOAL:

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 FY 2025 Fire Prevention and Safety (FP&S) Grant Program, to request funds in an amount up to \$25,500.00.

BRIEF EXPLANATION OF THE ITEM:

The U.S. Department of Homeland Security, through the Federal Emergency Management Agency (FEMA), FY 2025 Fire Prevention and Safety (FP&S) Grant Program, provides funding to help protect the public and firefighters from fire and fire-related hazards. The McAllen Fire Department seeks to support public fire safety education efforts and to enhance their capabilities in conducting safe and effective fire scene investigations.

The grant request is for \$24,285.71, with a 5% local match of \$1,214.29, for an estimated total project cost of \$25,500.00.

OPTIONS:

1. Approval of the resolution authorizing the grant submission.
2. Declining the grant submission will result in the loss of the grant funding opportunity.

RECOMMENDATION:

Staff recommends approval of the resolution authorizing the grant submission.

RESOLUTION NO. 2026-___

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 FY 2025 FIRE PREVENTION AND SAFETY (FP&S) GRANT PROGRAM, TO REQUEST FUNDS IN AN AMOUNT UP TO \$25,500.00.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

WHEREAS, the U.S. Department of Homeland Security, through the Federal Emergency Management Agency (FEMA), supports fire prevention and safety initiatives for high-risk populations and communities;

WHEREAS, the FP&S Grant Program provides funding to help protect the public and firefighters from fire and fire-related hazards;

WHEREAS, The McAllen Fire Department seeks to support public fire safety education efforts and to enhance their capabilities in conducting safe and effective fire scene investigations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

- 1) The McAllen Fire Department, through the Grant Administration Office is hereby directed to prepare and submit an application to FEMA, for the purchase of equipment to support community risk reduction and improve fire investigation. The grant request is for \$24,285.71, with a 5% local match of \$1,214.29, for an estimated total project cost of \$25,500.00.
- 2) Upon the approval of this application, the City Manager is authorized to execute all legal documents necessary, including electronic submissions through funding agency portals, and to perform any acts necessary to implement the project. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.
- 3) The City of McAllen designates the Grants and Contracts Coordinator as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.
- 4) In the event of loss or misuse of funds, the governing body assures that all funds will be returned to the Federal Emergency Management Agency in full.

CONSIDERED, PASSED, APPROVED, AND SIGNED this 22nd day of June 2026, at a regular meeting of the Board of Commissioners, of the City of McAllen, Texas, at which a quorum was present and which was held pursuant to Chapter 551, Texas Government Code.

Attest:

City of McAllen

Perla Lara, TRMC/CMC, CPM

Javier Villalobos, Mayor

Approved as to form:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.J.2.

DATE SUBMITTED

06/08/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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.
2. Party Making Request: Julia Lash
3. Applicant: Juan Gloria
4. Nature of Request: The McAllen Fire Department seeks funds for the purchase of Ballistic Protective Equipment (BPE).
5. Fiscal Impact Summary: This grant request is for \$98,000.00, with a 10% local match of \$9,800.00, for an estimated total project cost of \$107,800.00.

The account that will be used for this match is # 011-2020-423-67-20 Non-Capital Outlay Machinery and Equipment. If awarded, the grant will be for next Fiscal Year 2027.

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Andrea Cantu	Created/Initiated - 06/08/2026
Julia Lash	Approved - 06/08/2026
Juan Gloria	Approved - 06/11/2026
Angie Rodriguez	Approved - 06/11/2026
Sonia Resendez	Approved - 06/11/2026
Gerardo Noriega	Approved - 06/12/2026
Martin Canales	Approved - 06/15/2026
Michelle Rivera	Final Approval - 06/15/2026

8. Staff Recommendation: Staff recommends approval of the resolution authorizing the grant submission.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT



OFFICIAL MEMORANDUM

To: Isaac J. Tawil, City Manager
Through: Michelle Rivera, Deputy City Manager
From: Julia D. Lash, Director of Grant Administration
Date: June 22, 2026
Subject: FY 2025 Assistance to Firefighters Grant (AFG) Program

GOAL:

Resolution authorizing the submission of a grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency, under the FY2025 Assistance to Firefighters Grant (AFG) Program, to request funding in an amount up to \$98,000.00.

BRIEF EXPLANATION OF THE ITEM:

The U.S. Department of Homeland Security, through the Federal Emergency Management Agency (FEMA), FY2025 Assistance to Firefighters Grant (AFG) Program, seeks applications for funding that enhance operational efficiencies to protect the public and fire/emergency personnel from fire and other related hazards. The McAllen Fire Department seeks funds for the purchase of Ballistic Protective Equipment (BPE).

This grant request is for \$98,000.00, with a 10% local match of \$9,800.00, for an estimated total project cost of \$107,800.00.

OPTIONS:

1. Approval of the resolution authorizing the grant submission.
2. Declining the grant submission will result in the loss of the grant funding opportunity.

RECOMMENDATION:

Staff recommends approval of the resolution authorizing the grant submission.

RESOLUTION NO. 2026-____

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, UNDER THE FY2025 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM, TO REQUEST FUNDING IN AN AMOUNT UP TO \$98,000.00.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

WHEREAS, the U.S. Department of Homeland Security, through the Federal Emergency Management Agency (FEMA), FY2025 Assistance to Firefighters Grant (AFG) Program, seeks applications for funding that enhance operational efficiencies to protect the public and fire/emergency personnel from fire and other related hazards; and

WHEREAS, the McAllen Fire Department seeks funds for the purchase of Ballistic Protective Equipment (BPE).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

- 1) The McAllen Fire Department, through the Grant Administration Office, is hereby directed to prepare and submit an application to U.S. Department of Homeland Security, through the Federal Emergency Management Agency (FEMA), for a grant request of \$98,000.00, with a 10% local match of \$9,800.00, for an estimated total project cost of \$107,800.00.
- 2) Upon the approval of this application, the City Manager is authorized to execute all legal documents necessary, including electronic submissions through funding agency portals, and to perform any acts necessary to implement the project. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.
- 3) The City of McAllen designates the Grants and Contracts Coordinator as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.
- 4) In the event of loss or misuse of funds, the governing body assures that all funds will be returned to the U.S. Department of Homeland Security in full.

CONSIDERED, PASSED, APPROVED, AND SIGNED this 22th day of June 2026, at a regular meeting of the Board of Commissioners, of the City of McAllen, Texas, at which a quorum was present and which was held pursuant to Chapter 551, Texas Government Code.

Attest:

City of McAllen

Perla Lara, TRMC/CMC, CPM

Javier Villalobos, Mayor

Approved as to form:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.J.3.

DATE SUBMITTED

06/08/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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.
2. Party Making Request: Julia Lash
3. Applicant: Juan Gloria
4. Nature of Request: The McAllen Fire Department seeks funds to support the hiring of three (3) firefighters.
5. Fiscal Impact Summary: This grant request is for \$437,000.00, with a local match of \$272,000.00, for an estimated total project cost of \$709,000.00.

The account that will be used for this match is # . If awarded, the grant will be for next Fiscal Year.

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Andrea Cantu	Created/Initiated - 06/08/2026
Julia Lash	Approved - 06/08/2026
Juan Gloria	Approved - 06/11/2026
Angie Rodriguez	Approved - 06/11/2026
Sonia Resendez	Approved - 06/11/2026
Gerardo Noriega	Approved - 06/12/2026
Martin Canales	Approved - 06/15/2026
Michelle Rivera	Final Approval - 06/15/2026

8. Staff Recommendation: Staff recommends approval of the resolution authorizing the grant submission.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT



OFFICIAL MEMORANDUM

To: Isaac J. Tawil, City Manager
Through: Michelle Rivera, Deputy City Manager
From: Julia D. Lash, Director of Grant Administration
Date: June 22, 2026
Subject: FY 2025 Staffing for Adequate Fire and Emergency Response (SAFER)
Grant Program

GOAL:

Resolution authorizing the submission of a grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency, under the FY2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program, to request funding in an amount up to \$709,000.00.

BRIEF EXPLANATION OF THE ITEM:

The U.S. Department of Homeland Security, through the Federal Emergency Management Agency (FEMA), FY2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program, provides funding that assist local fire departments with staffing and deployment capabilities in order to respond to emergencies. The McAllen Fire Department seeks funds to support the hiring of three (3) firefighters.

This grant request is for \$437,000.00, with a local match of \$272,000.00, for an estimated total project cost of \$709,000.00.

OPTIONS:

1. Approval of the resolution authorizing the grant submission.
2. Declining the grant submission will result in the loss of the grant funding opportunity.

RECOMMENDATION:

Staff recommends approval of the resolution authorizing the grant submission.

RESOLUTION NO. 2026-____

RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, UNDER THE FY2025 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM, TO REQUEST FUNDING IN AN AMOUNT UP TO \$709,000.00.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

WHEREAS, the U.S. Department of Homeland Security, through the Federal Emergency Management Agency (FEMA), FY2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program, provides funding that assist local fire departments with staffing and deployment capabilities in order to respond to emergencies; and

WHEREAS, the McAllen Fire Department seeks funds to support the hiring of three (3) firefighters.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

- 1) The McAllen Fire Department, through the Grant Administration Office, is hereby directed to prepare and submit an application to U.S. Department of Homeland Security, through the Federal Emergency Management Agency (FEMA), for a grant request of \$437,000.00, with a local match of \$272,000.00, for an estimated total project cost of \$709,000.00.
- 2) Upon the approval of this application, the City Manager is authorized to execute all legal documents necessary, including electronic submissions through funding agency portals, and to perform any acts necessary to implement the project. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.
- 3) The City of McAllen designates the Grants and Contracts Coordinator as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.
- 4) In the event of loss or misuse of funds, the governing body assures that all funds will be returned to the U.S. Department of Homeland Security in full.

CONSIDERED, PASSED, APPROVED, AND SIGNED this 22nd day of June 2026, at a regular meeting of the Board of Commissioners, of the City of McAllen, Texas, at which a quorum was present and which was held pursuant to Chapter 551, Texas Government Code.

Attest:

City of McAllen

Perla Lara, TRMC/CMC, CPM

Javier Villalobos, Mayor

Approved as to form:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.J.4.

DATE SUBMITTED

06/10/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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.
2. Party Making Request: Sonia Resendez
3. Applicant:
4. Nature of Request: 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. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Yvonne Pena	Created/Initiated - 06/10/2026
Mark Vega	Approved - 06/12/2026
Sonia Resendez	Final Approval - 06/15/2026
8. Staff Recommendation: Staff recommends approval.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Memo

To: Isaac J. Tawil, City Manager

Through: Mark Vega, P.E., General Manager 

From: Maria S. Chavero, Director of Finance for Utilities 

CC: Austin Stevenson, City Attorney; Sonia Resendez, Finance Director

Date: June 10, 2026

Re: Resolutions for Investment Officer & Texpool Authorized Representative

The Audit and Investment Committee met on June 3, 2026, and recommended approval to designate Kareem Abdullah, CPA, Assistant Finance Director, as an investment officer on the recommendation of the Finance Director.

Resolutions to appoint Mr. Abdullah as an investment officer and a Texpool authorized representative are attached for your reference.

RESOLUTION NO. 2026 - ____

**A 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**

WHEREAS, on September 9, 2024, the Board of Commissioners of the City of McAllen (hereinafter called the "BOARD") designated Isaac J. Tawil, Marco A. Vega, P.E., Sonia Resendez, and Maria Chavero, as Investment Officers of the City of McAllen, Texas (herein after called the "CITY"), and

WHEREAS, the BOARD wishes to designate Kareem Abdullah along with Isaac J. Tawil, Marco A. Vega, P.E, Sonia Resendez and Maria Chavero, as Investment Officers of the CITY, and;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD, THAT:

KAREEM ABDULLAH is designated along with Isaac J. Tawil, Marco A. Vega, P.E., Sonia Resendez, and Maria Chavero as Investment Officers for the CITY with authority as a signor on depository bank accounts, investments, investment accounts and TexPool accounts, pursuant to the CITY Investment Policy.

CONSIDERED, PASSED, APPROVED and SIGNED this 22nd day of June 2026 at a called meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

CITY OF MCALLEN, TEXAS

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.J.5.

DATE SUBMITTED

06/10/2026

MEETING DATE

6/22/2026

1. Agenda Item: Resolution of the Board of Commissioners of the City of McAllen, Hidalgo County, Texas, Amending Texpool Authorized Representatives and providing an effective date.
2. Party Making Request: Sonia Resendez
3. Applicant:
4. Nature of Request: 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. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Yvonne Pena	Created/Initiated - 06/10/2026
Mark Vega	Approved - 06/12/2026
Sonia Resendez	Final Approval - 06/15/2026
8. Staff Recommendation: Staff recommends approval.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Memo

To: Isaac J. Tawil, City Manager

Through: Mark Vega, P.E., General Manager 

From: Maria S. Chavero, Director of Finance for Utilities 

CC: Austin Stevenson, City Attorney; Sonia Resendez, Finance Director

Date: June 10, 2026

Re: Resolutions for Investment Officer & Texpool Authorized Representative

The Audit and Investment Committee met on June 3, 2026, and recommended approval to designate Kareem Abdullah, CPA, Assistant Finance Director, as an investment officer on the recommendation of the Finance Director.

Resolutions to appoint Mr. Abdullah as an investment officer and a Texpool authorized representative are attached for your reference.

RESOLUTION NO. 2026-_____

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AMENDING
TEXPOOL AUTHORIZED REPRESENTATIVES AND PROVIDING
AN EFFECTIVE DATE**

WHEREAS, the City of McAllen (“Participant”) is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal liquidity, and yield consistent with the Public Funds Investment Act, and

WHEREAS, the Texas Local Government Investment Pool (“TexPool/Texpool Prime”), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the public Funds Investment Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE CITY OF McALLEN, TEXAS, THAT:**

1. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
2. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant’s TexPool/TexPool Prime account or (2) is no longer employed by the Participant; and
3. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List of Authorized Representatives of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

Isaac J. Tawil
City Manager
Phone: 956-681-1007
Fax: 956-681-1010
Email: isaac.tawil@mcallen.net

Marco A. Vega, P.E.
General Manager - MPU
Phone: 956-681-1634
Fax: 956-681-1639
Email: mvega@mcallen.net

Maria Chavero
Director of Finance for Utilities
Phone: 956-681-1632
Fax: 956-681-1079
Email: mchavero@mcallen.net

Sonia Resendez
Finance Director
Phone: 956-681-1081
Fax: 956-681-1084
Email: sresendez@mcallen.net

Yaritza Lepker
Treasury Accountant-Treasury Management
Phone: 956-681-1636
Fax: 956-681-1079
Email: ylepker@mcallen.net

Kareem Abdullah, CPA
Assistant Finance Director
Phone: 956-681-1082
Fax: 956-681-1084
Email: kabdullah@mcallen.net

Authorized Representatives that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the participation Agreement:

MARIA CHAVERO

4. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool participant Services receives a copy of such amendment or revocation.
5. This Resolution shall be made effective June 22, 2026.
6. That a duplicate original of this resolution shall be sent to TexPool Participant Services, 1001 Texas Avenue, Suite 1400, Houston, Texas 77002

CONSIDERED, PASSED, APPROVED, AND SIGNED this 22nd day of June 2026 at a regular meeting of the Board of Commissioners, of the City of McAllen, Texas, at which a quorum was present and which was held pursuant to Chapter 551, Texas Government Code.

CITY OF McALLEN

Javier Villalobos, Mayor

Attest:

Approved as to form:

Perla Lara, TRMC/CMC, CPM
City Secretary

Austin Stevenson
City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.K.

DATE SUBMITTED

06/12/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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

2. Party Making Request: Rebecca Grimes

3. Applicant:

4. Nature of Request: Approval is needed for refunds over \$500.00 due to corrections from Hidalgo County Appraisal District and overpayments.

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

norma yanez

Martin Canales

Michelle Rivera

Created/Initiated - 06/12/2026

Approved - 06/15/2026

Final Approval - 06/15/2026

8. Staff Recommendation: Approve refunds in order to comply with Texas Property Tax Code.

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approved. IJT

Tax Office

Memo

To: Isaac J. Tawil, City Manager

From: Rebecca M. Grimes, Tax Assessor-Collector

Date: June 22, 2026

Re: Tax Refunds over \$500.00

The tax office needs your approval for the following refund(s) due to corrections from the Hidalgo County Appraisal District. The corrections resulted in tax refunds over \$500.00.

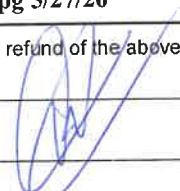
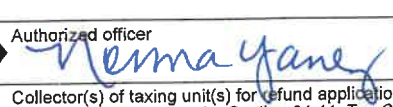
Name	Original Levy	Corrected Levy	Refund	Change Reason
Cabefruit Produce LLC	1,704.49	1,704.49	1,704.49	DAW O8300-99-000-0001-36
Giron Maria M & Ernest Guerra	2,118.16	1,549.45	568.71	Grant DVHS Prorated
Meymar Property Holdings LLC	29,633.27	24,357.65	5,275.62	Court Ordered #C-4027-25-C

Attachments (3)

rmg

URGENT

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Cabefruit Produce LLC				
	Present mailing address (number and street) 6701 S 27th St				
	City, town or post office, state, ZIP code McAllen, TX 78503		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Delete 2025: Taxable Jan. 1st Inventory Supplies Furniture				
	Fixtures Equipment & Vehicles at 6701 S 27th St / New Acct 2021				
	Address or location of property: 6701 S 27th St				
	Account number of property: B372599-000-0010-00		Tax receipt number:		
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. CITY OF MCALLEN	2025	2/05 / 2026	\$ 1,549.54	\$ 1,549.54
	2. LRP	2025	2/05 / 2026	\$ 154.95	\$ 154.95
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Personal Property DAW O8300-99-000- 0001-36				
	Supp #12(2025) - npg 5/27/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here → Signature 			Date of application for tax refund 06/02/2026	
	If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.				
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here → Authorized officer 			Date 6/9/26	
	sign here → Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)			Date	

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for: (taxing units) City of McAllen			
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330			
City, town or post office, state, ZIP code McAllen TX 78505-0220					
To apply for a tax refund, the taxpayer must complete the following.					
Step 1: Owner's name and address	Owner's name Maria M Giron & Ernest Guerra				
	Present mailing address (number and street) 3916 S L St				
	City, town or post office, state, ZIP code McAllen, TX 78503		Phone (area code and number)		
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): Paseo Del Lago Lot 20				
	Address or location of property: _____				
	Account number of property: P440200-000-0020-00 OR _____				
	Tax receipt number: _____				
Step 3: Give the tax payment information	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. <u>CITY OF MCALLEN</u>	<u>2025</u>	<u>1/14</u> / <u>2026</u>	\$ <u>2,118.16</u>	\$ <u>568.71</u>
	2. _____	_____	_____ / _____	\$ _____	\$ _____
	3. _____	_____	_____ / _____	\$ _____	\$ _____
	4. _____	_____	_____ / _____	\$ _____	\$ _____
	5. _____	_____	_____ / _____	\$ _____	\$ _____
	Taxpayer's reason for refund (attach supporting documentation): Grant DVHS Prorated Begin Date 9/25/25				
	Supp#9 (2025) - npg 3/11/26				
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."				
	sign here Signature _____			Date of application for tax refund <u>5/29/26</u>	
	If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.				
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved				
	sign here Authorized officer _____			Date _____	
	sign here Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code) _____			Date _____	

APPLICATION FOR TAX REFUND

Collecting office name City of McAllen Tax Office		Collecting tax for (taxing unit) City of McAllen																															
Present mailing address (number and street) P O Box 220/311 N 15th St		Phone (area code and number) (956)681-1330																															
City, town or post office, state, ZIP code McAllen TX 78505-0220																																	
To apply for a tax refund, the taxpayer must complete the following.																																	
Step 1: Owner's name and address	Owner's name Meymar Property Holdings LLC Present mailing address (number and street) 6500 Montana Ave Ste. A City, town or post office, state, ZIP code El Paso, TX 79925-2129																																
	Phone (area code and number) _____																																
Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt) Toys-R-US Lot 1 Exc E141'-N256.70' Address or location of property 1101 W Expwy 83 Account number of property T662000-000-0001-00 OR Tax receipt number. _____																																
Step 3: Give the tax payment information	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Name of Taxing Unit from Which Refund is Requested</th> <th style="width: 10%;">Year for Which Refund is Requested</th> <th style="width: 10%;">Date of the Tax Payment</th> <th style="width: 10%;">Amount of Taxes Paid</th> <th style="width: 10%;">Amount of Tax Refund Requested</th> </tr> </thead> <tbody> <tr> <td>1. CITY OF MCALLEN</td> <td>2025</td> <td>12/29 / 2025</td> <td>\$ 29,633.27</td> <td>\$ 5,275.62</td> </tr> <tr> <td>2. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>3. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>4. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>5. _____</td> <td>_____</td> <td>_____ / _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> </tbody> </table> Taxpayer's reason for refund (attach supporting documentation): Court Ordered #C-4027-25-C Supp #12 - 5/20/26			Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested	1. CITY OF MCALLEN	2025	12/29 / 2025	\$ 29,633.27	\$ 5,275.62	2. _____	_____	_____ / _____	\$ _____	\$ _____	3. _____	_____	_____ / _____	\$ _____	\$ _____	4. _____	_____	_____ / _____	\$ _____	\$ _____	5. _____	_____	_____ / _____	\$ _____	\$ _____
Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested																													
1. CITY OF MCALLEN	2025	12/29 / 2025	\$ 29,633.27	\$ 5,275.62																													
2. _____	_____	_____ / _____	\$ _____	\$ _____																													
3. _____	_____	_____ / _____	\$ _____	\$ _____																													
4. _____	_____	_____ / _____	\$ _____	\$ _____																													
5. _____	_____	_____ / _____	\$ _____	\$ _____																													
Step 4: Sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct." sign here   Date of application for tax refund 6/1/26 If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.																																
Step 5: Tax refund determination	This tax refund is ☐ Approved ☐ Disapproved sign here  Date 6/1/26 Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11 Tax Code)																																

Tax Office

Memo

To: Isaac J. Tawil, City Manager

From: Rebecca M. Grimes, Tax Assessor-Collector

Date: June 22, 2026

Re: Tax Refunds over \$500.00

The tax office has determined the attached application(s) for tax refunds over \$500.00 dollars is (are) due for erroneous and/or overpayments. I respectfully request your approval for these tax refunds as required by Property Tax Code 31.11.

<i>Taxpayer/Payee</i>	<i>Amount Paid</i>	<i>Reason for Tax Refund</i>	<i>Amount of Refund</i>
Corelogic Refunds Dept #40189	1,997.79	Overpayment	1,997.79
Corelogic Refunds Dept #84457	608.35	Overpayment	608.35
Halff Associates Inc	2,587.08	Overpayment	1,293.64
Suerte Group	3,339.39	Overpayment	3,339.39

Attachments (8)

rmg

Application for Tax Refund Overpayments or Erroneous Payments

City of McAllen Tax Office

(956)681-1330

Collection Office Name

Phone (area code and number)

P O BOX 220 (Mailing) MCALLEN TX 78505-0220 or (Physical address) 311 N. 15TH ST MCALLEN TEXAS 78501

Address, City, State, ZIP Code

City of McAllen

Collecting Tax For (taxing units)

GENERAL INFORMATION: This application is for use in requesting a tax refund pursuant to Tax Code Section 31.11 and Comptroller Rule 9.3039. To apply for a tax refund, the taxpayer or representative must complete Sections 1 through 5 of this application. The refund check will be made payable to the taxpayer and mailed to the taxpayer address provided below.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the tax collector of the taxing unit for which you are requesting a refund. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for county tax offices may be found on the Comptroller's website.

