

**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, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, Assistant City Manager Elvira Alonzo, 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, 1893338 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 Meza 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.

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 Department 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.

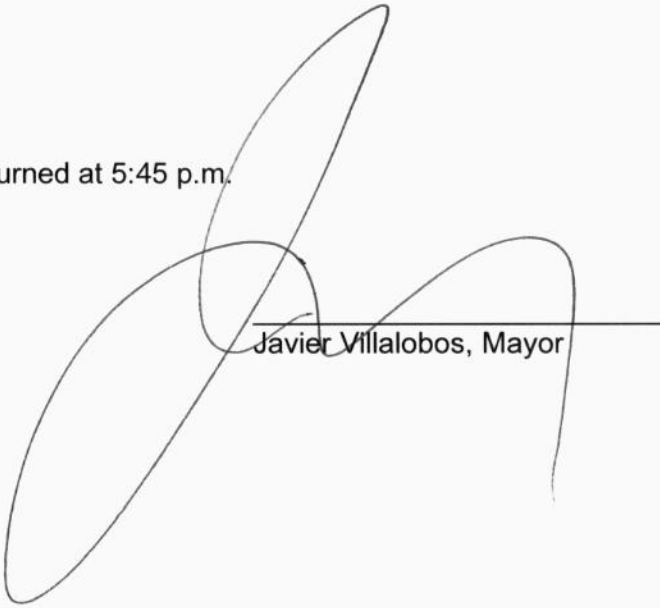
No action.

ADJOURNMENT

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

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary


Javier Villalobos, Mayor