SECTION 1: Taxpayer Information

CoreLogic Refunds Dept.

Name of Taxpayer

Lender #40189

Primary Phone Number (area code and number)

Email Address*

PO Box 9202, Coppell, TX 75019

Mailing Address, City, State, ZIP Code

SECTION 2: Authorized Representative

Provide the information below if an agent has been appointed under Tax Code Section 1.111 to represent the taxpayer for tax matters. Attach a completed and signed Form 50-162, *Appointment of Agent for Property Tax Matters*, if the form has not been filed with the appraisal district. Individual taxpayers handling tax matters on their own behalf skip to section 3.

Name of Authorized Representative

Title of Authorized Representative

Primary Phone Number (area code and number)

Email Address*

Mailing Address, City, State, ZIP Code

SECTION 3: Property Information

1) L565002-000-0092-00; 2) M595002-000-0049-00;

Appraisal District Account Number

OR

3) N540000-009-0002-00

Tax Receipt Number

Location Address, City, State, ZIP Code

Legal Description (or attach copy of the tax bill or tax receipt):

- 1) Los Alegres UT NO. 2 Lot 92; Alejandro Nam
- 2) Montebello UT NO 2 Lot 49; Lopez, Juan Manuel
- 3) North McAllen Lots 2 & 3 Blk 9; Maria C Segovia

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units, if necessary.

1. City of McAllen	2024	12/13/2024	\$ 1,533.08	\$ 1,533.08
2.			\$ 185.08	\$ 185.08
3.			\$ 279.63	\$ 279.63
4.			\$	\$
5.			\$	\$
6.			\$	\$
7.			\$	\$
8.			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

Overpayment

rmg

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

Print Taxpayer Name

sign
here

Taxpayer Signature

Date

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

*See Government Code Section 552.137 regarding confidentiality of email addresses.

FOR COLLECTOR USE ONLY**SECTION 6: Tax Refund Determination**

This tax refund is ☒ Approved ☐ Disapproved

print
here

Rebecca M. Grimes, Tax Assessor-Collector

Print Name and Title

sign
here

Authorized Officer

April 8, 2025

Date

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which governing body approval is required under Tax Code Section 31.11)

Date

Application for Tax Refund Overpayments or Erroneous Payments

City of McAllen Tax Office

Collection Office Name

(956)681-1330

Phone (area code and number)

P O BOX 220 (Mailing) MCALLEN TX 78505-0220 or (Physical address) 311 N. 15TH ST MCALLEN TEXAS 78501

Address, City, State, ZIP Code

City of McAllen

Collecting Tax For (taxing units)

GENERAL INFORMATION: This application is for use in requesting a tax refund pursuant to Tax Code Section 31.11 and Comptroller Rule 9.3039. To apply for a tax refund, the taxpayer or representative must complete Sections 1 through 5 of this application. The refund check will be made payable to the taxpayer and mailed to the taxpayer address provided below.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the tax collector of the taxing unit for which you are requesting a refund. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for county tax offices may be found on the Comptroller's website.

SECTION 1: Taxpayer Information

CoreLogic Refunds Dept.

Name of Taxpayer

Lender #84457

Primary Phone Number (area code and number)

Email Address*

PO Box 9202, Coppell, TX 75019

Mailing Address, City, State, ZIP Code

SECTION 2: Authorized Representative

Provide the information below if an agent has been appointed under Tax Code Section 1.111 to represent the taxpayer for tax matters. Attach a completed and signed Form 50-162, *Appointment of Agent for Property Tax Matters*, if the form has not been filed with the appraisal district. Individual taxpayers handling tax matters on their own behalf skip to section 3.

Name of Authorized Representative

Title of Authorized Representative

Primary Phone Number (area code and number)

Email Address*

Mailing Address, City, State, ZIP Code

SECTION 3: Property Information

1200001-000-0005-00

Appraisal District Account Number

OR

Tax Receipt Number

Location Address, City, State, ZIP Code

Legal Description (or attach copy of the tax bill or tax receipt):

Idela Park UT No 1 Lot 5; Gonzalez, Roel A

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units, if necessary.

Name of Taxing Unit From Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
1. City of McAllen	2024	12/13/2024	\$ 608.35	\$ 608.35
2.			\$	\$
3.			\$	\$
4.			\$	\$
5.			\$	\$
6.			\$	\$
7.			\$	\$
8.			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

Overpayment

rmg

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

Print Taxpayer Name

sign
here

Taxpayer Signature

Date

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

*See Government Code Section 552.137 regarding confidentiality of email addresses.

FOR COLLECTOR USE ONLY**SECTION 6: Tax Refund Determination**

This tax refund is ☒ Approved ☐ Disapproved

print
here

Rebecca M. Grimes, Tax Assessor-Collector

Print Name and Title

sign
here

Authorized Officer

April 8, 2025

Date

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which governing body approval is required under Tax Code Section 31.11)

Date

Application for Tax Refund Overpayments or Erroneous Payments

City of McAllen Tax Office

(956)681-1330

Collection Office Name

P O Box 220/311 N 15th St

Phone (area code and number)

Address, City, State, ZIP Code

McAllen TX 78505-0220

Collecting Tax For (taxing units)

GENERAL INSTRUCTIONS: This application is for use in requesting a tax refund pursuant to Tax Code Section 31.11 and Comptroller Rule 9.3039. To apply for a tax refund, the taxpayer or representative must complete Steps 1 through 4 of this application. The refund check will be made payable to the taxpayer and mailed to the taxpayer address provided below.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the tax collector of the taxing unit for which you are requesting a refund. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for county tax offices may be found on the Comptroller's website.

SECTION 1: Taxpayer Information

Half Associates Inc

Name of Taxpayer

Phone (area code and number)

Email Address*

2380 Performance Drive Buidling C, Suite 150 Richardson, TX 75082

Mailing Address, City, State, ZIP Code

SECTION 2: Authorized Representative

Provide the information below if an agent has been appointed under Tax Code Section 1.111 to represent the taxpayer for tax matters. Attach a completed and signed Form 50-162, *Appointment of Agent for Property Tax Matters*, if the form has not been filed with the county appraisal district. Individual taxpayers handling tax matters on their own behalf skip to section 3.

Name of Authorized Representative

Title of Authorized Representative

Phone (area code and number)

Email Address*

Mailing Address, City, State, ZIP Code

SECTION 3: Property Information

S300499-0000-008-01

Appraisal District Account Number

OR

Tax Receipt Number

5000 W MILITARY HWY STE BOX: 100 MCALLEN 78503

Location Address, City, State, ZIP Code

SUPPLIES FURNITURE FIXTURES EQUIPMENT & VEHICLES AT 5000 WEST MILITA RY SUITE 100/ NEW ACCT 2007

Legal Description (or attach copy of the tax bill or tax receipt)

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units, if necessary.

Name of Taxing Unit From Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
1. City Of McAllen	2025	12/10/2025	\$ 2,587.08	\$ 1,293.54
2.			\$	\$
3.			\$	\$
4.			\$	\$
5.			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

overpayment

IDL
01/07/2026

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

Print Taxpayer Name

Lei Tong

sign
here

Taxpayer Signature

[Signature]

Date

6/1/2026

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

FOR COLLECTOR USE ONLY

SECTION 6: Tax Refund Determination

This tax refund is ☐ Approved ☐ Disapproved

print
here

Print Name and Title

Norma Yanez Asst Tax Assessor/ collector

sign
here

Authorized Officer

[Signature]

Date

6-9-26

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which governing body approval is required under Tax Code Section 31.11)

Date

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

URGENT

Application for Tax Refund Overpayments or Erroneous Payments

City of McAllen Tax Office

(956)681-1330

Collection Office Name

Phone (area code and number)

P O BOX 220 (Mailing) MCALLEN TX 78505-0220 or (Physical address) 311 N. 15TH ST MCALLEN TEXAS 78501

Address, City, State, ZIP Code

City of McAllen

Collecting Tax For (taxing units)

GENERAL INFORMATION: This application is for use in requesting a tax refund pursuant to Tax Code Section 31.11 and Comptroller Rule 9.3039. To apply for a tax refund, the taxpayer or representative must complete Sections 1 through 5 of this application. The refund check will be made payable to the taxpayer and mailed to the taxpayer address provided below.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the tax collector of the taxing unit for which you are requesting a refund. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for county tax offices may be found on the Comptroller's website.

SECTION 1: Taxpayer Information

SUERTE GROUP.

Name of Taxpayer

Primary Phone Number (area code and number)

Email Address*

1124 Pecan Blvd. McAllen, TX 78501

Mailing Address, City, State, ZIP Code

SECTION 2: Authorized Representative

Provide the information below if an agent has been appointed under Tax Code Section 1.111 to represent the taxpayer for tax matters. Attach a completed and signed Form 50-162, *Appointment of Agent for Property Tax Matters*, if the form has not been filed with the appraisal district. Individual taxpayers handling tax matters on their own behalf skip to section 3.

Name of Authorized Representative

Title of Authorized Representative

Primary Phone Number (area code and number)

Email Address*

Mailing Address, City, State, ZIP Code

SECTION 3: Property Information

1) M2600-01-000-0014-00 (2) N5400-00-009-0008-00

OR

Tax Receipt Number

Appraisal District Account Number

Location Address, City, State, ZIP Code

Legal Description (or attach copy of the tax bill or tax receipt):

- 1) McColl Terrace Lot 14
- 2) North McAllen Lots 8 & 9 Blk 9

Application for Tax Refund Overpayments or Erroneous Payments

SECTION 4: Tax Payment Information

Complete the tax payment information requested below for each taxing unit from which refund is requested. A separate document containing the same information may be attached for additional taxing units, if necessary.

Name of Taxing Unit From Which Refund Is Requested	Year for Which Refund Is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
1. City of McAllen	2025	01/02/2026	\$ 1,176.16	\$ 1,176.16
2.			\$ 2,163.23	\$ 2,163.23
3.			\$	\$
4.			\$	\$
5.			\$	\$
6.			\$	\$
7.			\$	\$
8.			\$	\$

Taxpayer's Reason for Refund (attach supporting documentation)

Overpayment

nly

SECTION 5: Taxpayer Signature

I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct.

print
here

Print Taxpayer Name

sign
here

Taxpayer Signature

Date

5-15-26

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code, §37.10.

If the collector does not respond to this application on or before the 90th day after the date the application form is filed with the collector, this application is presumed to have been denied. The taxpayer may file suit against the taxing unit in the district court to compel payment of the refund if it is filed not later than the 60th date after the collector denies the application.

*See Government Code Section 552.137 regarding confidentiality of email addresses.

FOR COLLECTOR USE ONLY

SECTION 6: Tax Refund Determination

This tax refund is ☒ Approved ☐ Disapproved

print
here

Norma Yanez, Tax Assessor-Collector

Print Name and Title

sign
here

Authorized Officer

January 19, 2026

Date

print
here

Print Name and Title

sign
here

Collector(s) of Taxing Unit(s) for Refund Applications Over (insert amount for which governing body approval is required under Tax Code Section 31.11)

Date



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.A.

DATE SUBMITTED

06/12/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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).

2. Party Making Request: Eduardo Mendoza

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary: 520-5152-464-63-45-000000 \$2,312,000 Other Services & Charges/Professional

Contract Amount; \$110,500.00

6. Budgeted: Yes

Bid Amount:	<u>\$110,500</u>
Under Budget:	<u>\$0.00</u>

Budgeted Amount:	<u>\$2,312,000</u>
Over Budget:	<u>\$0.00</u>
Amount Remaining:	<u>\$0.00</u>

7. Routing:

Luis Hernandez	Created/Initiated - 06/12/2026
Eduardo Mendoza	Approved - 06/12/2026
Angie Rodriguez	Approved - 06/12/2026
Sonia Resendez	Approved - 06/15/2026
Gerardo Noriega	Approved - 06/15/2026
Martin Canales	Approved - 06/15/2026
Michelle Rivera	Final Approval - 06/15/2026

8. Staff Recommendation: Staff recommends approval of award of professional engineering services contract to Halff Associates Inc., in the total amount of \$110,500.

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approved. IJT



ENGINEERING DEPARTMENT MEMORANDUM

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer
Date: June 22, 2026
Subject: **Consideration and Award of Contract to Halff Associates, Inc. for Professional Engineering Services- City of McAllen New Golf Course Hydrologic & Hydraulic Analysis**

GOAL

Consideration and approval of award of professional engineering services contract to Halff Associates, Inc. for hydrologic and hydraulic analysis of City of McAllen New Golf Course.

EXPLANATION

The proposed scope of work includes a hydrologic/hydraulic analysis of the approximately 80-acre tract of City-owned land for the City of McAllen New Golf Course. The analysis will identify the extents of land area that may be removed from the FEMA designated flood zone and provide supporting documentation to submit a formal Letter of Map Change.

The consultant is one of 42 firms on our current engineering services rotation previously approved by Commission (Project No: 08-25-S89-557).

Halff Associates, Inc. has submitted a proposal of \$110,500 for the related professional engineering services. A detailed scope of work and fee schedule is attached for your review.

OPTIONS

1. **Approve** award of contract
2. **Disapprove** award of contract and request staff renegotiate the fees.

RECOMMENDATION

Staff recommends approval of award of professional engineering services contract to Halff Associates Inc., in the total amount of \$110,500.



June 05, 2026

Mr. Eduardo Mendoza
Director of Engineering
City of McAllen
311 N. 15th Street
McAllen, TX. 78501
edmendoza@mcallen.net

Re: Proposal for Professional Services for a Floodplain Impact Evaluation and CLOMR/LOMR Technical Support at the Champion Lakes Golf Course for the City of McAllen, Texas

Dear Mr. Mendoza,

We are pleased to submit this proposal to provide professional services for the proposed project referenced above. We are excited to work with the City of McAllen (City) and look forward to contributing our expertise to ensure a successful project.

The attached proposal includes professional services to provide a floodplain impact evaluation in support of the Champion Lakes Golf Course Improvements near the Mission Inlet Channel and South Ware Road. The scope will include a hydrologic and hydraulic analysis of the existing site conditions relative to the proposed conditions to support the removal of the constructed elements, to include a control house, parking lot and building, and restroom facility, from the FEMA special flood hazard area.

Attachment "A" provides our proposed scope of services and fees. Services will be invoiced on a monthly lump sum basis based on an estimated percent complete of each project task described in Attachment "A". Halff will not exceed the budget amount without prior approval by the City of McAllen.

This proposal consists of this cover letter (1 page), Attachment 'A' (7 pages), and Attachment 'B' (1 page). The proposed fees are based on an estimated effort to perform the tasks requested by the City. The proposed fees identified do not include scope revisions or additions once the project is under way. Additional work requested by the Owner will require a revision to the scope and fees established in this proposal. Services will commence upon receipt of an executed Professional Consulting and Technical Service Contract (provided by City) with accompanying Purchase Order Number.

We look forward to working with the City on this important project. Please do not hesitate to contact me at (956) 303-7105 if you have any questions or need any additional information.

Respectfully,

**Anne
Whitko**

Digitally signed by Anne Whitko
DN: cn=Anne Whitko,
ou=HALFF
Date: 2026.06.05 16:38:34 -
05'00'

Annemarie Whitko, CFM, ENV SP
Water Resources Team Leader

ATTACHMENT “A” PROFESSIONAL SERVICES

SCOPE OF SERVICES

The City of McAllen is proposing improvements to an approximately 80-acre site within the Champion Lakes Golf Course near the Mission Inlet Channel and South Ware Road. The project site is located within a FEMA-designated Zone A floodplain, and current development plans include construction of a control house, parking lot and building, and a restroom facility. The site is bisected by the Mission Inlet Channel, and proposed improvements include the construction of two pedestrian/golf cart bridges to provide access across the channel. Halff Associates (Halff) will prepare a floodplain impact evaluation to determine target finished floor elevations for the proposed development and support the submittal of a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR). The analysis will identify the hydraulic effects of proposed fill and quantify impacts to flood elevations, including evaluation of excavation or storage features within the golf course grading (by others) to offset adverse impacts.

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

The Scope of Services for this Project is as follows:

1. Project Management and Coordination

Halff will perform project management and coordination services, including project meetings, stakeholder coordination, and general project administration such as scheduling, invoicing, data management, and quality control. Specific tasks include the following:

1.1. Project Meetings and Coordination

- Attend one (1) project kickoff meeting (virtual or in-person) with the owner and their representatives. The meeting will be coordinated by the Halff Project Manager and is intended to discuss key items such as project schedule, budget, and any specific directives. Halff will provide a preliminary schedule of project tasks.
- Attend up to two (2) virtual progress meetings with the owner and staff between project initiation and completion to discuss specific tasks such as data collection, baseline modeling, and post-development conditions. Brief meeting notes shall be submitted within five (5) working days after each meeting.

1.2. Project Management

- Tasks include resource allocation, schedule tracking, budget tracking, client communication, quality control, and team coordination.

2. Surveying Services

Halff will perform limited topographic surveying and data collection to support development of the existing conditions hydraulic model.

2.1. Topographic Surveying

Halff will provide a topographic survey of select storm structures and drainage features at major crossings within the project area, as determined by the Engineer. Survey data will include culvert sizes, flowline elevations, structure type, and material. Survey efforts will include confirmation of recently improved channel cross-sections within the Mission Inlet Channel and may include collection of additional culvert information, as needed to support model development.

2.2. Data Collection

Halff will collect and review available data relevant to the project area, including:

- Available design plans and as-built information for recent drainage improvements
- Digital datasets such as aerial imagery, land use, soils data, parcel data, and available digital elevation models (DEM)
- Mapping and GIS data from local, regional, and federal sources
- Halff will perform up to two (2) site visits (half-day each) to verify existing drainage conditions, confirm field data, and document key hydraulic features within the study area.
- Project data will be collected from sources such as field site investigations by Halff, the City of McAllen, Hidalgo County, HCDD1, FEMA, USACE, TxDOT, TxGIO, USGS, and other available sources, as necessary. Data review will include evaluation of available studies, record drawings, and GIS datasets to assess the accuracy and applicability of each dataset.
- Field observations, including Manning's roughness characteristics, channel geometry, and drainage structure information, will be used to verify and refine the model.

3. Existing Condition Model Development

Halff will develop the existing conditions hydrologic and hydraulic models using available data and previously developed models for the project area. Rainfall inputs will be based on NOAA Atlas 14 precipitation data, consistent with local and FEMA requirements.

3.1. Existing Conditions Hydrology and Hydraulics

3.1.1. Hydrology

Halff will utilize the existing hydrologic model developed as part of a recent City of McAllen study and perform updates, as necessary, to reflect current conditions and project-specific requirements. Updates may include refinement of drainage basin delineations, parameter adjustments, or incorporation of additional available data.

Using the updated hydrologic model, Halff will compute existing condition inflow hydrographs for use in the hydraulic analysis. Flood frequency events including the 10-, 50-, 100-, and 500-year storms will be evaluated consistent with FEMA CLOMR/LOMR requirements.

3.1.2. Hydraulics

Halff will update the existing two-dimensional (2D) hydraulic model developed as part of a recent City of McAllen study to reflect current channel conditions and improvements along the Mission Inlet Channel and adjacent systems.

The hydraulic model will incorporate available survey data, field observations, and record information to refine channel geometry, hydraulic structures, and roughness parameters.

The updated hydraulic model will be used to establish existing flood elevations and inundation extents for comparison with proposed conditions. The model will undergo an internal quality control review to verify model performance, stability, and consistency with regulatory expectations for CLOMR/LOMR submittals.

4. Proposed Conditions Model Development

4.1. Proposed Conditions Modeling

Halff will develop a post-project conditions hydraulic model to evaluate proposed grading and drainage improvements associated with the project. Proposed improvements will include building pad elevations, parking areas, golf course grading features (including mounding, depressions, and ponds), and two pedestrian/golf course bridges crossing the Mission Inlet Channel.

Initial modeling will be performed at a high level using conceptual grading assumptions to assess the feasibility of removing the identified development areas from the floodplain. Detailed grading plans prepared by others will be incorporated into the model (upon receipt from Owner) to refine the analysis.

4.2. Alternative Evaluation and Impact Analysis

Halff will evaluate the hydraulic impacts of up to three (3) proposed development layouts. For each layout, Halff will assess changes in water surface elevations, flow conveyance, and floodplain limits relative to existing conditions.

Based on the results, Halff will identify and evaluate potential mitigation measures required to support removal of the proposed development areas from the Special Flood Hazard Area (SFHA). Mitigation measures may include adjustments to grading, additional storage, or refinement of bridge configurations.

4.3. Final Proposed Conditions Model

Upon selection of a preferred layout and receipt of detailed grading information, Halff will update the proposed conditions model to reflect the final design. The finalized model will be used to support CLOMR submittal and evaluate compliance with applicable floodplain management criteria.

All models will undergo an internal quality control review to confirm stability, reasonableness of results, and consistency with CLOMR requirements.

5. CLOMR Technical Support

Halff will provide technical support for the preparation of a CLOMR. Halff's scope is limited to preparation of hydrologic and hydraulic analyses and supporting documentation. The Owner will be responsible for FEMA application forms, fees, and official submittal. Specific tasks to be performed by Halff include:

- Develop existing, revised existing (if required), and proposed condition models for CLOMR review.
- Prepare an H&H report summarizing methodology, assumptions, and results of the analysis.
- Prepare supporting exhibits, including mapping and comparison of existing and proposed conditions.
- Incorporate grading, bridge, and drainage design information provided by others into the model.
- Assist the Owner/City in addressing technical comments from FEMA related to the H&H analysis. (up to three meetings).

Note: FEMA forms, submittal packages, and review fees are not included and are the responsibility of the Owner.

6. LOMR Technical Support

Halff will provide technical support for the preparation of a LOMR following construction. Halff's scope is limited to updating the hydrologic and hydraulic analysis and supporting documentation. The Owner will be responsible for FEMA application forms, fees, and official submittal.

- Collect and review available as-built information provided by the Owner.
- Update the hydrologic and hydraulic models to reflect as-built conditions.
- Prepare an updated H&H report describing final conditions and results.
- Prepare supporting exhibits comparing existing and as-built conditions.
- Assist the Owner/City in responding to FEMA technical comments (up to three meetings).

Note: FEMA forms, submittal packages, and review fees are not included and are the responsibility of the Owner.

SCOPE OF SERVICES TO BE PROVIDED BY THE OWNER

The following provides an outline of the services to be provided by the Owner to Halff (if available):

1. Provide any available relevant data the Owner may have on file concerning the project.
2. Provide timely review and decisions in response to the Engineer's request for information and/or required submittals and deliverables, in order for the Engineer to maintain the agreed-upon work schedule.
3. Attend and participate in one (1) project kick-off meeting and up to two (2) virtual progress meetings as required and as coordinated and conducted by Engineer.
4. Coordinate with FEMA as needed, including participation in meetings
5. Design/construction plans or as-builts for all existing public utilities located within the limits of the design for the Project, or may affect the design of the Project, including but not limited to facilities of water, sanitary sewer, storm drainage, and franchise utilities.
6. Other Pertinent Data – The Owner will provide other available reports or data that describe or depict existing or proposed improvements that may affect the project.
7. Provide proposed grading plans (up to three layouts) for evaluation and timely selection of a preferred grading alternative.
8. Provide complete as-built information following construction to support LOMR analysis

COMPENSATION

Halff proposes to perform tasks listed in basic services above for a total lump sum not to exceed the price of \$110,500. Invoices for professional services will be issued at least monthly for each of the projects and will be based on the estimated percentage complete of each task listed in the tables below.

Task No.	Task	Fee
1	Project Management and Coordination	\$15,000
2	Surveying Services	\$7,500
3	Existing Conditions Model Development	\$14,000
4	Proposed Conditions Model Development	\$42,000
5	CLOMR Technical Support	\$14,000
6	LOMR Technical Support	\$18,000
Total		\$110,500

Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax, on certain kinds of surveying services, but does not require sales taxes on other professional services. If new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

PROJECT SCHEDULE

Halff proposes to complete Tasks 1 through 5 of the scope of work over an approximately 5-month period. This timeframe assumes timely coordination and delivery of materials and feedback by Owner to Halff. Extensions to the Owner's review period may create delays in the schedule and are considered outside the control of the Engineer. Task 6 (LOMR Technical Support) will begin after receipt of as-built data and is anticipated to require approximately one (1) month; this duration does not include construction time or potential delays. The time to complete the services included in Attachment A – Scope of Services shall be as follows:

Task No.	Task	Months	1	2	3	4	5
1	Project Management and Coordination	5					
2	Surveying Services	1					
3	Existing Conditions Model Development	2					
4	Proposed Conditions Model Development	3					
5	CLOMR Technical Support	1					

ATTACHMENT “B”

Attachment “B” includes services that are not included within the Scope of Services, unless otherwise noted in Attachment “A”, but can be provided by the CONSULTANT for an additional fee.

1. Attendance in any public meetings, open house, or council meetings in association with the project;
2. The FEMA application and review fees for CLOMR and LOMR are excluded from this scope and shall be the responsibility of the owner.
3. Land acquisition or appraisal services;
4. Preparation of easements or right-of-way legal description documents of any kind;
5. Engineering Design Services;
6. Surveying services beyond those described in the scope of work;
7. Bidding or Construction Services;
8. Geotechnical consulting;
9. Landscape Architectural services;
10. Any application, filing and permit fees;
11. Traffic engineering report or studies;
12. Traffic engineering design;
13. Design of signage, entry features, or monuments;
14. Design of retaining walls, review of walls designed by others, or inclusion of structural details;
15. Subsurface Utility Engineering (SUE) Services Level A and B;
16. Design/coordination of existing utility relocations or modifications;
17. Design/coordination of existing off-site utility relocations or modifications;
18. Design for relocation, adjustment and/or demolition of existing improvements or infrastructure;
19. Design of fire protection, power, cable, phone and gas systems to serve the site;
20. Title Research and property deeds required for Boundary, Plats, easements, and exhibits;
21. Demolition plans;
22. Negotiations with adjacent property owners;
23. Managing Stormwater Pollution Prevention Plan requirements during construction; and, Environmental impact statements and/or assessments.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.B.

DATE SUBMITTED

06/12/2026

MEETING DATE

6/22/2026

1. Agenda Item: Consideration and Action to Award a term contract for a Pouring Rights Agreement (Project No. 04-26-S72-125).
2. Party Making Request: Gerardo Noriega
3. Applicant: Gerardo Noriega
4. Nature of Request: Awarding a contract for a pouring rights agreement
5. Fiscal Impact Summary: Revenue Generating
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Gerardo Noriega	Created/Initiated - 06/12/2026
Gerardo Noriega	Approved - 06/12/2026
Carina Jimenez	Approved - 06/12/2026
Angie Rodriguez	Approved - 06/12/2026
Sonia Resendez	Approved - 06/15/2026
Elvira Alonzo	Final Approval - 06/15/2026
Evaristo Garcia	-
8. Staff Recommendation: Staff recommends award for a five-year term contract for Pouring Rights at McAllen Facilities based on the stipulated proposal to Pepsi
9. Advisory Board:
10. City Attorney: Approved -AS
11. Manager's Recommendation: Approved. IJT

Memo

TO: Isaac J. Tawil, City Manager
FROM: Carina Jimenez, Director of Special Events
CC: Elvira Alonzo, Assistant City Manager
DATE: June 18, 2026



Consideration and approval to award a contract for Pouring Rights Project No 04-26-S72-125

Summary: On April 1, 2026, Purchasing and contracting solicited an RFP for pouring rights. On May 8, a total of 3 bids were received. An evaluation committee consisting of 5 McAllen employees reviewed and scored the evaluations.

Rankings are noted as follows:

Company	Evaluation points
Pepsi	95
Coca Cola	75.4
Imperial Vending	3.8

Negotiations proceeded with the highest ranked firm. A final Best and Final Offer was submitted for final consideration

Options

1. Authorize staff to move forward with the award of a term contract to Pepsi
2. Disapprove staff's recommendation and resolicit request for proposals

Recommendation: Staff recommends award for a five-year term contract for Pouring Rights at McAllen Facilities based on the stipulated proposal to Pepsi subject to legal review and approval.

BAFO BEVERAGE FINANCIAL PROPOSAL

*Calculated based on 540 FTN | 14,150 B&C | 945 FSV cases yearly
Assumes 100% PepsiCo Brands, Foodservice Providers and Concessionaires.
Term: **5 Years - Purchase Direct from Pepsi**

5 YEAR TERM	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Total
4 th of July Celebration Sponsorship	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$37,500
Sports Complex Sponsorship	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Co Branded Truck *VALUE (2 Trucks) 1 Y1, 1 Y2	\$3,000	\$3,000	\$0	\$0	\$0	\$6,000
Holiday Parade Sponsorship	\$30,000	\$30,000	\$30,000	\$35,000	\$35,000	\$160,000
Marathon Series Sponsorship	\$25,000	\$25,000	\$25,000	\$30,000	\$30,000	\$135,000
MXLAN Sponsorship	\$20,000	\$20,000	\$20,000	\$25,000	\$25,000	\$110,000
McAllen Marathon Scott Crane Run Sponsorship	\$7,500	\$7,500	\$7,500	\$8,000	\$8,000	\$38,500
Fiesta del Palmas Sponsorship	\$15,000	\$15,000	\$15,000	\$20,000	\$20,000	\$85,000
South Pole Illuminated Festival Sponsorship	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
CarFest Sponsorship Special Event Sponsorship	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Marketing Support (Checkbook)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Bottle & Can Rebate \$2.75*	\$38,913	\$38,913	\$38,913	\$38,913	\$38,913	\$194,565
Fountain Rebate \$1.50*	\$810	\$810	\$810	\$810	\$810	\$4,050
FSV 25% Commission Rate	\$10,500	\$10,500	\$11,500	\$11,500	\$12,600	\$56,600
Donated Cases - Value *75cs Aquafina 20oz, 150cs Gatorade 20oz, & 175cs 12oz CSD cans	\$9,222	\$9,222	\$9,222	\$9,222	\$9,222	\$46,110
Total	\$207,445	\$207,445	\$205,445	\$225,945	\$227,045	\$1,073,325



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

06/10/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Victor Trevino
4. Nature of Request: Request to Abandon A 40 Feet County R.O.W. 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/10/2026
Omar Sotelo	Approved - 06/10/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Memo

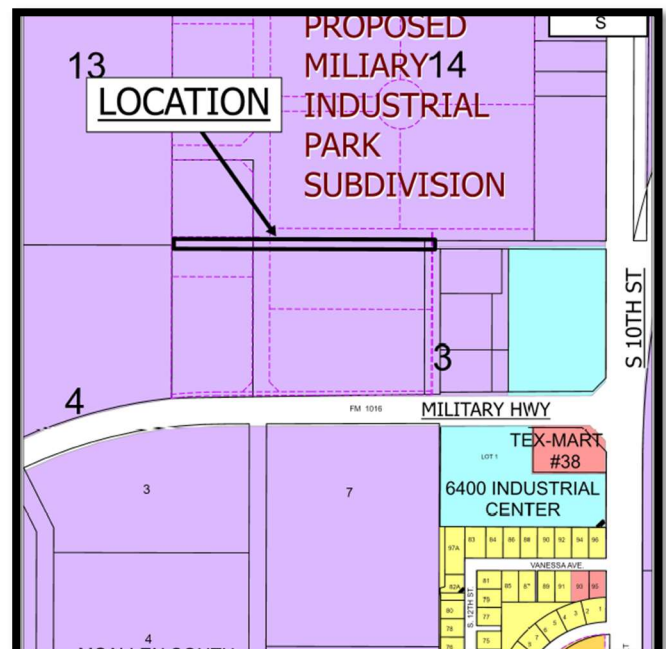
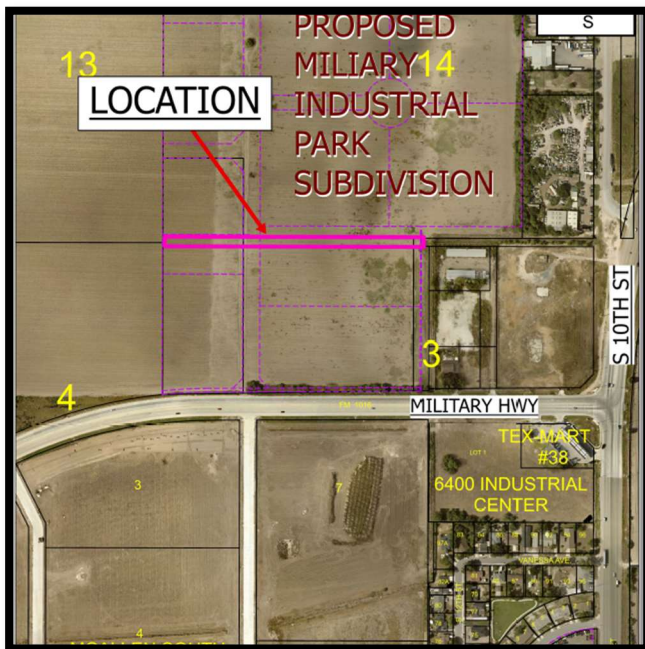
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: June 22, 2026

SUBJECT: REQUEST TO ABANDON A 40 FT. ROAD R.O.W. 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. (ABD2025-0009)

BRIEF DESCRIPTION: The abandonment request has been submitted by Victor H. Trevino, the project engineer, on behalf of the property owner, to abandon an existing 40 ft. Road R.O.W. as part of the proposed Military Industrial Park Subdivision. The Road ROW is currently unimproved and is located on the north side of Military Highway. Adjacent properties are zoned I-1 District on all directions. Surrounding land uses include vacant land.



The applicant has indicated that the abandonment is needed since it would affect the layout of the proposed subdivision. The existing ROW will split two of the proposed lots 5 and 8 and make the future development difficult to build on. A street extending to the west for access is proposed to be dedicated, north of the ROW being abandoned as part of the subdivision.

The City departments reviewed the request and did not receive any opposition to the request; therefore, they recommended approval of the abandonment request.

RECOMMENDATION: Staff recommends approval of the request.

LEGEND:

SET 5/8" IRON ROD W/ A PLASTIC
CAP STAMPED "ROWSS PROP. COR."
UNLESS OTHERWISE NOTED
FOUND 5/8" IRON ROD W/ A PLASTIC
CAP STAMPED "ROWSS PROP. COR."

UNLESS OTHERWISE NOTED
OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS

MAP RECORDS,
HIDALGO COUNTY, TEXAS

DEED RECORDS,
HIDALGO COUNTY, TEXAS

RIGHT-OF-WAY

(O. R. H. C. T.)

(M. R. H. C. T.)

(D. R. H. C. T.)

R. O. W.

SCALE: 1"=200'

HIDALGO CANAL
COMPANY'S
SUBDIVISION
(VOL. Q, PG. 177,
D.R.H.C.T.)

40.0' COASTAL
STATES GAS
PRODUCING
COMPANY
RIGHT-OF-WAY (VOL.
1048, PG. 161,
D.R.H.C.T.) (NOT
ABLE TO LOCATE
GAS LINE)

LINE	BEARING	DISTANCE
L1	N 81° 21' 21" W	357.63'
L2	S 08° 40' 46" W	40.00'
L3	N 08° 40' 46" E	40.00'

5/8-IN
IRON ROD
W/CAP "FMN"

L1

P.O.C.
N.E.
CORNER
LOT 13

1,300.00'

LOT 13
LOT 14

TRES AGUAS INC
(DOC. NO. 11102919
O.R.H.C.T.)

S 08° 40' 46" W

P.O.B.

S 81° 21' 21" E

L3

SECTION 5
SECTION 4
15.00' AS PER
H.C.W.I.D. NO. 3
LATERAL "F-1"
DOC. NO. 2060512,
(O.R.H.C.T.)

N 81° 21' 21" W

LOT 4
LOT 3

40.00'
RIGHT-OF-WAY
TO BE
ABANDONMENT

1,059.63'

1,059.63'

40.00' COUNTY
ROAD R.O.W. (NOT
OPEN) (VOL. Q, PG.
177, D.R.H.C.T.)

MCC INDUSTRIAL
PARK, LLC
(DOC. NO. 3623621
O.R.H.C.T.)

120' EXISTING R.O.W. (NO
RECORD FOUND)

W. MILITARY HWY.
(F.M. 1016)

BOUNDARY SURVEY

BEING A 42,385 SQUARE FEET OR 0.973
ACRES OUT OF LOTS 13 AND 14,
SECTION 5, AND LOTS 3 AND 4, SECTION
4, HIDALGO CANAL COMPANY'S
SUBDIVISION, OR PORCIONES 64, 65 AND
66, HIDALGO COUNTY, TEXAS, BEING A
40.00' RIGHT OF WAY DEDICATED TO THE
CITY OF McALLEN AS RECORDED IN
VOLUME "Q", PAGE 177, DEED RECORDS,
HIDALGO COUNTY, TEXAS.

NOTES:

1. THIS SURVEY WAS DONE WITHOUT A TITLE COMMITMENT OR A TITLE REPORT.
2. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NAD83, NAVD 1988.
3. SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
4. FLOOD ZONE DESIGNATION: ZONE "A" & "X 500" COMMUNITY-PANEL NUMBER: 480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.

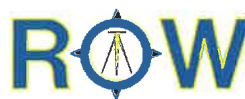


STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE
THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING
TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION AND OBSERVABLE EVIDENCE OF EASEMENTS
ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE
OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS
SITUATED ON THE ABOVE PREMISES ARE SHOWN.

11/05/2025

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968



SURVEYING SERVICES, LLC

900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TBPLS REG. FIRM# 10193886

© COPYRIGHT 2023 ROW SURVEYING SERVICES LLC THIS SURVEY WAS PROVIDED IN
MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO
LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

PROJECT NO. R24068

R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For a 0.973 Acre Tract of Land

Being a 42,385 square feet or 0.973 acres out of Lots 13, 14, 3 & 4, Section 4 & 5 Hidalgo Canal Company's Subdivision, or Portions 64, 65 and 66, Hidalgo County, Texas, Being a 40.00' Right of Way to the City of McAllen as recorded in Volume "Q", Page 177, Map Records, Hidalgo County, Texas, said 0.973 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Lot 13, **THENCE**, North 81°21'21" West, a distance of 357.63 feet, along the North line of said Lot 13, to a 5/8-inch iron rod with a plastic cap marked "FMN," found for corner at a 52.442 acres tract a common corner of a tract of land conveyed to MMC INDUSTRIAL PARK, LLC, as described in Document Number 3623621, of the Official Records of Hidalgo County, Texas;

THENCE, South 8°40'46" West, a distance of 1,300.00 feet, along the common line between said 52.442 acre tract and a tract of land conveyed to Tres Aguas Inc., as described in Document Number 1102919 of the Official Records, Hidalgo County, Texas, to the **POINT OF BEGINNING** of this herein described tract of land;

1. **THENCE**, South 81°21'21" East, with the North line of said 40' R.O.W., to a corner for the Northeast corner of the herein described tract of land;
2. **THENCE**, South 8°40'46" West a distance of 40.00 feet to the Southeast corner of this herein described tract of land;
3. **THENCE**, North 81°21'21" West a distance of 1,059.63 feet, with the South line of said 40' R.O.W. to a corner for the Southwest corner of this herein described tract of land;
4. **THENCE**, North 08°40'46" East a distance of 40.00 feet, to the **POINT OF BEGINNING**, containing a computed area of 0.973 acres more or less.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.



11/05/2025

Victor H. Trevino
Registered Professional Land Surveyor No. 6968

Date



NOV 05 2025

BY: _____



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

06/11/2026

MEETING DATE

6/22/2026

1. Agenda Item: Providing for a Budget Amendment of Fiscal Year 2025-2026 for the Airport Improvement Project.
2. Party Making Request: Jeremy Santoscoy
3. Applicant: Jeremy Santoscoy
4. Nature of Request: Consideration and Approval of FY 2025-2026 Budget Amendment for Airport Improvement Project.
5. Fiscal Impact Summary: 554-8718-444-66-45-NP2502 Safety Management System Study
550-0000-391-03-00 Transfer In/Passenger Facility Charge - <\$141,850>
552-9010-499-74-18 Transfer Out/Airport Fund - \$141,850
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Estela Velasquez	Created/Initiated - 06/11/2026
Jeremy Santoscoy	Approved - 06/11/2026
Angie Rodriguez	Approved - 06/12/2026
Sonia Resendez	Approved - 06/15/2026
Gerardo Noriega	Approved - 06/15/2026
Evaristo Garcia	Final Approval - 06/15/2026
8. Staff Recommendation:

Staff recommends approval of the FY 2025-26 budget amendment for Airport Improvement Project.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Memorandum

To: Isaac J. Tawil, City Manager

From: Jeremy Santoscoy, P.E., CFM, Director of Aviation 

Date: June 11, 2026

Subject: Consideration and Approval of FY 2025-2026 Budget Amendment for Airport Improvement Project

GOAL

Consideration and approval of a budget amendment for FY2025-2026 Airport funds to transfer funds and cover an approved Airport Improvement Project.

EXPLANATION

The Budget Amendment is requested to transfer funds from Passenger Facility Charge Fund to McAllen International Airport Fund to redistribute approved Passenger Facility Charge Project and Safety Management System Study for prior year expenses.

Fund	FY24-25 Safety Management System Study	Prop. FY25-26 Budget Amendment for Prior FY Expenditure	Total Project Expenditure
McAllen Intl Airport Fund	\$ 141,850	\$ (141,850)	\$ -
Passenger Facility Charge Fund	\$ -	\$ 141,850	\$ 141,850

Attached is proposed ordinance and budget amendment document.

OPTIONS

Approve or reject the proposed budget amendment.

RECOMMENDATION

Staff recommends approval of the above-mentioned FY 2025-26 budget amendment.

ORDINANCE NO. 2026 - ____

AN ORDINANCE AMENDING THE BUDGET OF THE CITY OF McALLEN FOR THE FISCAL YEAR 2025-2026 EFFECTIVE OCTOBER 1, 2025, PROVIDING FOR A BUDGET AMENDMENT INCREASE IN EXPENDITURES, TO WIT: \$141,850 FOR PASSENGER FACILITY CHARGE FUND TRANSFER ON PRIOR FISCAL YEAR EXPENSES ON AIRPORT SAFETY MANAGEMENT SYSTEMS

WHEREAS, the Board of Commissioners of the City of McAllen pursuant to Chapter 102 of the Local Government Code has heretofore adopted a budget for the City of McAllen for Fiscal Year 2025-2026. Such budget was effective October 1, 2025 and

WHEREAS, the Board of Commissioners of the City of McAllen deems it in the best interest of the City and for municipal purposes to amend the budget heretofore adopted for such fiscal year by providing for unanticipated expenditures which were not known to the governmental body prior to the adoption of the budget but have since become necessary to fund since the effective date of the budget and to also show revenues which were not anticipated by the governing body in the adoption of the 2025-2026 budget but have been received by the governmental body since that date.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the City of McAllen for the Fiscal Year 2025-2026 which became effective October 1, 2025, as set out in Ordinance 2025-101 adopted on September 22, 2025 is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The City Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Ordinance shall be effective after its passage and execution in accordance with the law.

SECTION IV: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen Section 2-56. Publication of ordinances.

SECTION V: The City Secretary of the City of McAllen is hereby directed not to publish this Ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory

thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances.

SECTION VI: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED on June 22, 2026, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas, at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED June _____, 2026.

CITY OF McALLEN, TEXAS

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin Stevenson, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: McAllen International Airport / PFC
DEPARTMENT: Aviation
FISCAL YEAR: 25-26

To be assigned by Office of Management & Budget dept.	
REVIEW BY	
DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY	
ORDINANCE NO.	
INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
550	0000	391	03-00		Operating Transfer In / Passenger Facility Charge	\$ -	\$ (141,850)	\$ (141,850)
550	0000	280	02-00		McAllen International Airport Fund Balance (DON'T POST)	7,539,303	141,850	7,681,153
552	9010	499	74-18		Operating Transfer Out / Airport Fund	-	141,850	141,850
552	0000	280	02-00		Passenger Facility Charge Fund Balance (DON'T POST)	1,505,505	(141,850)	1,363,655
								-
TOTALS						\$ 9,044,808	\$ -	\$ 9,044,808

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Budget amendment requested to transfer funds from PFC to Airport Fund to redistribute approved Passenger Facility Charge Project and Safety Management System Study for prior year expenses.

City Manager

Signature

Date

Office of Management & Budget

Signature

Date

Finance

Signature

Date



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.A.

DATE SUBMITTED

06/11/2026

MEETING DATE

6/22/2026

1. Agenda Item: Resolution for an Update to the Public Transportation Agency Safety Plan.
2. Party Making Request: Mario Delgado
3. Applicant:
4. Nature of Request: In order to remain in compliance with Federal Transit Administration (FTA) and Department of Transportation (DOT) regulations and continue to be eligible for grant funding, the City of McAllen's Transit Department must update its Public Transportation Agency Safety Plan that is a requirement of the Federal Transit Administration.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Angela Cano	Created/Initiated - 06/11/2026
Mario Delgado	Approved - 06/12/2026
Juan Olaguibel	Approved - 06/12/2026
Evaristo Garcia	Final Approval - 06/12/2026
8. Staff Recommendation: The Transit Department recommends approval of the Public Transportation Agency Safety Plan Update in order to remain in compliance with FTA regulations and to continue to be eligible for grant funds.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

TO: Isaac J. Tawil, City Manager
FROM: Mario Delgado, Transit Director 
DATE: June 11, 2026
SUBJECT: Resolution for an Update to the Public Transportation Agency Safety Plan

- **Goal** – In order to remain in compliance with Federal Transit Administration (FTA) and Department of Transportation (DOT) regulations and continue to be eligible for grant funding, the City of McAllen's Transit Department must update its Public Transportation Agency Safety Plan that is a requirement of the Federal Transit Administration.
- **Brief explanation of item** – The Federal Transit Administration (FTA), under its authority established a comprehensive framework to oversee the safety of public transportation throughout the United States. FTA oversees safety, providing an opportunity to assist transit agencies in moving towards a more holistic, performance-based approach to Safety Management Systems (SMS). This Plan was developed in coordination with the Texas Department of Transportation and will assist the Transit Department to ensure that the necessary processes are in place to accomplish enhanced safety within the Transit System. The plan requires periodic updates.
- **Options**
 - **Option 1** – Approve the Public Transportation Agency Safety Plan Update and remain in compliance with FTA regulations.
 - **Option 2** – Postpone the approval of the Plan Update for further review.
- **Recommendation** - The Transit Department recommends approval of the Public Transportation Agency Safety Plan Update in order to remain in compliance with FTA regulations and to continue to be eligible for grant funds.

RESOLUTION NO. 2026- _____

**RESOLUTION OF THE CITY OF MCALLEN IN SUPPORT OF METRO
MCALLEN'S PUBLIC TRANSPORTATION AGENCY SAFETY PLAN.**

WHEREAS, the City of McAllen ("City") owns and operates Metro McAllen as the city's public transportation provider and managed by the Transit Department; and

WHEREAS, the Federal Transit Administration is the governing body with the authority to establish and enforce a comprehensive framework to oversee the safety of public transportation in the United States; and

WHEREAS, the Federal Transit Administration has implemented requirements for the Public Transportation Agency Safety Plan; and

WHEREAS the City desires to ensure that the necessary processes are in place to accomplish both enhanced safety at the local level and the goals of the National Safety Plan;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
THE CITY OF MCALLEN, TEXAS, THAT:**

1. The recitals above are determined to be true and correct and are hereby adopted as a part of this Resolution.
2. The City, acting through its governing body, hereby supports and adopts changes to the McAllen Metro's Public Transportation Agency Safety Plan and the tenets of Safety Management Systems including a Safety Management Policy and the processes for Safety Risk Management, Safety Assurance, and Safety Promotion.

CONSIDERED, PASSED and APPROVED on June 22, 2026, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED on this the ____ day of June 2026.

CITY OF MCALLEN, TEXAS

By: _____
Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

APPROVED AS TO FORM:

Evaristo Garcia, Jr.
Assistant City Attorney

Metro McAllen

Public Transportation Agency Safety Plan

Version 1

Adopted June 8th 2020

Revised February 23, 2026

In compliance with 49 CFR Part 673

**Developed in conjunction with the
Texas Department of Transportation**

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1. EXECUTIVE SUMMARY

Moving Ahead for Progress in the 21st Century (MAP-21) granted the Federal Transit Administration (FTA) the authority to establish and enforce a comprehensive framework to oversee the safety of public transportation throughout the United States. MAP-21 expanded the regulatory authority of FTA to oversee safety, providing an opportunity to assist transit agencies in moving towards a more holistic, performance-based approach to Safety Management Systems (SMS). This authority was continued through the Fixing America's Surface Transportation Act (FAST Act).

In compliance with MAP-21 and the FAST Act, FTA promulgated a Public Transportation Safety Program on August 11, 2016 that adopted SMS as the foundation for developing and implementing a Safety Program. FTA is committed to developing, implementing, and consistently improving strategies and processes to ensure that transit achieves the highest practicable level of safety. SMS helps organizations improve upon their safety performance by supporting the institutionalization of beliefs, practices, and procedures for identifying, mitigating, and monitoring safety risks.

There are several components of the national safety program, including the National Public Transportation Safety Plan (NSP), that FTA published to provide guidance on managing safety risks and safety hazards. One element of the NSP is the Transit Asset Management (TAM) Plan. Public transportation agencies implemented TAM plans across the industry in 2018. The subject of this document is the Public Transportation Agency Safety Plan (PTASP) rule, 49 CFR Part 673, and guidance provided by FTA.

Safety is a core business function of all public transportation providers and should be systematically applied to every aspect of service delivery. At Metro McAllen, all levels of management, administration and operations are responsible for the safety of their clientele and themselves. To improve public transportation safety to the highest practicable level in the State of Texas and comply with FTA requirements, the Texas Department of Transportation (TxDOT) has developed this Agency Safety Plan (ASP) in collaboration with the City of McAllen and Metro McAllen.

To ensure that the necessary processes are in place to accomplish both enhanced safety at the local level and the goals of the NSP, the McAllen City Commission and Metro McAllen adopt this ASP and the tenets of SMS including a Safety Management Policy (SMP) and the processes for Safety Risk Management (SRM), Safety Assurance (SA), and Safety Promotion (SP), per 49 U.S.C. 5329(d)(1)(A).¹ While safety has always been a primary function at Metro McAllen, this document lays out a process to fully implement an SMS over the next several years that complies with the PTASP final rule.

¹ Federal Register, Vol. 81, No. 24

A. Plan Adoption – 673.11(a)(1)

This Public Transit Agency Safety Plan is hereby adopted, certified as compliant, and signed by:

Mario Delgado, Director of Transit

ACCOUNTABLE EXECUTIVE SIGNATURE

DATE

Since Metro McAllen is considered a department of the City of McAllen, the main governing body is the McAllen City Commission. Approval of this plan by the McAllen City Commission occurred on June 8th 2020 and is documented in 2020-38 from the City Commission Meeting.

B. Certification of Compliance – 673.13(a)(b)

TxDOT certifies that this Agency Safety Plan is in full compliance with 49 CFR Part 673 and has been adopted and will be implemented by Metro McAllen as evidenced by the plan adoption signature and necessary City Commission approvals under Section 1.A of this plan.

2. TRANSIT AGENCY INFORMATION – 673.23(D)

Metro McAllen is the public transportation provider for the City of McAllen, Texas and is among the largest transit provider in the region. The Metro McAllen main office is located just off Business Highway 83 in McAllen at 1501 W US Hwy 83 #110, McAllen, TX 78501. The main transfer point, Central Station, is located in the center of downtown McAllen at 1501 W US Hwy 83 #100, McAllen, TX 78501.

Metro McAllen currently operates twelve (12) weekday fixed routes as well as complementary paratransit services. Fixed route service operates from 6:00 am to 9:00 pm Monday through Saturday, Sunday routes operate from 8:00 am to 6:00 pm, and 7:00 am to 5:00 pm on holidays with the exception of Thanksgiving, Christmas, New Years, & Easter, during which we are closed. Metro McAllen Paratransit Service is provided within the typical $\frac{3}{4}$ mile boundary of fixed routes but also extends the origins and destinations in small areas within the core service area that are not inside any of the corridors, but which are surrounded by corridors. Paratransit service is operated Monday through Saturday from 6:00 am to 9:00 pm and Sundays from 8:00 am to 6:00 pm, commensurate with fixed route schedules.

Metro McAllen is considered a department of the City of McAllen. The agency is managed by the Transit Director and the leadership team consisting of the Assistant Transit Director, Safety Coordinator, Transit Administrative Assistant, Transit Operations Manager, Transit Supervisors, and Transit Crew Leaders.

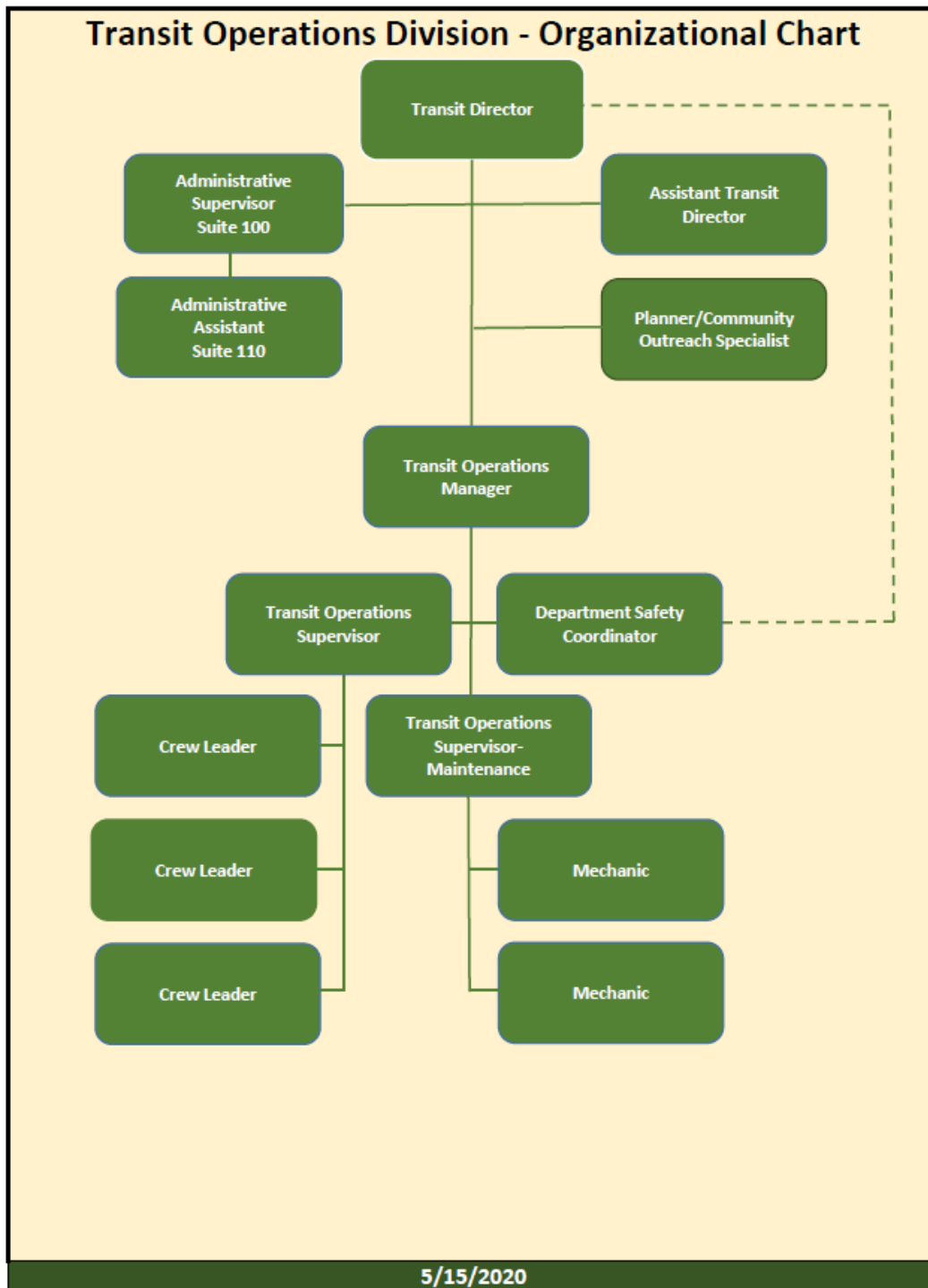
No additional transit service is provided by Metro McAllen on behalf of another transit agency or entity at the time of the development of this plan.

Table 1 contains agency information, while an organizational chart for Metro McAllen is provided in Figure 1.

TABLE 1: AGENCY INFORMATION

Information Type	Information
Full Transit Agency Name	Metro McAllen
Transit Agency Address	1501 W. US Highway 83, McAllen, TX 78501
Name and Title of Accountable Executive 673.23(d)(1)	Mario Delgado, Director of Transit
Name of Chief Safety Officer or SMS Executive 673.23(d)(2)	Michael McNew, Safety Coordinator
Key Staff	Assistant Transit Director, Transit Administrative Assistant, Transit Operations Manager, Transit Supervisors, Transit Crew Leaders, and Safety Coordinator
Mode(s) of Service Covered by This Plan 673.11(b)	Fixed Route Bus & Demand Response
List All FTA Funding Types (e.g., 5307, 5310, 5311)	5307
Mode(s) of Service Provided by the Transit Agency (Directly operated or contracted service)	Fixed Route Bus & Demand Response
Number of Vehicles Operated	24

FIGURE 1: METRO McALLEN ORGANIZATIONAL CHART



A. Authorities & Responsibilities – 673.23(d)

As stated in 49 CFR Part 673.23(d), Metro McAllen is establishing the necessary authority, accountabilities, and responsibilities for the management of safety amongst the key individuals within the organization, as those individuals relate to the development and management of our SMS. In general, the following defines the authority and responsibilities associated with our organization.

The **Accountable Executive** has ultimate responsibility for carrying out the SMS of our public transportation agency, and control or direction over the human and capital resources needed to develop and maintain both the ASP, in accordance with 49 U.S.C. 5329(d), and the agency's TAM Plan, in accordance with 49 U.S.C. 5326. The Accountable Executive has authority and responsibility to address substandard performance in the Metro McAllen SMS, per 673.23(d)(1).

Agency leadership and executive management are those members of our agency leadership or executive management, other than the Accountable Executive, Chief Safety Officer (CSO)/SMS Executive, who have authority or responsibility for day-to-day implementation and operation of our agency's SMS.

The **CSO** is an adequately trained individual who has the authority and responsibility as designated by the Accountable Executive for the day-to-day implementation and operation of the Metro McAllen SMS. As such, the CSO is able to report directly to our transit agency's Accountable Executive.

Key staff are staff, groups of staff, or committees to support the Accountable Executive, CSO, or SMS Executive in developing, implementing, and operating our agency's SMS.

Front line employees perform the daily tasks and activities where hazards can be readily identified so the identified hazards can be addressed before the hazards become adverse events. These employees are critical to SMS success through each employee's respective role in reporting safety hazards, which is where an effective SMS and a positive safety culture begins. Metro McAllen develops and updates the PTASP in cooperation with frontline transit worker representatives. Frontline employees through a documented volunteer/selection process select representatives. Representatives participate in: Annual PTASP review, Hazard identification, Safety risk assessments, Safety mitigation recommendations, Safety target review, Safety Committee meetings. Those Meeting minutes and attendance records are retained for three years.

2.B Frontline Transit Worker Representative Cooperation 49 CFR 673.17

In addition, over the next year, Metro McAllen will be reviewing and modifying, if necessary, current job descriptions to ensure the job descriptions comply with 49 CFR Part 673.

3. SAFETY POLICIES AND PROCEDURES

A. Policy Statement – 673.23(a)

Safety is Metro McAllen's first priority. Metro McAllen is committed to implementing, developing, and improving strategies, management systems, and processes to ensure that all our activities uphold the highest level of safety performance and meet required safety standards.

We will develop and embed a safety culture in all our activities that recognizes the importance and value of effective safety management and acknowledges at all times that safety is paramount.

We will clearly explain for all staff their accountabilities and responsibilities for the development and operation of the SMS.

For passengers and employees, we will minimize the safety risk associated with transit service to as low as reasonably practicable and we will work to comply with and, wherever possible, exceed legislative and regulatory requirements and standards. We also will work to ensure that all employees are provided with adequate and appropriate safety information and training, are competent in safety matters, and are only allocated tasks commensurate with their skills.

We have established Safety Performance Targets (SPT) to help us measure the overall effectiveness of our processes and ensure we meet our safety objectives. We will issue quarterly reports to the entire organization documenting how well we met our SPTs and describing the safety risk mitigations we implemented to reduce safety risk.

I. Employee Safety Reporting Program – 673.23(b)

Frontline employees are a significant source of safety data. These employees are typically the first to spot unsafe conditions that arise from unplanned conditions either on the vehicles, in the maintenance shop, or in the field during operations. For this reason, the Employee Safety Reporting Program (ESRP) is a major tenet of the PTASP Rule. Under this rule, agencies must establish and implement a process that allows employees to report safety conditions directly to senior management; provides protections for employees who report safety conditions to senior management; and includes a description of employee behaviors that may result in disciplinary action.

Metro McAllen has a form called *Workers Compensation Form A* (Appendix A, Table 8 shows the document name, file name, and date of adoption) which applies to the reporting of injured employees. Additionally, Metro McAllen has three forms, *Motor Vehicle Form B*, *Property Damage Report Form C*, and *Personal Injury/General Public Form D* (Appendix A), which are applicable to injury complaints from passengers and/or citizens. The forms require the claimant to identify what hazard contributed to the incident. Over the next year, Metro McAllen will review and modify, if necessary, our complaint

procedures to develop the procedure into a full ESRP to ensure that the procedure complies with 49 CFR Part 673.

The Transit Department has an open door practice that allows for both anonymous and identified communication of complaints, questions, or suggestions for improvement. This process requires the employee to contact the Transit Department CSO in person or through email, phone, internet portal or by written document.

Additionally, employees are expected to report unsafe conditions or practices to their supervisor immediately, which is detailed in Section 3. Hazard Identification of Metro McAllen's *System Safety Program Plan (SSPP)* (Appendix A). Once the condition is reported, a hazard assessment is conducted using a hazard assessment matrix. After the assessment is completed, the condition will be addressed and resolved.

In general, the Metro McAllen ESRP will ensure that all employees are encouraged to report safety conditions directly to senior management or their direct supervisor for elevation to senior management. The policy will include any contract employees. The policy will also spell out what protections are afforded employees who report safety related conditions and will describe employee behaviors that are not covered by those protections. The policy will also elaborate on how safety conditions that are reported will be reported back to the initiator(s) – either to the individual or groups of individuals or organization, dependent on the nature of the safety condition.

To bolster the information received from frontline employees, Metro McAllen will also review our current policy for how our agency receives information and safety related data from employees and customers. If necessary, Metro McAllen will develop additional means for receiving, investigating and reporting the results from investigations back to the initiator(s) – either to the person, groups of persons, or distributed agency-wide to ensure that future reporting is encouraged.

In an ongoing effort to prioritize safety, Metro McAllen has established a Safety Committee, which convenes daily with frontline employees, managers, operators, and staff to address safety concerns and issues. It is important to note that in the past, the committee did not maintain a formal sign-in sheet or minutes for these meetings. However, recognizing the significance of documentation, we have implemented a new practice of recording attendance and minutes for future reference.

The formation of the Safety Committee signifies Metro McAllen's commitment to fostering a culture of safety and proactively addressing potential risks. By facilitating open and regular communication, the committee serves as a platform for all to voice their safety concerns, share observations, and propose strategies for improvement. This inclusive approach allows us to tap into the invaluable insights and experiences of our frontline employees, who possess a unique perspective on identifying potential safety hazards.

The daily meetings enable the Safety Committee to collect and evaluate incident reports and near-miss incidents. These valuable insights allow us to analyze trends, identify root causes, and assess the

potential impacts of safety issues. With this comprehensive understanding, we can collaboratively develop effective mitigation plans for each identified concern.

Recognizing the importance of timeliness in addressing safety issues, the Safety Committee is committed to implementing corrective measures promptly. By taking a proactive stance, we aim to prevent potential risks from escalating into more serious incidents. The committee's actions may involve revising operating procedures, enhancing training programs, implementing new safety protocols, or improving infrastructure and equipment as necessary.

Moreover, the Safety Committee emphasizes a continuous learning and improvement mindset. Regular feedback and evaluations help us identify areas for enhancement and ensure that corrective actions are effective. This approach fosters a culture of safety and accountability within Metro McAllen, empowering every employee to contribute to ongoing safety practices and improvement.

We understand that maintaining a high standard of safety is paramount in our operations. The establishment of the Safety Committee and the introduction of sign-in sheets and minutes reflect our commitment to transparency, accountability, and effective safety management. By documenting our discussions and decisions, we ensure that valuable insights and agreed-upon measures are recorded for future reference.

Together, we can further enhance our safety practices, providing a reliable and secure transit experience for the community we serve. The Metro McAllen Safety Committee, supported by the engagement of all stakeholders, is dedicated to continuously improving safety and instilling confidence in passengers and employees alike.

II. Communicating the Policy Throughout the Agency – 673.23(c)

Metro McAllen is committed to ensuring the safety of our clientele, personnel and operations. Part of that commitment is developing an SMS and agency-wide safety culture that reduces agency risk to the lowest level possible. The first step in developing a full SMS and agency-wide safety culture is communicating our SMP throughout our agency.

The SMP and safety objectives are at the forefront of all communications. This communications strategy will include posting the policy in prominent work locations for existing employees and adding the policy statement to the on-boarding material for all new employees. In addition, the policy statement will become part of our agency's regular safety meetings and other safety communications efforts. The policy will be signed by the Accountable Executive so that all employees know that the policy is supported by management.

III. Minimizing Exposure to Infectious Diseases– 5329 (d)(1)(D)

The objective of this plan is to establish a comprehensive agency safety plan that effectively minimizes the exposure of the public, personnel, and property to hazards and unsafe conditions related to infectious diseases. The plan will align with the guidelines provided by the Centers for Disease Control and Prevention (CDC) or a State health authority to ensure a standardized and evidence-based approach. See attached Appendix B (1).

B. PTASP Development and Coordination with TxDOT – 673.11(d)

This PTASP has been developed by TxDOT on behalf of Rio Grande Valley Metropolitan Planning Organization (RGVMPO), the Metropolitan Planning Organization (MPO) for the area, and Metro McAllen/the City of McAllen in accordance with all requirements stated in 49 CFR Part 673 applicable to a small public transportation provider. TxDOT mailed a formal call for participation in a State sponsored PTASP development process to all Texas Section 5307 small bus transit agencies on January 15, 2019 and followed that call with a series of phone calls and additional correspondence. Metro McAllen provided a letter to TxDOT opting into participation on March 15, 2019 and has been an active participant in the development of this plan through sharing existing documentation and participating in communication and coordination throughout the development of this plan. The Metro McAllen documentation used in the development of this plan is presented in Table 8, in Appendix A.

In support of tracking performance on our SA and SP processes, Metro McAllen conducts a yearly safety culture survey. The survey is intended to help Metro McAllen assess how well we communicate safety and safety performance information throughout our organization by gauging how safety is perceived and embraced by Metro McAllen’s administrators, supervisors, staff and contractors. The survey is designed to help us assess how well we are conveying information on hazards and safety risks relevant to employees’ roles and responsibilities and informing employees of safety actions taken in response to reports submitted through our ESRP. Results from our most recent survey were analyzed and incorporated into the implementation strategies contained in this ASP.

Once the documents were reviewed, an on-site interview was conducted with Metro McAllen to gain a better understanding of the agency and the agency’s personnel. This understanding was necessary to ensure that the ASP was developed to fit Metro McAllen’s size, operational characteristics, and capabilities.

The draft ASP was delivered to Metro McAllen in March 2020 for review and comment. Once review was completed and any adjustments made, the final was delivered to Metro McAllen for review and adoption.

C. PTASP Annual Review – 673.11(a)(5)

Per 49 U.S.C. 5329(d)(1)(D), this plan includes provisions for annual updates of the SMS. As part of Metro McAllen’s ongoing commitment to fully implementing SMS and engaging our agency employees in developing a robust safety culture, Metro McAllen will review the ASP and all supporting documentation annually. The review will be conducted as a precursor to certifying to FTA that the ASP is fully compliant with 49 CFR Part 673 and accurately reflects the agency’s current implementation status. Certification will be accomplished through Metro McAllen’s annual Certifications and Assurances reporting to FTA.

The annual review will include the ASP and supporting documents (Standard Operating Procedures [SOP], Policies, Manuals, etc.) that are used to fully implement all the processes used to manage safety at Metro McAllen. All changes will be noted (as discussed below) and the Accountable Executive will sign and date the title page of this document and provide documentation of approval by the McAllen City Commission whether by signature or by reference to resolution.

The annual ASP review will follow the update activities and schedule provided below in Table 2. As processes are changed to fully implement SMS or new processes are developed, Metro McAllen will track those changes for use in the annual review.

TABLE 2: ASP ANNUAL UPDATE TIMELINE

Task	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept
Review Agency Operations	→							
Review SMS Documentation • <i>Safety Policy;</i> • <i>Risk Management;</i> • <i>Safety Assurance; and</i> • <i>Safety Promotion.</i>		→						
Review Previous Targets and Set or Continue Targets			→					
Report Targets to National Transit Database (NTD), TxDOT, RGVMPO					→			
Make Any Necessary Adjustments to PTASP						→		
Update Version No., Adopt & Certify Plan Compliance								★

The following table, Table 3, will be used to record final changes made to the ASP during the annual update. This table will be a permanent record of the changes to the ASP over time.

TABLE 3: ASP RECORD OF CHANGES

Document Version	Section/Pages Changed	Reason for Change	Reviewer Name	Date of Change
1.0	Section III Page 11	Required by PTASP	Michael McNew	5-9-23
1.0	Page 11	Required by PTASP	Michael McNew	5-9-23
1.0	Page 10 & 11	Required by PTASP	Michael McNew	5-9-23
1.1	Page 6	Number of Routes & Vehicles Operated	Michael McNew	2-16-26
1.1	Page 15	Safety Edits to Baseline Performance	Michael McNew	2-16-26
1.1	Page 31	Assault on Transit Worker	Michael McNew	2-16-26
1.2	Page 8	Frontline Transit Worker Representative Cooperation	Michael McNew	6-11-26
1.2	Page 37	Appendix C PTASP Governance, Frontline Worker Participation, and Safety Committee Procedures	Michael McNew	6-11-26
1.2	Page 15,16,17	Updated Safety Performance Tables to include 22-1 Indicators of compliance	Michael McNew	6-11-26

The implementation of SMS is an ongoing and iterative process, and as such, this PTASP is a working document. Therefore, a clear record of changes and adjustments is kept in the PTASP for the benefit of safety plan performance management and to comply with Federal statutes.

D. PTASP Maintenance – 673.11(a)(2)(c)

Metro McAllen will follow the annual review process outlined above and adjust this ASP as necessary to accurately reflect current implementation status. This plan will document the processes and activities related to SMS implementation as required under 49 CFR Part 673 Subpart C and will make necessary updates to this ASP as Metro McAllen continues to develop and refine our SMS implementation.

E. PTASP Documentation and Recordkeeping – 673.31

At all times, Metro McAllen will maintain documents that set forth our ASP, including those documents related to the implementation of Metro McAllen’s SMS and those documents related to the results from SMS processes and activities. Metro McAllen will also maintain documents that are included in whole, or by reference, that describe the programs, policies, and procedures that our agency uses to carry out our

ASP and all iterations of those documents. These documents will be made available upon request to the FTA, other Federal entity, or the TxDOT. Metro McAllen will maintain these documents for a minimum of three years after the documents are created. These additional supporting documents are cataloged in Appendix A and the list will be kept current as a part of the annual ASP review and update.

F. Safety Performance Measures – 673.11(a)(3)

The PTASP Final Rule, 49 CFR Part 673.11(a)(3), requires that all public transportation providers must develop an ASP to include SPTs based on the safety performance measures established under the NSP. The safety performance measures outlined in the NSP were developed to ensure that the measures can be applied to all modes of public transportation and are based on data currently being submitted to the NTD. The safety performance measures included in the NSP are fatalities, injuries, safety events, and system reliability (State of Good Repair as developed and tracked in the TAM Plan).

There are nine (9) SPTs that must be included in each ASP that are based on the four (4) performance measures in the NSP. These SPTs are presented in terms of total numbers reported and rate per Vehicle Revenue Mile (VRM). Each of the nine (9) is required to be reported by mode as presented in Table 4.

TABLE 4: NSP SAFETY PERFORMANCE MEASURES

Safety Performance Measure	SPT	SPT
Fatalities	Total Number Reported	Rate Per Total VRM
Injuries	Total Number Reported	Rate Per Total VRM
Safety Events	Total Number Reported	Rate Per Total VRM
Collision	Total Number Reported	Rate Per Total VRM
Pedestrian	Total Number Reported	Rate Per Total VRM
Vehicular	Total Number Reported	Rate Per Total VRM
Transit Worker Injury	Total Number Reported	Rate Per Total VRM
Assaults on Transit Workers	Total Number Reported	Rate Per Total VRM
System Reliability	Mean distance between major mechanical failure	

*In year 2026-2027 we will add and update the safety performance measures headers as data becomes available.

Table 5 presents baseline numbers for each of the performance measures. Metro McAllen collected the past five (5) years of reported data to develop the rolling averages listed in the table.

TABLE 5: BASELINE 2019 SAFETY PERFORMANCE MEASURES

Mode	Fatalities	Rate of Fatalities*	Injuries	Rate of Injuries*	Safety Events	Rate of Safety Events*	Mean Distance Between Major Mechanical Failure
Fixed Route (Bus)	0	0	6	.83	21	2.9	103,323
Demand Response	0	0	0	0	0	0	81,795

*rate = total number for the five-years/total revenue vehicle miles traveled (2,425,865.00 miles) In year 2026-2027 we will add and update the safety performance measures headers as data becomes available.

While safety has always been a major component of the Metro McAllen operation, the adoption of this ASP will result in changes across all aspects of the organization designed to improve safety outcomes. The SPTs set in Table 6 and Table 7 reflect an acknowledgement that SMS implementation will produce new information that will be needed to accurately set meaningful SPTs. We are setting our targets at the current NTD reported five-year average as we begin the process of fully implementing our SMS and developing our targeted safety improvements. This will ensure that we do no worse than our baseline performance over the last five years.

TABLE 6: FIXED ROUTE (BUS) SAFETY PERFORMANCE TARGETS

Measure	Baseline	Target
Safety Events	21	36
Safety Events Rate	2.9	3.5
Collision Rate	0	0
Pedestrian Collision Rate	0	.00
Vehicular Collision Rate	0	0
Fatalities	0	0
Fatalities Rate	0	0
Transit Worker Fatality	0	0
Injuries	6	6
Injuries Rate	.83	.83
Transit Worker Injury Rate	0	0
Assaults on Transit Workers	0	0
Rate of Assaults on Transit Workers	0	0
System Reliability	103,323	50,000

*rate = total number for the five-years/total revenue vehicle miles traveled (2,342,203 miles) In year 2026-2027 we will add and update the safety performance measures headers as data becomes available.

TABLE 7: DEMAND RESPONSE SAFETY PERFORMANCE TARGETS

Measure	Baseline	Target
Major Events	0	0
Major Events Rate	0	0
Collision Rate	0	0
Pedestrian Collision Rate	0	.00
Vehicular Collision Rate	0	0
Fatalities	0	0
Fatalities Rate	0	0
Transit Worker Fatality	0	0
Injuries	0	0
Injuries Rate	0	0
Transit Worker Injury Rate	0	0
Assaults on Transit Workers	0	0
Rate of Assaults on Transit Workers	0	0
System Reliability	81,795	81,795

*rate = total number for the year/total revenue vehicle miles traveled

As part of the annual review of the ASP, Metro McAllen will reevaluate our SPTs and determine whether the SPTs need to be refined. As more data is collected as part of the SRM process discussed later in this plan, Metro McAllen may begin developing safety performance indicators to help inform management on safety related investments.

G. Safety Performance Target Coordination – 673.15(a)(b)

Metro McAllen will make our SPTs available to TxDOT and the RGVMPO to aid in those agencies' respective regional and long-range planning processes. To the maximum extent practicable, Metro McAllen will coordinate with TxDOT and RGVMPO in the selection of State and MPO SPTs as documented in the Interagency Memorandum of Understanding (MOU).

Each year during the FTA Certifications and Assurances reporting process, Metro McAllen will transmit any updates to our SPTs to both the RGVMPO and TxDOT (unless those agencies specify another time in writing).

4. SAFETY MANAGEMENT SYSTEMS – 673 SUBPART C

As noted previously, FTA has adopted SMS as the basis for improving safety across the public transportation industry. In compliance with the National Safety Program, National Public Transportation Safety Plan, and 49 CFR Part 673, Metro McAllen is adopting SMS as the basis for directing and managing safety and risk at our agency. Metro McAllen has always viewed safety as a core business function. All levels of management and employees are accountable for appropriately identifying and effectively managing risk in all activities and operations in order to deliver improvements in safety and reduce risk to the lowest practical level during service delivery.

SMS is comprised of four basic components - SMP, SRM, SA, and SP. The SMP and SP are the enablers that provide structure and supporting activities that make SRM and SA possible and sustainable. The SRM and SA are the processes and activities for effectively managing safety as presented in Figure 2.

FIGURE 2: SAFETY MANAGEMENT SYSTEMS



Implementing SMS at Metro McAllen will be a major undertaking over the next several years. This ASP is the first step to putting in place a systematic approach to managing the agency's risk. Metro McAllen has already taken several steps to implement SMS, such as developing this initial ASP and designating a CSO. During the first year of implementation, Metro McAllen will identify SMS roles and responsibilities and key stakeholder groups, identify key staff to support implementation, and ensure the identified staff receive SMS training. Metro McAllen will also develop a plan for implementing SMS, inform stakeholders about the ASP, and discuss our progress toward implementation with the McAllen City Commission and our agency's planning partners.

A. Safety Risk Management – 673.25

By adopting this ASP, Metro McAllen is establishing the SRM process presented in Figure 3 for identifying hazards and analyzing, assessing and mitigating safety risk in compliance with the requirements of 49 CFR Part 673.25. The SRM processes described in this section are designed to implement the Metro McAllen SMS.

FIGURE 3: SAFETY RISK MANAGEMENT PROCESS



The implementation of the SRM component of the SMS will be carried out over the course of the next year. The SRM components will be implemented through a program of improvement during which the SRM processes will be implemented, reviewed, evaluated, and revised as necessary, to ensure the processes are achieving the intended safety objectives as the processes are fully incorporated into Metro McAllen's SOPs.

The SRM is focused on implementing and improving actionable strategies that Metro McAllen has undertaken to identify, assess and mitigate risk. The creation of a Risk Register provides an accessible resource for documenting the SRM process, tracking the identified risks, and documenting the effectiveness of mitigation strategies in meeting defined safety objectives and performance measures. The draft Risk Register is presented in Figure 4.

FIGURE 4: DRAFT RISK REGISTER

Hazard	Type	Likelihood	Consequence	Resolution



What is wrong?



What could happen



What could mitigate this?

As the SRM process progresses through the steps of identifying what may be wrong, what could happen as a result, and what steps Metro McAllen is taking to resolve the risk and mitigate the hazard, the CSO completes and publishes the various components of the Risk Register. These components include the use of safety hazard identification, safety risk assessment, and safety risk mitigation, as described in the following sections.

I. Safety Hazard Identification – 673.25(b)

Metro McAllen has a *Hazard Identification* strategy in place to identify unsafe conditions and practices. This assessment uses a hazard assessment matrix to analyze critical assets and determine the impact an asset loss would have on our agency. This strategy is described in Section 3 of Metro McAllen’s *SSPP*. Section 5 of the *SSPP* also describes facility inspections that include an Inspection Form from previous inspections to ensure identified hazards have been mitigated.

Although the current procedures have been effective in achieving our safety objectives, to ensure compliance with 49 CFR Part 673, Metro McAllen is working to implement the following expanded SRM process.

The Metro McAllen SRM process is a forward-looking effort to identify safety hazards that could potentially result in negative safety outcomes. In the SRM process, a hazard is any real or potential condition that can cause injury, illness, or death; damage to or loss of the facilities, equipment, rolling stock, or infra-structure of a public transportation system; or, damage to the environment.

Hazard identification focuses on out-of-the-norm conditions that need special attention or immediate action, new procedures, or training to resolve a condition that is unacceptable and return conditions to

an acceptable level. Metro McAllen uses a variety of mechanisms for identifying and documenting hazards, namely:

- Through training and reporting procedures, Metro McAllen ensures personnel can identify hazards and that each employee clearly understands that the employee has a responsibility to immediately report any safety hazards identified to the employee's supervisors. Continued training helps employees to develop and improve the skills needed to identify hazards.
- Employee hazard training coupled with the ESRP ensures that Metro McAllen has full use of information from frontline employees for hazard identification.
- Upon receiving the hazard report, supervisors communicate the identified hazard to the CSO for entry into the risk register for risk assessment, classification and possible mitigation.
- In carrying out the risk assessment, the CSO uses standard reporting forms (e.g. Pre-and Post-Trip Inspection Forms and Facility Inspection Forms) and other reports completed on a routine basis by administrative, operations and maintenance. The Metro McAllen *Operations Division Policies Manual* (Appendix A) contains procedures for flagging and reporting hazards as a part of day-to-day operations.
- Supervisors are responsible for performing and documenting regular safety assessments, which include reporting and recommending methods to reduce identified hazards.
- Metro McAllen uses incident reports and records to determine specific areas of training that need to be covered with employees to ensure safety hazard identification is continually improved, and thus ensure that hazards are identified before an event recurrence.
- Incident reports are also analyzed by the risk management team to identify any recurring patterns or themes that would help to identify underlying hazards and root causes of the event that can be mitigated to prevent recurrence.
- If a hazard is such that an employee would be reluctant to report the information due to perceived negative consequences (e.g. disciplinary action), alternative, anonymous reporting mechanisms are available through an anonymous suggestion box or anonymous online reporting form, or other secure mechanism.
- To increase the safety knowledge of our agency, the CSO, risk management personnel and subject matter experts are also encouraged to participate in available professional development activities and peer-to-peer exchanges as a source of expertise and information on lessons learned and best practices in hazard identification.
- Other sources for hazard identification include:
 - ESRP
 - Inspections of personnel job performance, vehicles, facilities and other data

- Investigations of safety events
- Safety trend analysis on data currently collected
- Training and evaluation records
- Internal safety audits
- External sources of hazard information could include:
 - FTA and other federal or state authorities
 - Reports from the public
 - Safety bulletins from manufacturers or industry associations

In addition to identifying the hazard, the hazard identification process also classifies the hazard by type (organizational, technical or environmental) to assist the CSO in identifying the optimal combination of departmental leadership and subject matter expertise to select in assembling the safety risk assessment team.

The various hazard types can also be categorized by subcategory for each type. For example, organizational hazards can be subcategorized into resourcing, procedural, training or supervisory hazards. Each of the subcategories implies different types of mitigation strategies and potentially affect overall agency resources through varying costs for implementation. Technical hazards can be subcategorized into operational, maintenance, design and equipment. Additionally, environmental hazards can be subcategorized into weather and natural, which is always a factor for every operation.

II. Safety Risk Assessment – 673.25(c)

As part of the new SRM process, Metro McAllen has developed methods to assess the likelihood and severity of the consequences of identified hazards, and prioritizes the hazards based on the safety risk. The process continues the use of the Risk Register described in the previous section to address the next two components.

To accurately assess a risk, Metro McAllen may need to perform an investigation. Metro McAllen currently investigates accidents or crashes, but will need to develop a full investigation procedure to inform the SRM process. The investigation procedure will start with the Hazard Assessment Matrix and framework found in Section 3 of Metro McAllen's *SSPP* and will be developed to cover all risk assessment. Once fully developed, the document will become the Investigation SOP. The SOP will include accident investigation procedures as well as risk investigation procedures. These procedures will be used to investigate risks identified from multiple sources including the ESRP.

Safety risk is based on an assessment of the likelihood of a potential consequence and the potential severity of the consequences in terms of resulting harm or damage. The risk assessment also considers any previous mitigation efforts and the effectiveness of those efforts. The results of the assessment are used to populate the third and fourth components of the Risk Register as presented in Figure 5.

FIGURE 5: SAFETY RISK ASSESSMENT STEPS IN POPULATING THE RISK REGISTER

Hazard	Type	Likelihood	Consequence	Resolution

The risk assessment is conducted by the CSO and by subject matter experts from the respective department or section to which the risk applies. The process employs a safety risk matrix, similar to the one presented in Figure 6, that allows the safety team to visualize the assessed likelihood and severity, and to help decision-makers understand when actions are necessary to reduce or mitigate safety risk.

FIGURE 6: SAFETY RISK ASSESSMENT MATRIX

RISK ASSESSMENT MATRIX				
SEVERITY LIKELIHOOD	Catastrophic (1)	Critical (2)	Marginal (3)	Negligible (4)
Frequent (A)	High	High	High	Medium
Probable (B)	High	High	Medium	Medium
Occasional (C)	High	Medium	Medium	Low
Remote (D)	Medium	Medium	Low	Low
Improbable (E)	Medium	Low	Low	Low

Although the current version of the matrix relies heavily on the examples and samples that are listed on the PTASP Technical Assistance Center website, lessons learned from the implementation process during the coming years will be used to customize the matrix that Metro McAllen will use to address our unique operating realities and leadership guidance.

The Risk Assessment Matrix is an important tool. If a risk is assessed and falls within one of the red zones, the risk is determined to be unacceptable under existing circumstances. This determination means that management must take action to mitigate the situation. This is the point in the process when SRMs are developed. If the risk is assessed and falls within one of the yellow zones, the risk is determined to be acceptable, but monitoring is necessary. If the risk falls within one of the green zones, the risk is acceptable under the existing circumstances.

Once a hazard's likelihood and severity have been assessed, the CSO enters the hazard assessment into the Risk Register that is used to document the individual hazard and the type of risk it represents. This information is used to move to the next step, which is hazard mitigation.

III. Safety Risk Mitigation – 673.25(d)

Upon completion of the risk assessment, the CSO will continue populating the Risk Register by identifying mitigations or strategies necessary to reduce the likelihood and/or severity of the consequences. The goal of this step is to avoid or eliminate the hazard or, when elimination is not likely or feasible, to reduce the assessed risk rating to an acceptable level (Figure 7). However, mitigations do not typically eliminate the risk entirely.

FIGURE 7: RISK REGISTER MITIGATION COMPONENT

Hazard	Type	Likelihood	Consequence	Resolution

To accomplish this objective, the CSO works with key staff and leadership from the respective department or section to which the risk applies. The team then conducts a brainstorming exercise to elicit feedback from staff and supervisors with the highest level of expertise in the components of the hazard.

Documented risk resolution and hazard mitigation activities from previous Risk Register entries and the resolution's documented level of success at achieving the desired safety objectives may also be reviewed and considered in the process. If the hazard is external (e.g., roadway construction by an outside agency) information and input from external actors or experts may also be sought to take advantage of all reasonably available resources and avoid any unintended consequences.

Once a mitigation strategy is selected and adopted, the strategy is assigned to an appropriate staff member or team for implementation. The assigned personnel and the personnel's specific responsibilities are entered into the Risk Register. Among the responsibilities of the mitigation team leader is the documentation of the mitigation effort, including whether the mitigation was carried out as designed and whether the intended safety objectives were achieved. This information is recorded in the appendix to the Risk Register for use in subsequent SA activities and to monitor the effectiveness of the SRM program.

B. Safety Assurance – 673.27 (a)

Safety Assurance means processes within the Metro McAllen SMS that function to ensure a) the implementation and effectiveness of safety risk mitigation, and b) Metro McAllen meets or exceeds our safety objectives through the collection, measurement, analysis and assessment of information.

SA helps to ensure early identification of potential safety issues. SA also ensures that safeguards are in place and are effective in meeting Metro McAllen's critical safety objectives and contribute towards SPTs.

I. Safety Performance Monitoring and Measuring – 673.27 (b)

As the first step in the Metro McAllen SA program, Metro McAllen collects and monitors data on safety performance indicators through a variety of mechanisms described in the following sections. Safety performance indicators can provide early warning signs about safety risks. Metro McAllen currently relies primarily on lagging indicators representing negative safety outcomes that should be avoided or mitigated in the future. However, initiatives are underway to adopt a more robust set of leading indicators that monitor conditions that are likely to contribute to negative outcomes in the future. In addition to the day-to-day monitoring and investigation procedures detailed below, Metro McAllen will review and document the safety performance monitoring and measuring processes as part of the annual update of this ASP.

MONITORING COMPLIANCE AND SUFFICIENCY OF PROCEDURES – 673.27 (B)(1)

Metro McAllen monitors our system for personnel compliance with operations and maintenance procedures and also monitors these procedures for sufficiency in meeting safety objectives. A list of documents describing the safety related operations and maintenance procedures cited in this ASP is provided in Appendix A of this document.

Supervisors monitor employee compliance with Metro McAllen SOPs through direct observation and review of information from internal reporting systems such as the *Fraud Reporting System* from both employees and customers.

Metro McAllen addresses non-compliance with standard procedures for operations and maintenance activities through a variety of actions, including revision to training materials and delivery of employee

and supervisor training if the non-compliance is systemic. If the non-compliance is situational, then activities may include supplemental individualized training, coaching, and heightened management oversight, among other remedies.

Sometimes personnel are fully complying with the procedures, but the operations and maintenance procedures are inadequate and pose the risk of negative safety outcomes. In this case, the cognizant person submits the deficiency or description of the inadequate procedures to the SRM process. Through the SRM process, the SRM team will then evaluate and analyze the potential organizational hazard and assign the identified hazard for mitigation and resolution, as appropriate. The SRM team will also conduct periodic self-evaluation and mitigation of any identified deficiencies in the SRM process itself.

MONITORING OPERATIONS – 673.27(B)(2)

The Safety Coordinator/CSO and the City’s Risk Management Department (together they form the Safety Committee) monitor investigation reports of safety events and SRM resolution reports to monitor the department’s operations to identify any safety risk mitigations that may be ineffective, inappropriate, or not implemented as intended. If it is determined that the safety risk mitigation did not bring the risk to an acceptable level or otherwise failed to meet safety objectives, then the supervisor resubmits the safety risk/hazard to the SRM process. The CSO will work with the supervisor and subject matter experts to reanalyze the hazard and consequences and identify additional mitigation or alternative approaches to implementing the mitigation.

II. Safety Event Investigation – 673.27(B)(3)

Metro McAllen currently conducts investigations of safety events. From an SA perspective, the objective of the investigation is to identify causal factors of the event and to identify actionable strategies that Metro McAllen can employ to address any identifiable organizational, technical or environmental hazard at the root cause of the safety event. Section 4 of Metro McAllen’s SSPP details the current accident investigation process.

Safety Event Investigations that seek to identify and document the root cause of an accident or other safety event are a critical component of the SA process because they are a primary resource for the collection, measurement, analysis and assessment of information. Metro McAllen gathers a variety of information for identifying and documenting root causes of accidents and incidents, including but not limited to:

1. Obtain from the Operator the following information:
 - a. The location of the incident and what direction they were traveling (inbound or outbound); if in station, indicate the situation.
 - b. The bus number and the route that they are on.
 - c. If there are injuries, describe how serious they appear (don’t be too graphic, just generalize).

- d. Provide information about any other vehicles or pedestrians involved and their descriptions.
2. Remind the operator of the safety procedures:
 - a. Turn on 4-way flashers. Place traffic warning devices (orange triangles).
 - b. Recheck anyone with injuries, do not move the seriously injured.
 - c. Render comfort and aid to anyone injured, as may be appropriate.
 - d. Evacuate the bus, if necessary.
 - e. Keep the two-way radio on and monitored.
 - f. Move the vehicle to the side of the road unless it is inoperable.
3. Notify the following:
 - a. Transit Operator will make two-way radio contact with dispatch to advise them of the situation.
 - b. Dispatch will call the Police or EMP (emergency medical personnel) 911.
 - c. Dispatch will notify/call the immediate supervisor on duty at the time or the CSO if the supervisor is not available.
4. The supervisor will:
 - a. Determine whether the Transit Manager needs to be contacted but will give them a report when the supervisor finishes the initial assessment.
 - b. Let the Operator know that Police and supervision have been contacted and help and is on the way.
 - c. Assign a Standby Operator to pre-trip a bus in case a standby must drive the next round for the operator on that route. When needed, the Standby Operator may take a bus out to continue a route.
 - d. Let the Operator know that a Standby Operator and bus have been assigned to continue the route or that support personnel are bringing another bus out to them.
 - e. Refer the operator for required drug and alcohol testing in compliance with *49 CFR § 655.44 Post-Accident Testing*, if the safety event meets the definition of accident in *49 CFR § 655.4 Definitions*.
 - f. Return to the station.
 - g. Record all accident information on the Daily Dispatch log, any missed trips, downtime, or bus change outs.
5. Supervisor on duty will complete the incident report process within 24 hours of the department being placed on notice. Not including weekends or holidays. Supervisor will put the completed incident report in the Transit Operations Manager's inbox.
6. The CSO, working with content specialists, evaluates the incident report and other available information to determine the root cause of the accident/event. Follow up with driver or other cognizant parties may be necessary to elicit additional information.
7. The CSO identifies any hazards noted in the incident report and refers those hazards to the SRM process.
8. CSO will complete the Accident Investigation Report (AIR) process within 72 hours of the department being placed on notice. Not including weekends or holidays.

MONITORING INTERNAL SAFETY REPORTING PROGRAMS – 673.27(B)(4)

As a primary part of the internal safety reporting program, our agency monitors information reported through the ESRP. When a report originating through the complaint process documents a safety hazard, the supervisor submits the hazards identified through the internal reporting process, including previous mitigation in place at the time of the safety event. The supervisor submits the hazard report to the SRM process to be analyzed, evaluated, and if appropriate, assigned for mitigation/resolution.

OTHER SAFETY ASSURANCE INITIATIVES

Because leading indicators can be more useful for safety performance monitoring and measurement than lagging indicators, Metro McAllen is undertaking efforts to implement processes to identify and monitor more leading indicators or conditions that have the potential to become or contribute to negative safety outcomes. This may include trend analysis of environmental conditions through monitoring National Weather Service data; monitoring trends toward or away from meeting the identified SPTs; or other indicators as appropriate.

C. Safety Promotion – 673.29

Management support is essential to developing and implementing SMS. SP includes all aspects of how, why, when and to whom management communicates safety related topics. SP also includes when and how training is provided. The following sections outline both the safety competencies and training that Metro McAllen will implement and how safety related information will be communicated.

I. Safety Competencies and Training – 673.29(a)

Metro McAllen provides comprehensive training to all employees regarding each employee's job duties and general responsibilities. This training includes safety responsibilities related to the employee's position. In addition, regular driver safety meetings are held to ensure that safety related information is relayed to the key members of our agency's safety processes.

As part of SMS implementation, Metro McAllen will be conducting the following activities:

- Conduct a thorough review of all current general staff categories (administrative, driver, supervisor, mechanic, maintenance, etc.) and the respective staff safety related responsibilities.
- Assess the training requirements spelled out in 49 CFR Part 672 and the various courses required for different positions. (Metro McAllen is not subject to the requirements under 49 CFR Part 672 but will review the training requirements to understand what training is being required of other larger agencies in the event these trainings might be useful).
- Assess the training material available on the FTA PTASP Technical Assistance Center website.

- Review other training material available from industry sources such as the Community Transportation Association of America and the American Public Transportation Association websites.
- Develop a set of competencies and trainings required to meet the safety related activities for each general staff category.
- Develop expectations for ongoing safety training and safety meeting attendance.
- Develop a training matrix to track progress on individuals and groups within the organization.
- Adjust job notices associated with general staff categories to ensure that new personnel understand the safety related competencies and training needs and the safety related responsibilities of the job.
- Include refresher training in all trainings and apply it to agency personnel and contractors.

II. Safety Communication – 673.29(b)

Metro McAllen regularly communicates safety and safety performance information throughout our agency's organization that, at a minimum, conveys information on hazards and safety risks relevant to employees' roles and responsibilities and informs employees of safety actions taken in response to reports submitted through the ESRP (noted in Section 3.A.I) or other means.

Metro McAllen reports any safety related information to the McAllen City Commission at their regular meetings and will begin including safety performance information. In addition, Metro McAllen holds regularly scheduled meetings with drivers to ensure that any safety related information is passed along that would affect the execution of the drivers' duties. Metro McAllen also posts safety related and other pertinent information in a common room for all employees.

Metro McAllen will begin systematically collecting, cataloging, and, where appropriate, analyzing and reporting safety and performance information to all staff. To determine what information should be reported, how the information should be reported and to whom, Metro McAllen will answer the following questions:

- What information does this individual need to do their job?
- How can we ensure the individual understands what is communicated?
- How can we ensure the individual understands what action must be taken as a result of the information?
- How can we ensure the information is accurate and kept up-to-date?
- Are there any privacy or security concerns to consider when sharing information? If so, what should we do to address these concerns?

In addition, Metro McAllen will review our current communications strategies and determine whether others are needed. As part of this effort, Metro McAllen has conducted, and will continue to conduct, a Safety Culture Survey to understand how safety is perceived in the workplace and what areas Metro McAllen should be addressing to fully implement a safety culture at our agency.

5. APPENDIX A

TABLE 8: PTASP SUPPORTING DOCUMENTS

File Name	Revision Date	Document Name	Document Owner
Bomb Threat Procedures.docx		Transit Department Bomb Threat Procedures	McAllen Metro
Form_A_Workers Compensation		Workers Compensation: Form A	City of McAllen
Form_B_Motor_Vehicle_Accident_Revised2.pdf	6/9/2017	Motor Vehicle Accident: Form B	City of McAllen
Form_C_Property_Damage_Revised2.pdf	6/9/2017	Property Damage: Form C	City of McAllen
Form_D_Personal_Injury_General_Public_Revised2.pdf	6/9/2017	Personal Injury/General Public: Form D	City of McAllen
Guard Report.pdf		Daily Activity Report	American Surveillance Co., Inc
Incident_Report_Packet_Cover_Sheet.pdf	3/13/2014	Incident Report Package	City of McAllen
METRO MCALLEN TRANSIT DEPARTMENT.docx		Operations Division Policies Manual	Metro McAllen
Mobile Surveillance Policy.docx		Mobile Surveillance Policy	Mobile Surveillance/ Metro McAllen
RM2_AccidentInvestigationReport2.pdf	6/9/2017	Accident Investigation Report	City of McAllen
RS_OBSERVATION_FORM_401B.pdf	5/20/2019	Reasonable Suspicion Observation: Form 401B	City of McAllen
System Safety Program Plan.Transit.final.doc		System Safety Program Plan (SSPP)	Metro McAllen

A. Glossary of Terms

Accident: means an event that involves any of the following: a loss of life; a report of a serious injury to a person; a collision of transit vehicles; an evacuation for life safety reasons; at any location, at any time, whatever the cause.

Accountable Executive (typically the highest executive in the agency): means a single, identifiable person who has ultimate responsibility for carrying out the SMS of a public transportation agency, and

control or direction over the human and capital resources needed to develop and maintain both the agency's PTASP, in accordance with 49 U.S.C. 5329(d), and the agency's TAM Plan in accordance with 49 U.S.C. 5326.

Assault on a transit worker means, as defined under [49 U.S.C. 5302](#), a circumstance in which an individual knowingly, without lawful authority or permission, and with intent to endanger the safety of any individual, or with a reckless disregard for the safety of human life, interferes with, disables, or incapacitates a transit worker while the transit worker is performing the duties of the transit worker.

Agency Leadership and Executive Management: means those members of agency leadership or executive management (other than an Accountable Executive, CSO, or SMS Executive) who have authorities or responsibilities for day-to-day implementation and operation of an agency's SMS.

Chief Safety Officer (CSO): means an adequately trained individual who has responsibility for safety and reports directly to a transit agency's chief executive officer, general manager, president, or equivalent officer. A CSO may not serve in other operational or maintenance capacity, unless the CSO is employed by a transit agency that is a small public transportation provider as defined in this part, or a public transportation provider that does not operate a rail fixed guideway public transportation system.

Corrective Maintenance: Specific, unscheduled maintenance typically performed to identify, isolate, and rectify a condition or fault so that the failed asset or asset component can be restored to a safe operational condition within the tolerances or limits established for in-service operations.

Equivalent Authority: means an entity that carries out duties similar to that of a Board of Directors, for a recipient or subrecipient of FTA funds under 49 U.S.C. Chapter 53, including sufficient authority to review and approve a recipient or subrecipient's PTASP.

Event: means an accident, incident, or occurrence.

Federal Transit Administration (FTA): means the Federal Transit Administration, an operating administration within the United States Department of Transportation.

Hazard: means any real or potential condition that can cause injury, illness, or death; damage to or loss of the facilities, equipment, rolling stock, or infrastructure of a public transportation system; or damage to the environment.

Incident: means an event that involves any of the following: a personal injury that is not a serious injury; one or more injuries requiring medical transport; or damage to facilities, equipment, rolling stock, or infrastructure that disrupts the operations of a transit agency.

Investigation: means the process of determining the causal and contributing factors of an accident, incident, or hazard, for the purpose of preventing recurrence and mitigating risk.

Key staff: means a group of staff or committees to support the Accountable Executive, CSO, or SMS Executive in developing, implementing, and operating the agency's SMS.

Major Mechanical Failures: means failures caused by vehicle malfunctions or subpar vehicle condition which requires that the vehicle be pulled from service.

National Public Transportation Safety Plan (NSP): means the plan to improve the safety of all public transportation systems that receive Federal financial assistance under 49 U.S.C. Chapter 53.

Occurrence: means an event without any personal injury in which any damage to facilities, equipment, rolling stock, or infrastructure does not disrupt the operations of a transit agency.

Operator of a Public Transportation System: means a provider of public transportation as defined under 49 U.S.C. 5302(14).

Passenger: means a person, other than an operator, who is on board, boarding, or alighting from a vehicle on a public transportation system for the purpose of travel.

Performance Measure: means an expression based on a quantifiable indicator of performance or condition that is used to establish targets and to assess progress toward meeting the established targets.

Performance Target: means a quantifiable level of performance or condition, expressed as a value for the measure, to be achieved within a time period required by the FTA.

Preventative Maintenance: means regular, scheduled, and/or recurring maintenance of assets (equipment and facilities) as required by manufacturer or vendor requirements, typically for the purpose of maintaining assets in satisfactory operating condition. Preventative maintenance is conducted by providing for systematic inspection, detection, and correction of anticipated failures either before they occur or before they develop into major defects. Preventative maintenance is maintenance, including tests, measurements, adjustments, and parts replacement, performed specifically to prevent faults from occurring. The primary goal of preventative maintenance is to avoid or mitigate the consequences of failure of equipment.

Public Transportation Agency Safety Plan (PTASP): means the documented comprehensive agency safety plan for a transit agency that is required by 49 U.S.C. 5329 and this part.

Risk: means the composite of predicted severity and likelihood of the potential effect of a hazard.

Risk Mitigation: means a method or methods to eliminate or reduce the effects of hazards.

Road Calls: means specific, unscheduled maintenance requiring either the emergency repair or service of a piece of equipment in the field or the towing of the unit to the garage or shop.

Safety Assurance (SA): means the process within a transit agency's SMS that functions to ensure the implementation and effectiveness of safety risk mitigation and ensures that the transit agency meets or exceeds its safety objectives through the collection, analysis, and assessment of information.

Safety Management Policy (SMP): means a transit agency's documented commitment to safety, which defines the transit agency's safety objectives and the accountabilities and responsibilities of the agency's employees regarding safety.

Safety Management System (SMS): means the formal, top-down, data-driven, organization-wide approach to managing safety risk and assuring the effectiveness of a transit agency's safety risk mitigation. SMS includes systematic procedures, practices, and policies for managing risks and hazards.

Safety Management System (SMS) Executive: means a CSO or an equivalent.

Safety Objective: means a general goal or desired outcome related to safety.

Safety Performance: means an organization's safety effectiveness and efficiency, as defined by safety performance indicators and targets, measured against the organization's safety objectives.

Safety Performance Indicator: means a data-driven, quantifiable parameter used for monitoring and assessing safety performance.

Safety Performance Measure: means an expression based on a quantifiable indicator of performance or condition that is used to establish targets and to assess progress toward meeting the established targets.

Safety Performance Monitoring: means activities aimed at the quantification of an organization's safety effectiveness and efficiency during service delivery operations, through a combination of safety performance indicators and SPTs.

Safety Performance Target (SPT): means a quantifiable level of performance or condition, expressed as a value for a given performance measure, achieved over a specified timeframe related to safety management activities.

Safety Promotion (SP): means a combination of training and communication of safety information to support SMS as applied to the transit agency's public transportation system.

Safety Risk: means the assessed probability and severity of the potential consequence(s) of a hazard, using as reference the worst foreseeable, but credible, outcome.

Safety Risk Assessment: means the formal activity whereby a transit agency determines SRM priorities by establishing the significance or value of its safety risks.

Safety Risk Management (SRM): means a process within a transit agency's Safety Plan for identifying hazards, assessing the hazards, and mitigating safety risk.

Safety Risk Mitigation: means the activities whereby a public transportation agency controls the probability or severity of the potential consequences of hazards.

Safety Risk Probability: means the likelihood that a consequence might occur, taking as reference the worst foreseeable, but credible, condition.

Safety Risk Severity: means the anticipated effects of a consequence, should the consequence materialize, taking as reference the worst foreseeable, but credible, condition.

Serious Injury: means any injury which:

- Requires hospitalization for more than 48 hours, commencing within seven days from the date that the injury was received;
- Results in a fracture of any bone (except simple fractures of fingers, toes, or nose);
- Causes severe hemorrhages, nerve, muscle, or tendon damage;
- Involves any internal organ; or
- Involves second- or third-degree burns, or any burns affecting more than 5 percent of the body surface.

Small Public Transportation Provider: means a recipient or sub recipient of Federal financial assistance under 49 U.S.C. 5307 that has one hundred (100) or fewer vehicles in peak revenue service and does not operate a rail fixed guideway public transportation system.

State: means a State of the United States, the District of Columbia, or the Territories of Puerto Rico, the Northern Mariana Islands, Guam, American Samoa, and the Virgin Islands.

State of Good Repair: means the condition in which a capital asset is able to operate at a full level of performance.

State Safety Oversight Agency: means an agency established by a State that meets the requirements and performs the functions specified by 49 U.S.C. 5329(e) and the regulations set forth in 49 CFR part 674.

Transit Agency: means an operator of a public transportation system.

Transit Asset Management (TAM) Plan: means the strategic and systematic practice of procuring, operating, inspecting, maintaining, rehabilitating, and replacing transit capital assets to manage their performance, risks, and costs over their life cycles, for the purpose of providing safe, cost-effective, and reliable public transportation, as required by 49 U.S.C. 5326 and 49 CFR part 625.

Vehicle Revenue Miles (VRM): means the miles that vehicles are scheduled to or actually travel while in revenue service. Vehicle revenue miles include layover/recovery time and exclude deadhead; operator training; vehicle maintenance testing; and school bus and charter services.

B. Additional Acronyms Used

AIR: Accident Investigation Report

ASP: Agency Safety Plan

City: The City of McAllen, Texas

EMP: Emergency Medical Personnel

ESRP: Employee Safety Reporting Program

FAST Act: Fixing America's Surface Transportation Act

MAP-21: Moving Ahead for Progress in the 21st Century Act

Metro McAllen: McAllen Transit, City of McAllen, Texas

MOU: Memorandum of Understanding

MPO: Metropolitan Planning Organization

NTD: National Transit Database

RGVMPO: Rio Grande Valley Metropolitan Planning Organization

SOP: Standard Operating Procedure

SSPP: System Safety Program Plan

TxDOT: Texas Department of Transportation

6. APPENDIX B

A. City Commission Minutes or Resolution

Place here

7. APPENDIX C

A. PTASP Governance, Frontline Worker Participation, and Safety Committee Procedures

Metro McAllen develops, reviews, and updates its Public Transportation Agency Safety Plan (PTASP) in cooperation with frontline transit worker representatives in accordance with 49 CFR §673.17.

Frontline transit worker representatives are employees who perform public transportation operational or maintenance functions and possess firsthand knowledge of transit system operations, hazards, and safety concerns. Metro McAllen recognizes the value of frontline employee participation in the Safety Management System (SMS) and actively incorporates employee input into the development, implementation, and continuous improvement of the PTASP.

Metro McAllen shall maintain a minimum of two Frontline Transit Worker Representatives. Representatives may be selected through a volunteer process, employee nomination process, appointment process, or other method approved by Metro McAllen management that ensures meaningful frontline employee participation.

Frontline Transit Worker Representatives shall participate in:

- Annual review of the Public Transportation Agency Safety Plan.
- Identification of safety hazards and operational concerns.
- Review of safety performance data and safety performance targets.
- Participation in Safety Committee meetings.
- Review of accident, incident, and safety event trends.
- Review and recommendation of safety risk mitigations.
- Review of corrective actions developed in response to identified hazards, safety events, or safety performance deficiencies.

Metro McAllen shall provide Frontline Transit Worker Representatives reasonable access to safety information necessary to support participation in PTASP development and review activities.

The Chief Safety Officer shall document all participation by Frontline Transit Worker Representatives through meeting agendas, attendance records, meeting minutes, recommendations, correspondence, and other supporting documentation.

Metro McAllen shall maintain records demonstrating cooperation with Frontline Transit Worker Representatives for a minimum of three years in accordance with PTASP record retention requirements.

Evidence of cooperation shall include appointment letters, meeting attendance rosters, meeting minutes, review comments, recommendations, and other records demonstrating active participation in the PTASP process.

I. Frontline Transit Worker Representatives (2026)

- Representative #1: Sandy Phillips
- Position: Frontline Working Supervisor
- Date Appointed: 6/12/26
- Representative #2: Juan Salazar
- Position: Transit Operator
- Date Appointed: 6/12/26
- Representative #3: Carlos Perales
- Position: Transit Operator
- Date Appointed: 6/12/26

B. Safety Committee Charter

The Metro McAllen Safety Committee is established to support the implementation, maintenance, and continuous improvement of the Metro McAllen Public Transportation Agency Safety Plan (PTASP) and Safety Management System (SMS).

The Safety Committee serves as a collaborative body that promotes safety awareness, identifies safety hazards, reviews safety performance, evaluates risk mitigation strategies, and provides recommendations to agency leadership regarding transit safety matters.

C. Authority

The Safety Committee operates under the authority of the Director of Transit, who serves as the Accountable Executive for Metro McAllen's Public Transportation Agency Safety Plan.

The Committee serves in an advisory capacity and may provide recommendations regarding safety concerns, safety performance targets, hazard mitigation measures, accident prevention initiatives, training needs, and continuous safety improvement opportunities.

D. Membership

The Safety Committee shall consist of representatives from management and frontline transit employees.

Membership may include:

- Director of Transit (Accountable Executive)
- Safety Coordinator (Chief Safety Officer/SMS Executive)
- Assistant Transit Director
- Operations Representative
- Maintenance Representative
- Frontline Transit Worker Representative
- Frontline Transit Worker Representative

Additional personnel may participate as subject matter experts when requested by the Committee.

E. Responsibilities

The Safety Committee shall:

1. Review the PTASP annually.
2. Review safety performance measures and safety performance targets.
3. Review accidents, incidents, hazards, and safety events.
4. Review results of safety investigations.
5. Evaluate safety risk assessments and mitigation strategies.
6. Recommend corrective actions to reduce safety risks.
7. Review employee safety concerns and recommendations.
8. Promote a positive safety culture throughout Metro McAllen.
9. Support implementation and continuous improvement of the Safety Management System.
10. Participate in the annual PTASP review and update process.

F. Meetings

The Safety Committee shall meet at least quarterly.

Additional meetings may be called by the Safety Coordinator or Accountable Executive when necessary to address significant safety concerns or emerging hazards.

G. Meeting Documentation

The Safety Coordinator shall maintain:

- Meeting agendas
- Attendance records
- Meeting minutes
- Recommendations
- Corrective action tracking records

All records shall be retained for a minimum period of three years.

H. Decision Making

The Safety Committee shall seek consensus whenever possible.

Recommendations shall be documented in meeting minutes and forwarded to City of McAllen Risk Management Safety Committee for review and consideration.

I. Communication

Committee recommendations and safety concerns shall be communicated to the Director of Transit and other appropriate management personnel.

Safety information and committee activities may also be communicated to employees through safety meetings, bulletins, training sessions, electronic communications, and other established methods.

J. Annual Review

This Charter shall be reviewed annually during the PTASP review process and revised as necessary to ensure continued compliance with applicable Federal Transit Administration requirements and Metro McAllen safety objectives.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.A.

DATE SUBMITTED

06/10/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Rio - Delta Engineering
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/10/2026
Omar Sotelo	Approved - 06/10/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: June 22, 2026

SUBJECT: 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.

Imperio Estates Phase II Subdivision is a proposed 37-lot single family home subdivision. The subject property is located on the east side of N. 29th Street, approximately 300 ft. south of Incarnate Word Avenue. According to the submitted plat, the property consists of 8.86-acres. Surrounding land uses include single-family residences, Blanca E. Sanchez Elementary, and the McAllen Youth Baseball Complex.

The project engineer, on behalf of the developer, submitted the following variance requests: 1) exceed the maximum block length, and 2) No Southward extension of North 27th Lane.

Variance request number one is to allow a block length to exceed the maximum 200 ft. - 800 ft. or twelve lots, whichever is less, as required in the new UDC in Section 5.3 for an R-1 District. The proposed length is approximately 945 ft with no connection to the south side.

Variance request number two is not to extend North 27th Lane to the south side. The recorded subdivisions to the north have dedicated 50 ft. ROW for North 27th Lane and this subdivision will extend the street northward, however, the subdivision to the south received a variance to not extend N. 27th street through their project. The basis for this request is that no street exists to the south to connect to.

The development team reviewed the variance requests and have indicated no objections to the two requests.

RECOMMENDATION:

The Planning and Zoning Commission considered the subdivision in revised preliminary form at the meeting of June 2, 2026. Following discussion, the board approved the subdivision in revised preliminary form subject to conditions, drainage, and utility approval and recommended approval of both variance requests. There were six members present and voting.

OPTIONS:

1. Approve the variances as requested by the applicant and recommended by the Planning and Zoning Commission.
2. Disapprove the variance requests.
3. Table the variance request for additional information.

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Imperio Estates Phase II Subdivision</i>
Owner Name	<i>Hollywood Development & Construction, LLC</i>
Engineering Firm	<i>Rio Delta Engineering</i>
Existing Zoning	<i>R-1 (Low-Density Residential)</i>
Proposed Zoning	<i>R-1 (Low-Density Residential)</i>
Number of Lots	<i>37</i>

City of McAllen Planning Department

City of McAllen

Planning Department

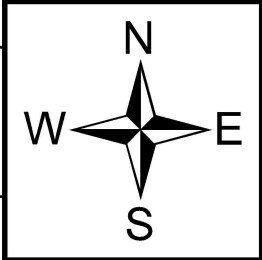
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)

****Information provided here by the applicant does not guarantee that the Commission will grant a variance.**

*****Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.**

Reason for Appeal	VARIANCE	1.	Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
		1)	The block length variance is necessary due to the required alignment with the existing right-of-way to the north
	1) BLOCK LENGTH	2.)	A cul-de-sac is proposed instead of a stub-out, as the adjoining property to the south has an approved
			variance to not provide a stub-out connection.
	2) CUL-DE-SAC	2.	Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
		1)	Block length cannot be reduce due to the alignment of 27th street with the existing righth-of-way north of the subdivision, making compliance impractical.
			2) A cul-de-sac is being proposed in accordance with Fire Department regulations, the variance is necessary to accomodate this requirement while allowing reasonable development of the property.
		3.	Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
			The proposed variance will not adversely affect adjoining properties and will maintain adequate access and functionality for the development.
		4.	Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
			The variance is specific to the constraints of this property and will no interfere with adjacent properties.



LOCATION

**STONE RIDGE ESTATES
SUBDIVISION**

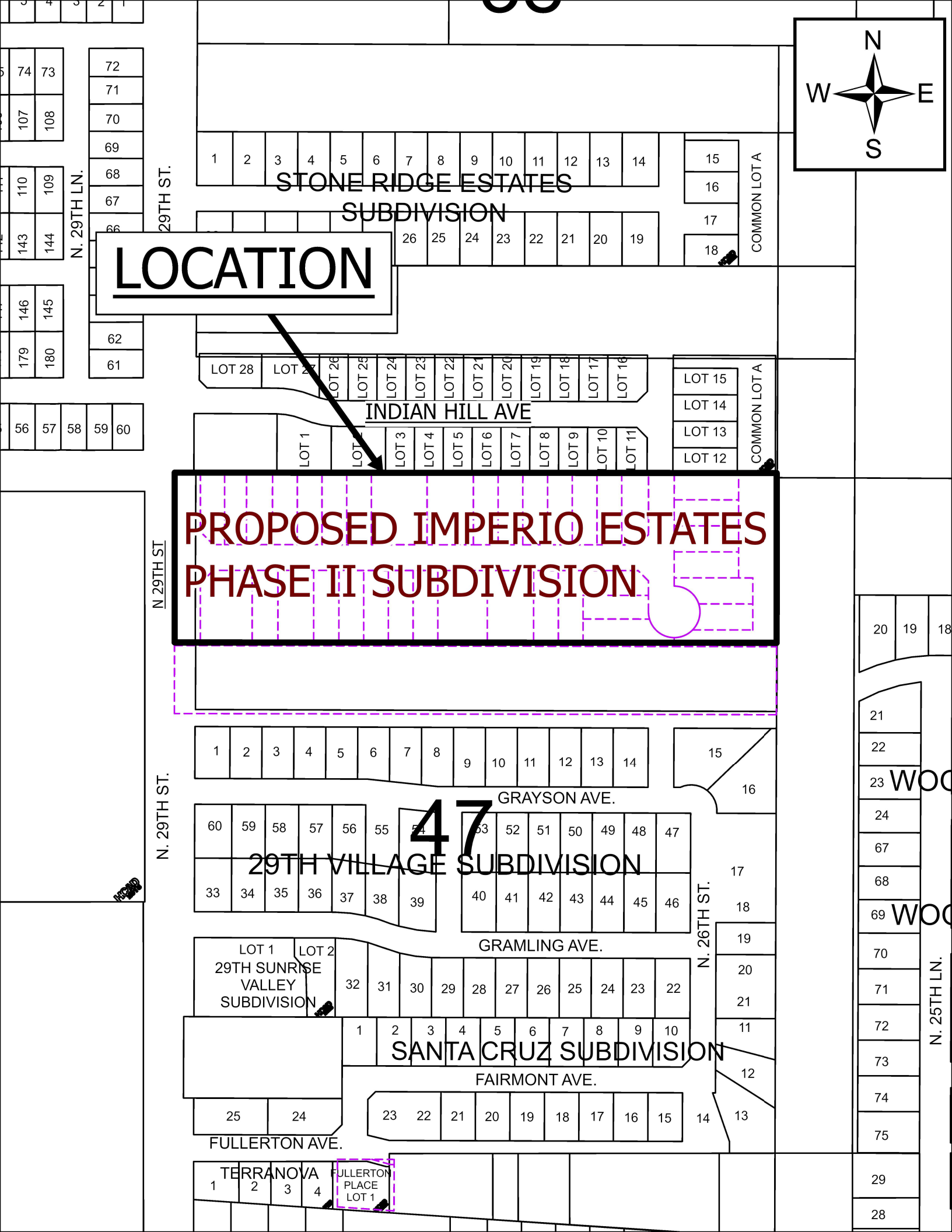
INDIAN HILL AVE

**PROPOSED IMPERIO ESTATES
PHASE II SUBDIVISION**

29TH VILLAGE SUBDIVISION

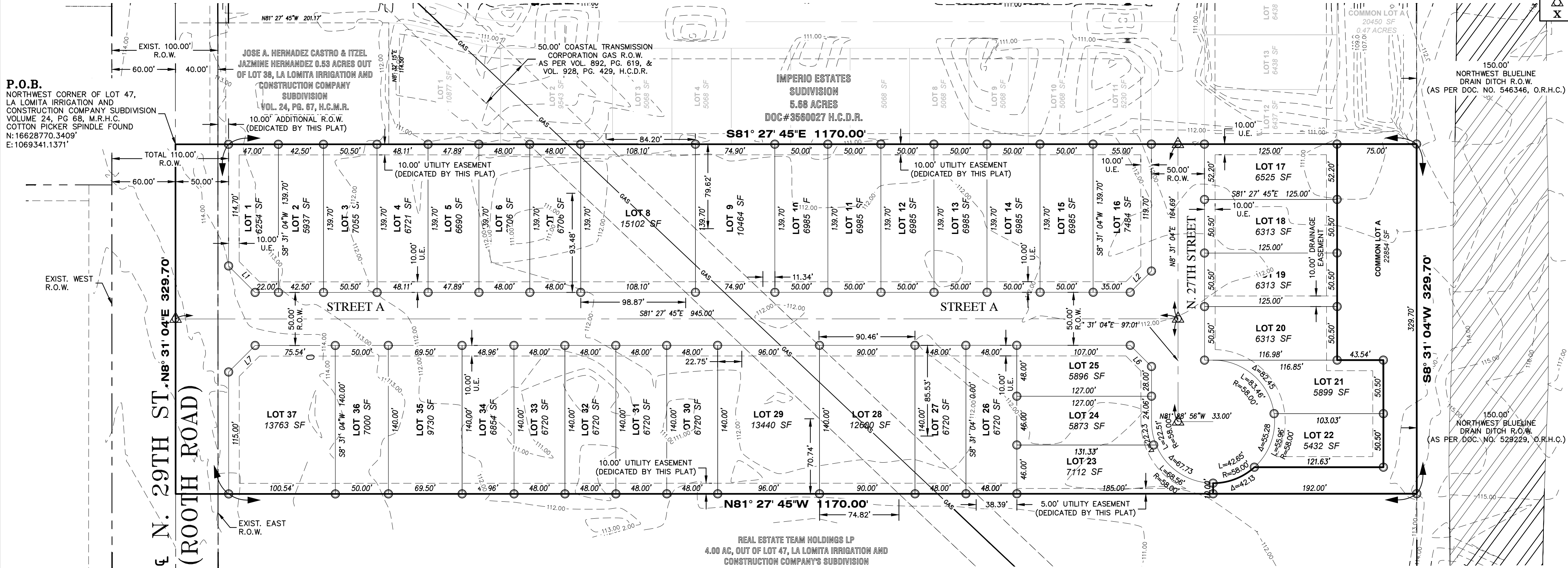
SANTA CRUZ SUBDIVISION

**TERRANOVA
FULLERTON PLACE
LOT 1**

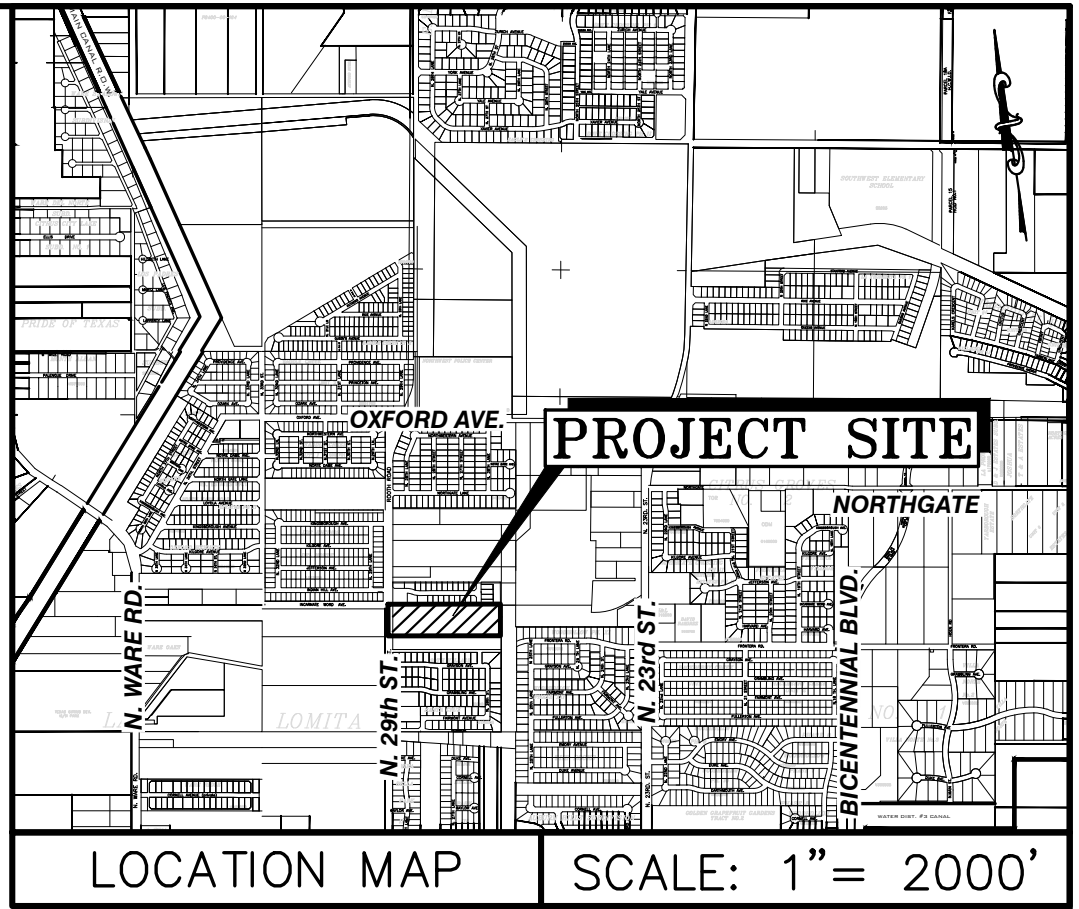


IMPERIO ESTATES PHASE II SUBDIVISION

BEING A 8.86 ACRES TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS



ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
N.W.C.	NORTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.O.T.	LOT LINE
D.E.	DRAINAGE EASEMENT
LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE



SCALE: 1" = 60'
8225 OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

GENERAL PLAT NOTES:

- THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "X" (SHADED) WHEN PERTAINING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0325 D MAP REVISED JUNE 8, 2000.
- ZONE "X" (SHADED) - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D MAP REVISED: JUNE 8, 2000.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAGD 1929) OR 107.15 (NAVD 88) OR 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: 20 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 5 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A DRAINAGE DETENTION OF 37,787 OF OR 0.862 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN COMMON LOT "A". COMMON LOT "A" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. 29TH STREET (ROOTH ROAD) AND BOTH SIDES OF ALL INTERIOR STREETS.
- CITY OF MCALLEN BENCHMARK (MC45) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 23RD AND OXFORD AVENUE. NORTHING=1662088.33742, EASTING= 1072459.620383, ELEV= 111.58 MADS3, NAVD 88.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT, BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG N. 29TH STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- COMMON AREAS, PRIVATE STREETS/DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N.29TH STREET (ROOTH ROAD) WITH EXCEPTION OF LOT 37.
- LOT 37 ACCESS MUST REMAIN AT ITS CURRENT LOCATION.
- A 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTION.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR IMPERIO ESTATES PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER 115662, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, IMPERIO ESTATES PHASE II SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER COMMON LOT A'S TRANSFER OF TITLE TO IMPERIO ESTATES PHASE II SUBDIVISION HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE IMPERIO ESTATES PHASE II SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 110-72, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT NO. 115662, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS IMPERIO ESTATES PHASE II SUBDIVISION, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

JORGE VALDEZ - PRESIDENT/CEO
HOLLYWOOD DEVELOPMENT AND CONSTRUCTION, LLC
4120 N. 12TH ST., APT. 9
MCALLEN, TEXAS 78504

STATE OF TEXAS

COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE VALDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2026.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): HOLLYWOOD DEVELOPMENT AND CONSTRUCTION LLC	4120 N. 12TH ST., APT. 9 McAllen TX. 78504	
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 803-0341
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

HOMEOWNERS' ASSOCIATION ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I, JORGE VALDEZ, PRESIDENT OF IMPERIO ESTATES PH II SUBDIVISION, HOMEOWNERS' ASSOCIATION, (DOCUMENT NUMBER 115662, HIDALGO COUNTY DEED RECORDS), AGREE TO THE CONDITIONS STATED IN NOTE #12 OF THE PLAT NOTES.

JORGE VALDEZ - PRESIDENT/CEO
HOLLYWOOD DEVELOPMENT & CONSTRUCTION LLC
2516 BUDDY OWENS
MCALLEN, TEXAS 78504

STATE OF TEXAS

COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE VALDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2026.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE ____ DAY OF ____ 20____, SUBJECT TO THE FOLLOWING

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAYS EASEMENTS WITH OUT THE EXPRESSED WRITTEN.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER



ON: ____ AT ____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____ DEPUTY

STATE OF TEXAS

COUNTY OF HIDALGO
MAYOR'S CERTIFICATE
I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN

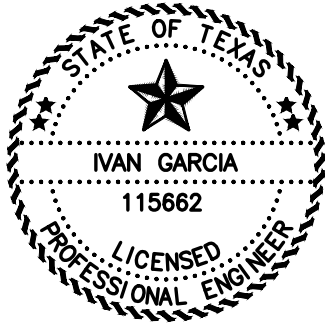
STATE OF TEXAS

COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS - COUNTY OF HIDALGO

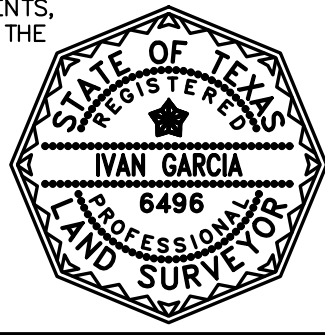
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

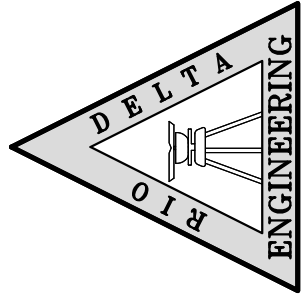
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.



IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

RIO DELTA ENGINEERING

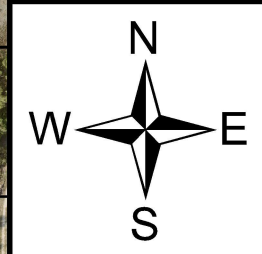
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



CONSTRUCTION

IMPERIO ESTATES SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

PROJECT :
ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
EP/FG/SC
SCALE:
1"=60'
DATE:
APRIL 20, 2026
PROJECT:
SUB 25 048
REVISIONS:
PAGE NO:
1-OF-1



LOCATION

STONE RIDGE ESTATES
SUBDIVISION

INDIAN HILL AVE

PROPOSED IMPERIO ESTATES
PHASE II SUBDIVISION

47
29TH VILLAGE SUBDIVISION

SANTA CRUZ SUBDIVISION

29TH SUNRISE
VALLEY
SUBDIVISION

FULLERTON AVE.

FAIRMONT AVE.

TERRANOVA
FULLERTON
PLACE
LOT 1

N. 29TH ST.
N. 29TH ST.

N. 26TH ST.

N. 25TH LN.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.B.

DATE SUBMITTED

06/10/2026

MEETING DATE

6/22/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Rio Delta Engineering
4. Nature of Request: 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**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 06/10/2026
Omar Sotelo	Approved - 06/10/2026
Michelle Rivera	Approved - 06/14/2026
Martin Canales	Final Approval - 06/15/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approved. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: June 22, 2026

SUBJECT: CONSIDERATION OF VARIANCE REQUESTS TO 1) NOT REQUIRE A NORTH/SOUTH ¼ MILE COLLECTOR ROADWAY, AND 2) EXCEED MAXIMUM BLOCK LENGTH FOR THE PROPOSED THE WOODLANDS SUBDIVISION, HIDALGO COUNTY, TEXAS; 601 S TAYLOR ROAD.

The subject property is located on the east side of S. Taylor Road, approximately 3,000 feet north of Expressway 83. The proposed development consists of four lots, including two commercial lots and two multifamily residential lots. The property was rezoned on April 27, 2026 to M-1 Local Mixed-Use District, which is intended to accommodate medium- to high-density residential development integrated with low- to medium-intensity commercial uses, including retail, office, and service-oriented establishments. The adjacent properties are zoned R-3A (Multifamily Residential Apartment-OC) District to the north and east, R-1 (Single-Family Residential-OC) District to the northwest, and R-1 (Low Density Residential-UDC) District to the south.

The Engineer on behalf of the owner has requested the following variance to 1) waive the requirement for the extension of the ¼-mile collector street, S. 49th Street, as part of the proposed development, and 2) exceed maximum block length south boundary as part of the proposed development.

The first variance request is from Section 5.3.2 of the UDC. Which states block length in the R-3, M-1, M-2 and C-C districts shall not six hundred (600) feet. The basis for the request is that the property immediately adjacent to the south is a private subdivision and is currently in development with no stub-out streets provided to connect.

Variance request number two is from Sections 134-105(c), 134-105(h), and Section 134-105(j)(2) of the Subdivision Ordinance. Which state that the arrangement of streets within a subdivision shall provide for the proper projection of streets into adjoining unsubdivided areas. Additionally, the ordinance requires that collector streets be provided as referenced in the City's Thoroughfare Plan, with a minimum right-of-way width of 60 feet and pavement width as specified by the city. The basis for the request is that there is no existing collector street connectivity in the immediate area, which would result in an isolated roadway segment and similar variances were previously granted to the property immediately adjacent to the south of the subject property.

All reviewing city departments have evaluated the variance requests and have indicated no objections to the two requests.

RECOMMENDATION:

The Planning and Zoning Commission reviewed the subdivision in revised preliminary form, along with the variance requests, at their June 2, 2026 meeting. The Board approved the subdivision in revised preliminary form, subject to the stated conditions, and recommended approval of both variance requests. Six members were present and cast votes.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Approve the variances as recommended by the Planning and Zoning Commission Board.
3. Table the variance requests for additional information.
4. Disapprove the variance requests.

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>The Woodlands Subdivision</i>
Owner Name	<i>MDM Land Company, LLC</i>
Engineering Firm	<i>Rio- Delta Engineering</i>
Existing Zoning	<i>M-1 (Local Mix Use)</i>
Proposed Zoning	<i>M-1 (Local Mix Use)</i>
Number of Lots	<i>5</i>

City of McAllen Planning Department



City of McAllen

Planning Department

REASON FOR APPEAL

1) BLOCK LENGTH.

2) N/S COLLECTOR STREET
ALONG THE EAST BOUNDARY.

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: *(If necessary, please use an additional page to complete responses)*

**Information provided here by the applicant does not guarantee that the Commission will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

1) THE PROPERTY HAS EXISTING DIMENSIONS OF APPROXIMATELY 1,145 FEET AND 1,424.84 FEET, WHICH LIMIT THE ABILITY TO MEET THE 900-FOOT BLOCK LENGTH REQUIREMENT. ADDING A PUBLIC STREET IS NOT PRACTICAL DUE TO THE SITE CONFIGURATION AND WOULD SIGNIFICANTLY REDUCE THE DEVELOPABLE AREA, RESTRICTING REASONABLE USE OF THE LAND.

2) The property is constrained by its size and configuration, and requiring a collector street along the east boundary would significantly reduce the developable area, making it difficult to design a compliant subdivision. Additionally, there is no existing or immediate collector street connectivity in this area, so the requirement would create an isolated segment and impose a disproportionate burden on this tract.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

1) THE VARIANCE IS NECESSARY TO ALLOW REASONABLE DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH ITS ZONING. STRICT COMPLIANCE WOULD REQUIRE ADDITIONAL STREETS THAT ARE NOT FEASIBLE AND WOULD LIMIT THE ABILITY TO UTILIZE THE PROPERTY FOR ITS INTENDED RESIDENTIAL USE.

2) The variance is necessary to allow the property owner to reasonably develop the tract in a manner consistent with applicable subdivision standards. Requiring a collector street along the east boundary would impose an excessive right-of-way dedication and construction burden, significantly limiting the usable area of the property. Granting the variance preserves the owner's ability to develop and utilize the land without imposing constraints that are not proportional to the site or surrounding conditions.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

1) THE DEVELOPMENT CONSISTS OF ONLY EIGHT APARTMENT UNITS, RESULTING IN LOW TRAFFIC AND MINIMAL IMPACT ON INFRASTRUCTURE. ADEQUATE ACCESS FOR RESIDENTS AND EMERGENCY SERVICES WILL BE MAINTAINED. AND NO NEGATIVE IMPACTS TO SURROUNDING PROPERTIES ARE ANTICIPATED.

2) The requested variance will not be detrimental to public health, safety, or welfare, as the proposed subdivision will still comply with all applicable standards for access, drainage, utilities, and emergency services.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

1) THE VARIANCE IS SPECIFIC TO THIS PROPERTY'S CONSTRAINTS AND WILL NOT AFFECT THE ABILITY OF SURROUNDING PROPERTIES TO DEVELOP IN COMPLIANCE WITH SUBDIVISION REGULATIONS. THE LAYOUT DOES NOT INTERFERE WITH FUTURE CONNECTIVITY OR INFRASTRUCTURE.

2) Requiring a collector street along the east boundary at this stage is premature and not supported by existing conditions.

STRIP
LE DEL SOL
HOME PARK
EL PASO
(RECORDED)

DALLAS

HOUSTON

PECOS

LAREDO

WACO

LAND I.S.D. No. 2
(UNRECORDED)

4th. St.
HARY CROSSING
45 44 43 42 41
PHASE III
(UNRECORDED)

40

6 5 4 3 2 1
TAYLOR OAKS

61 62 63 64 65 66
46 45 44 43 42
47

LOT 1 CONTRERAS
SUBDIVISION

CORTEZ SUBDIVISION
LOT 1

LOCATION

**PROPOSED
THE WOODLANDS
SUBDIVISION**

197

THE TREE APARTMENTS
SUBDIVISION

LOT 2

207

CHICAGO AVE.

SHARY LANDING SUB

ERIE AVE

S. 48TH LANE





LOCATION

**PROPOSED
THE WOODLANDS
SUBDIVISION**

197

207

CONTRERAS
SUBDIVISION
LOT 1

CORTEZ SUBDIVISION
LOT 1

CHICAGO AVE
S 48TH LANE
SHARY LANDING SUB
ERIE AVE

LOT 2

THE TREE APARTMENTS
SUBDIVISION

TRIP
LE DEL SOL
HOME PARK
EL PASO
(RECORDED)

DALLAS

HOUSTON

PECOS

LAREDO

VADO

LAND I.S.D. No. 2
(UNRECORDED)

4th St
SHARY CROSSING
PHASE III
(UNRECORDED)

TAYLOR OAKS

61 62 63 64 65 66
48 45 44 43 42



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.A.

DATE SUBMITTED

06/12/2026

MEETING DATE

6/22/2026

1. Agenda Item: Year-To-Date Tax Collection Reports

(1) Current Year Tax Collection Report

(2) Delinquent Tax Collection Report

2. Party Making Request: Rebecca Grimes

3. Applicant:

4. Nature of Request: Presentation of Year-To-Date Tax Collection Reports

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

norma yanez

Created/Initiated - 06/12/2026

Martin Canales

Approved - 06/15/2026

Michelle Rivera

Final Approval - 06/15/2026

8. Staff Recommendation: Approve reports as presented.

9. Advisory Board:

10. City Attorney: Accept -AS

11. Manager's Recommendation: Approved. IJT

Tax Office

Memo

To: Isaac J. Tawil, City Manager

From: Rebecca M. Grimes, Tax Assessor-Collector

Date: June 22, 2026

Re: Year-To-Date Tax Collection Reports

Attached, please find the YTD Tax Collection report from October 1, 2025 – May 31, 2026. The report includes current collections, breakdown collected by Property Type, and percentage of collections. It also summarizes additional collections such as penalties, and other fees collected by the Tax Office.

In addition, you will also find the Delinquent Tax Collection Report for period of February 01, 2026 through May 31, 2026. The report will be presented by Kelly Salazar, Partner for Linebarger Goggan Blair & Sampson LLP.

Please let me know if you have any questions or concerns.

rmg

Attachments (2)



TAX OFFICE
Year-to-Date Collection Report
October 1, 2025 through May 31, 2026

2025 Tax Year	FY 2025-2026	FY 2024-2025
Beginning Balance	70,099,778.47	64,363,642.60
Modifications	-542,890.16	477,232.21
Adjusted Levy	69,556,888.31	64,840,874.81
YTD Base Collected	66,200,833.01	61,818,455.10
Receivable Balance	3,356,055.30	3,022,419.71
YTD Collection Rate	95.18%	95.34%

Breakdown by Property Type

<u>Property Type</u>	<u>Beg. Balance</u>	<u>Modifications</u>	<u>Base Coll.</u>	<u>YTD Rate</u>
Real Estate	62,846,907.66	-477,712.96	59,385,999.47	95.22
Personal Property	7,097,814.68	-64,761.89	6,684,015.80	95.04
Mobile Homes	148,300.83	-408.67	124,272.92	84.03
Minerals	6,755.30	-6.64	6,544.82	96.98
Beginning Balance	70,099,778.47	-542,890.16	66,200,833.01	95.18

Additional Collections & Fees

Late Rendition Penalties	62,696.09
Penalty & Interest(current year)	285,272.00
Attorney Fees(current year)	17,999.05
Tax Certificates	1,320.00
Returned Checks	550.00
Rollback	212,267.76
TRES LAGOS	
Public Improvement District	906,395.12

CITY OF MCALLEN



DELINQUENT TAX COLLECTION REPORT JUNE 22, 2026



1512 SOUTH LONE STAR WAY, EDINBURG, TEXAS 78539 ☎ TEL. (956) 383-4500

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW

1512 S. Lone Star Way ★ Edinburg, Texas 78539
Tel: (956) 383-4500 Fax: (956) 383-7820

June 22, 2026

Mr. Javier Villalobos, Mayor
Mr. Pepe Cabeza de Vaca, Mayor Pro-Tem / Commissioner, District 6
Mr. Tony Aguirre, Jr., Commissioner, District 1
Mr. Joaquin "J.J." Zamora, Commissioner, District 2
Mr. Rolando "Rolly" Rios, Commissioner, District 3
Mr. Rodolfo "Rudy" Castillo, Commissioner, District 4
Mr. Michael Fallek, Commissioner, District 5
City of McAllen
1300 Houston Ave.
McAllen, Texas 78501

RE: Delinquent Tax Collection for the period of February 01, 2026 through May 31, 2026

Dear Mayor Villalobos and City Commission:

The Linebarger Goggan Blair & Sampson, LLP Report highlights our delinquent ad valorem tax collection program on behalf of City of McAllen. Our collection results, as noted herein, indicate our efforts continue to be successful for the City of McAllen.

Please know that we truly appreciate the opportunity to represent City of McAllen on all delinquent ad valorem tax matters. As always, we will continue to provide City of McAllen with quality representation, consistent results, and an ample experienced staff of attorneys, legal assistants and a certified tax assessor collector dedicated to servicing your account. We are available to address any questions you may have or to discuss any concerns that interest you at your convenience.

Sincerely,



Kelly R. Salazar
Capital Partner

Our delinquent tax collection program for the City of McAllen continues to emphasize two basic premises: to work with individual taxpayers to collect taxes owed to the City of McAllen and to only use the tool of litigation as a final option. We listen and continually adapt to your changing needs to ensure that we are providing the best possible service and deliver customized collection programs that yield the best possible results. The following information is an overview of our collections efforts during this reporting period.

MAILINGS

Our extensive mailing program is designed to advise people who have not paid their City of McAllen taxes of their delinquency. During the course of the fiscal year, we send delinquent notices, with varying degrees of intensity to the delinquent taxpayer. The intensity of the notice varies on factors such as: time of year, type of property and the particular needs of the jurisdiction.

2 Demand Mailing – 7,669 Statements Mailed - \$8,469,822 in Base, P&I

CONTACTS

Our comprehensive collection services provide a wide scope of exceptional assistance to City of McAllen and its residents. Equipped with multi-skilled representatives, we create and manage flexible payment plans for taxpayers experiencing any financial hardship.



LITIGATION

Filing a lawsuit to collect delinquent taxes is used as a final resort; after diligent efforts to contact and work with taxpayers are fully exhausted. Once the decision to file suit has been made, a complete property title search is conducted, the taxable property is further identified and all interested parties, including all lien holders, are identified and served with notice of the lawsuit.

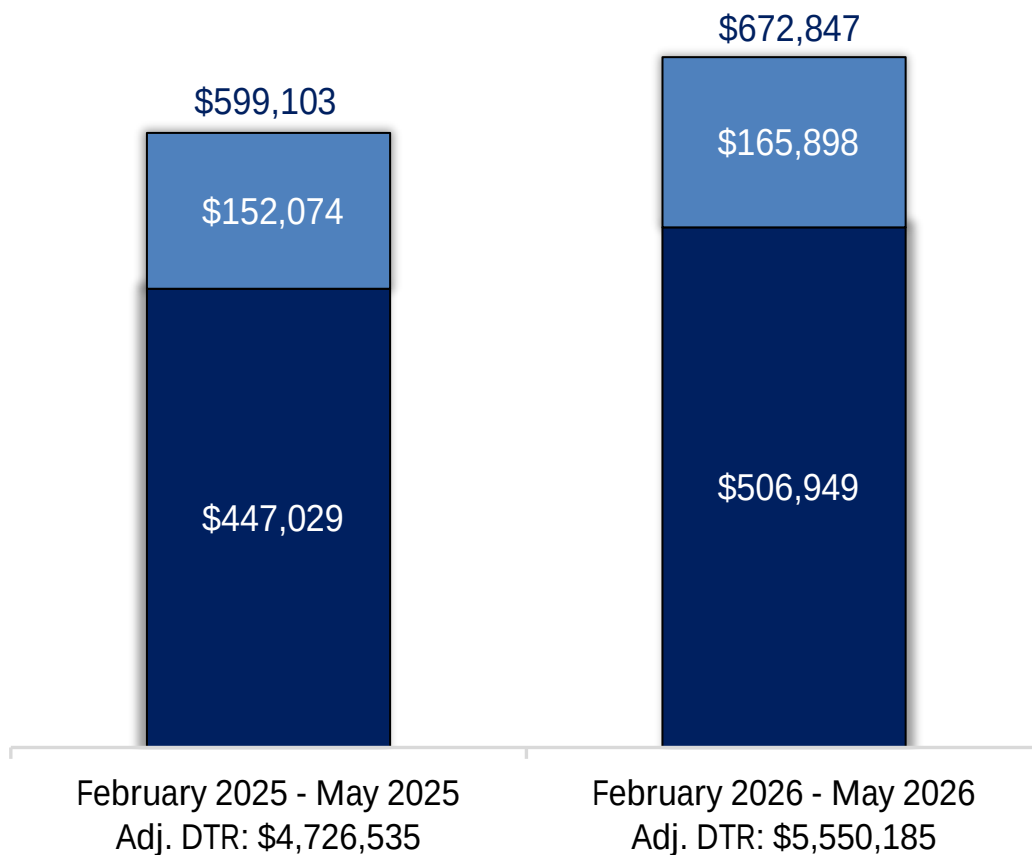
Litigation Activity	Cases	Base, Penalty and Interest
• Lawsuits Filed	81	\$156,951
• Lawsuits Disposed	54	\$142,391
• Judgments Taken	28	\$77,712
• Pending Litigation	338	\$1,224,201

TAX SALES/RESALES

Our Office regularly monitors all judgments obtained on behalf of the City of McAllen. During this reporting period, two (2) properties were scheduled for tax sale. Both were withdrawn prior to the auction date. One property was paid in full, resulting in \$1,462 in collections for the City, while the second was withdrawn to allow the property owner additional time to resolve the delinquency.

COLLECTIONS

FEBRUARY – MAY COLLECTION COMPARISONS



Source: City of McAllen Tax Office Reports

FUTURE OVERVIEW

Our office is committed to making necessary adjustments to our collection procedures and methods to best advocate for the City of McAllen. We will continue to offer firm yet flexible payment options for taxpayers in your jurisdiction.

Review of Pending Judgments and the Filing of Additional Lawsuits

During the next quarter, we will continue to work pending lawsuits for full payment or payment agreements. We will also continue researching the delinquent tax roll for possible new lawsuits; both real and personal property accounts.

Continued Monitoring of Bankruptcy Accounts

As a continuation of our standard operating practice, we will actively monitor and verify accounts in bankruptcy for the payment of taxes, penalties, and interest owed to the City of McAllen.

Scheduling of Property Sales

As properties are taken to judgment, they will be reviewed and checked for payment. Those judgments with no taxpayer response will be further reviewed and scheduled for possible tax sale.

Digital Outreach

Our office utilizes a new outreach initiative to delinquent taxpayers by sending text message reminders in addition to traditional mailed notices. These messages are delivered using a short code (a 5-to-6-digit number regulated by mobile carriers) which enhances legitimacy, security, and reliability while ensuring Linebarger's branding is clearly displayed so residents can easily recognize the sender. Short codes reduce the risk of messages being mistaken for spam, improve delivery rates, and demonstrate compliance with industry standards. A concise summary of the account, a phone number, and direct links to our vetted payment portal—ensuring the process remains simple, transparent, and accessible. When we help people resolve their obligations more easily, we help the district recover vital revenue more efficiently.

Mailing Program

We have completed our scheduled mailing on behalf of the City for the upcoming quarter. In addition to our scheduled mailing, we have implemented a compassionate letter program directed to taxpayers who are otherwise non-responsive to phone calls. These compassionate letters inform the delinquent taxpayer of options available for payment during this difficult period.

Execution of the work plan established for the City of McAllen will include the constant monitoring of collection figures in order to adjust resources and enforce the collection of delinquent taxes. Our collection efforts will also include prosecuting pending suits to conclusion, mailing monthly letters, and filing new suits in order to maximize the collection of taxes. We will continue to work closely with you and your administrative staff to provide assistance and advice on all property tax matters, including changes in the law brought about by amendments to the Texas Property Tax Code.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

7.B.
06/11/2026
6/22/2026

1. Agenda Item: Advisory Board Appointments.

2. Party Making Request: Perla Lara

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:
Emmanuel Garcia
Perla Lara

Created/Initiated - 06/11/2026
Final Approval - 06/11/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: None -AS

11. Manager's Recommendation: None. IJT

Mayor Villalobos

Name	Board Name	Appointment Status	Role	Term End Date
(Vacant Seat) - (Mayor Villalobos)	Convention Center Advisory Board	Vacant Seat	Member	06/22/2028
Alex Muñoz - (Mayor Villalobos)	Golf Course Board	Attendance/Resignation	Member	12/31/2026
Ruben Anthony Fabela - (Mayor Villalobos)	Parks & Recreation Board	Attendance/Resignation	Member	12/31/2026
Fernando Salinas - (Mayor Villalobos)	Traffic Commission	Attendance/Resignation	Member	12/31/2026

Commissioner Rios

Name	Board Name	Appointment Status	Role	Term End Date
(Vacant Seat) - (Comm. Rios)	Friends of Quinta Mazatlan, Inc.	Vacant Seat	Member	12/31/2028
Johnny Arguelles - (District 3)	McAllen Housing Finance Corporation	Termed Out	Chairman	12/31/2025

Commissioner Castillo

Name	Board Name	Appointment Status	Role	Term End Date
Brisa Castillo - (Comm. Castillo)	Convention Center Advisory Board	New Appointment	Member	12/31/2028
(Vacant Seat) - (Comm. Castillo)	Historic Preservation Council	Attendance/Resignation	Member	12/31/2023
Sandy Tawil - (Comm. Castillo)	Library Advisory Board	New Appointment	Member	12/30/2028

Commissioner Cabeza de Vaca

Name	Board Name	Appointment Status	Role	Term End Date
(Vacant Seat) - (Comm. Cabeza de Vaca)	Friends of Quinta Mazatlan, Inc.	Resigned	Member	09/30/2024



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

7.C.
06/09/2026
6/22/2026

1. Agenda Item: Future Agenda Items.

2. Party Making Request: Isaac Tawil

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:
Emmanuel Garcia
Perla Lara

Created/Initiated - 06/09/2026
Final Approval - 06/10/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: None -AS

11. Manager's Recommendation: None. IJT



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.A.

DATE SUBMITTED

MEETING DATE

6/22/2026

1. Agenda Item: 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. Troster Road. **VAR2026-0004**
2. Party Making Request: Omar Sotelo
3. Applicant: David Salinas
4. Nature of Request: 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. Troster Road. **VAR2026-0004**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created -
Omar Sotelo	-
Michelle Rivera	-
Martin Canales	-
8. Staff Recommendation: Staff Recommends Disapproval, however Planning and Zoning Commission Recommended Approval
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: Disapprove. IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: June 8, 2026

SUBJECT: 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.

Hernandez Acres Subdivision is a 2-lot subdivision that consists of 5.16-acre tract of land and is located on the west side of N. Trospers Road, approximately 1,200 feet south of 9 ½ Mile Line. The property is located in the extra-territorial jurisdiction of McAllen, with vacant land, agricultural land and single-family housing in the surrounding area.

There is an existing irrigation canal located on the west side of the property that is owned by United Irrigation District. A 20 ft. R.O.W dedication is required to be dedicated by N. Trospers Road.

Mr. David Salinas, on behalf of the owner, submitted a variance request to not provide for the East-West ¼ mile collector street for the proposed Hernandez Acres.

Variance request is from Sections 134-105(c), 134-105(h), and Section 134-105(j)(2) of the Subdivision Ordinance. These sections state that the arrangement of streets within a subdivision shall provide for the proper projection of streets into adjoining unsubdivided areas. Additionally, the ordinance requires that collector streets be provided as referenced in the City's Thoroughfare Plan, with a minimum right-of-way width of 60 feet and pavement width as specified by the city.

The basis for this request is that placement of the proposed ¼-mile collector street through the middle of the property would significantly impact the developability of the site and leave only a limited amount of frontage remaining north of the collector, making portions of the property effectively unbuildable. Additionally, the applicant stated that the surrounding area does not currently contain a continuous ¼-mile collector street pattern and that properties to the east are already occupied by existing homes, while lands to the west are constrained by the United Irrigation District canal and right-of-way.

However, during discussion, it was noted that the subdivisions to the east, Sharyland Heights and Sharyland Heights Phase II, previously provided the required right-of-way dedication for the future ¼-mile collector street. The City Engineering Department also indicated that the irrigation district canal would not hinder or act as a barrier to future roadway expansion.

City departments reviewed the variance request and determined that relocating the collector street to the north property line as a perimeter collector (30 ft. ROW dedication for future 60 ft. ROW) street would help preserve the developability of the tract while still maintaining the City's long-term transportation planning objectives and future roadway connectivity.

RECOMMENDATION: The Planning and Zoning Commission reviewed the subdivision in revised preliminary form along with the variance request at their meeting of May 19, 2026. The board approved the subdivision in revised preliminary form, subject to the conditions noted and recommended approval of the variance request.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Approve the variances as recommended by the Planning and Zoning Commission.
3. Table the variance requests for additional information.
4. Disapprove the variance request.

SCALE: 1" = 50'

LEGEND

- FOUND 1/2" IRON ROD
 SET 1/2" IRON ROD WITH YELLOW CAP
 MARKED "SEA 5782"
 FOUND CONCRETE MONUMENT
 R.O.W. RIGHT OF WAY
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 H.C.D.R. HIDALGO COUNTY DEED RECORDS
 H.C.M.R. HIDALGO COUNTY MAP RECORDS

ADJOINER:
OWNER: ESPINOZA RAMIRO MARTINEZ &
STELLA TERCERO FLORES
PROPERTY I.D. NO.: 1380041
WARRANTY DEED: 3442009, H.C.D.R.

WEST ADDN. TO SHARYLAND AN IRR. TR
E300.93-W615 LOT 57-4 &
S635-E300.93-W615 LOT 58-4 14.03AC GR
13.89AC NET

WEST LINE OF UNITED IRRIGATION DISTRICT CANAL R.O.W.
272.14'

UNITED IRRIGATION
DISTRICT CANAL ADDN.

EAST LINE OF UNITED IRRIGATION DISTRICT CANAL R.O.W.
177.07'

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GENERAL PLAT NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X UNSHADED".
ZONE "X UNSHADED": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
COMMUNITY PANEL NUMBER: 480334 0300 D
EFFECTIVE DATE: JUNE 6, 2000.
- MINIMUM SETBACKS:
FRONT: 75.0 FEET, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER.
REAR: 15.0 FEET OR GREATER FOR EASEMENT.
INTERIOR SIDE: 6.0 FEET OR GREATER FOR EASEMENT.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF (N. TROSPER ROAD) OR (73.50), WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK TESTBANK LOCATED AT THE SOUTHEAST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND N. CONWAY BLVD. INTERSECTION. ELEV. = 161.02 NAVD83. BM#2 IS A FOUND ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), BEING THE SOUTHWEST CORNER OF PROPOSED LOT 1. ELEV. = 170.23.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,246.82 CUBIC-FEET OR 0.166 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE. RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS) EACH LOT SHALL DETAIN A MINIMUM OF 162.544 C.U.F.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
C. OSSF SYSTEM SHALL COMPLY WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
D. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
E. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
F. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SAUL NEPHTHALI HERNANDEZ	14508 N. TROSPER ROAD	MISSION, TEXAS 78573	(956) 342-3532	NONE
OWNER: JORGE ANGEL HERNANDEZ	14508 N. TROSPER ROAD	MISSION, TEXAS 78573	(956) 249-3958	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOV. 21, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ADJOINER:
OWNER: GUADALUPE & OLIVIA HERNANDEZ
PROPERTY I.D. NO.: 319337
WEST ADDN. TO SHARYLAND
N165°-5330'-W656.25' LOT 58-5
2.41AC. NET
WARRANTY DEED
VOL. 2132, PG. 175, H.C.D.R.

ADJOINER:
OWNER: JUAN & LETICIA LOZANO
PROPERTY I.D. NO.: 561747
WEST ADDN. TO SHARYLAND
N82.5°-5165°-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 556854, H.C.D.R.

ADJOINER:
OWNER: JORGE & MIRIAM HERNANDEZ
PROPERTY I.D. NO.: 562799
WEST ADDN. TO SHARYLAND
S82.50°-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 825762, H.C.D.R.

ADJOINER:
OWNER: MARIA E. LOZANO
A/K/A MARIA ELVIRA LOZANO
PROPERTY I.D. NO.: 562458
WEST ADDN. TO SHARYLAND
S50°-N215°-W391.43° & S115°-N330°-W185.71° LOT 57-5
0.94AC. GR., 0.92AC. NET
GIFT DEED / DOCUMENT NO. 2154589, H.C.D.R.

ADJOINER:
OWNER: GABRIEL & MARIBEL WALLE
PROPERTY I.D. NO.: 675016
WEST ADDN. TO SHARYLAND
N165.33° LOT 57-5
5.01AC. GR., 4.93AC. NET
WARRANTY DEED WITH VENDORS LIEN
DOCUMENT NO. 2247957, H.C.D.R.

ADJOINER:
OWNER: ROBERTO & ROSA M. LOZANO
PROPERTY I.D. NO.: 319315
WEST ADDN. TO SHARYLAND
S115°-N330°-W205.72° LOT 57-5
0.54AC. GR., 0.49AC. NET
WARRANTY DEED WITH VENDORS LIEN
VOL. 3316, PG. 440, H.C.D.R.

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, SAUL NEPHTHALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, AS OWNERS OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS **HERNANDEZ ACRES SUBDIVISION** HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: SAUL NEPHTHALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

WE, SAUL NEPHTHALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **HERNANDEZ ACRES SUBDIVISION** TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: SAUL NEPHTHALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAUL NEPHTHALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

STATE OF TEXAS
CITY OF McALLEN

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

DATE

STATE OF TEXAS
CITY OF McALLEN

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF **HERNANDEZ ACRES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2025.

HIDALGO COUNTY JUDGE

DATE

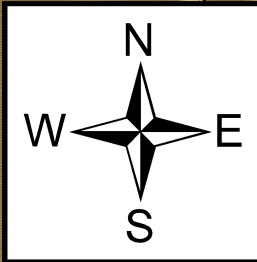
ATTEST:

HIDALGO COUNTY CLERK

DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **HERNANDEZ AC**



LOCATION

**PROPOSED
HERNANDEZ ACRES
SUBDIVISION**

**DOVE FALLS
SUBD.**

N TROSPER RD

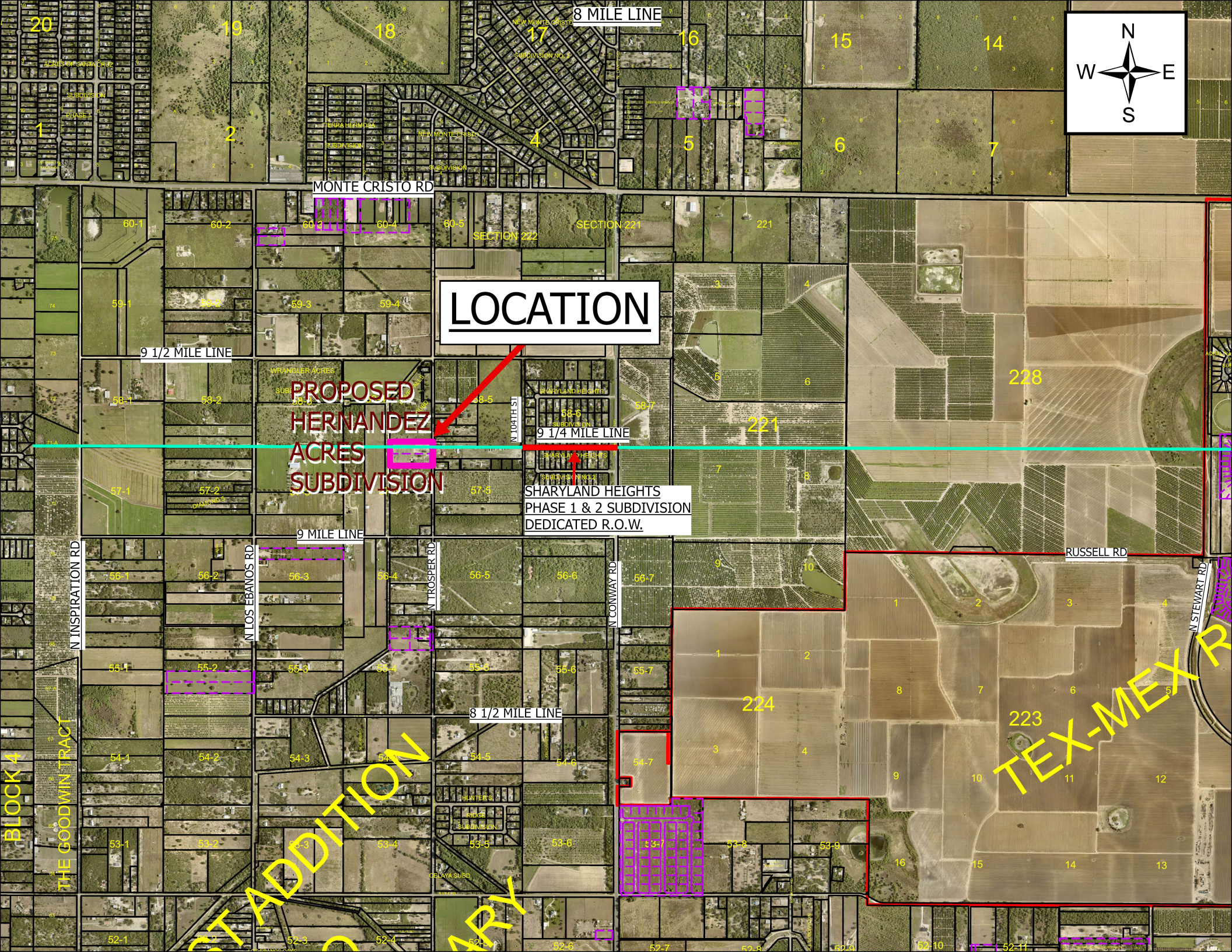
MILE 9 1/2 RD

N 104TH ST

9 1/2 MILE LINE RD

9 1/2 MILE LINE RD

MILE LINE RD



LOCATION

**PROPOSED
HERNANDEZ
ACRES
SUBDIVISION**

**SHARYLAND HEIGHTS
PHASE 1 & 2 SUBDIVISION
DEDICATED R.O.W.**

TEX-MEX P

**LOT ADDITION
TRY**

**BLOCK 4
THE GOODWIN TRACT**



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

9.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: Austin Stevenson
3. Applicant:
4. Nature of Request: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
7. Routing:
Crystal Montano

Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: None. IJT