



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, JULY 13, 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** - Texas Film Friendly Certification - Leigh Wooldrige
- PROCLAMATION** - Parks and Recreation Month - Denny Meline

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

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 C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 3-A, Lots 3-A and 4-A Main International Subdivision, Hidalgo County, Texas; 6100 North 10th Street. **REZ2026-0074**

2. Rezoning from R-1 (Single-Family Residential-OC) District to C-1 (Local Commercial-UDC) District: 15.176 acres out of Lot 113, La Lomita Irrigation and

Construction Company Subdivision, Hidalgo County, Texas; 4117 North Ware Road.
REZ2026-0080

3. Rezoning from R-1 (Single-Family Residential-OC) District to R-3 (High-Density Residential-UDC) District: the west 97.5 feet of the east 306.60 feet of the north 360 feet of Lot 14, Stewart's Addition Subdivision, Hidalgo County, Texas; 617 Dallas Avenue. **REZ2026-0081**

4. Request of David Rossow, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke/Vape Shop (Smoking Valley) at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. **CUP2026-0038**

5. Request of Juan M. Villarreal, on behalf of Topsy Aliens, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (Alibi) at the south 25 feet of Lot 9, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 211 South 17th Street. **CUP2026-0039**

6. Request of Abobaker R. Mohamed, on behalf of UR Vape Match LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Vape Shop (UR Vape) at Lot 1, The District Phase I-A Subdivision, Hidalgo County, Texas; 7913 North 10th Street Suite 170. **CUP2026-0042**

7. Request of Mark A. Watts, on behalf of JAM Entertainment Ventures LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Nightclub (Santa Diabla) at Lot 1 and south one foot of Lot 2, Block 25, McAllen Addition, Hidalgo County, Texas; 1704 Dallas Avenue. **CUP2026-0043**

8. ROUTINE CITY INITIATED REZONINGS

a. Rezoning from C-4 (Commercial Industrial-OC) District and 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:

6400 Industrial Center Subdivision, Lot 1, Hidalgo County, Texas 6200 South 10th Street

4400, 4500, 4601, 5000, 5001, 5400, 5401, 5500, 5800, 5801, 5901, 6101 and 6275 South 10th Street (PIDs: 847673, 189348, 189349, 189350, 644888, 644889, 1462774, 644855, 189313, 189362, 189317, 610102, 189330, and 189329)

REZ2026-0073

b. 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:

Tex-Mart #38 Subdivision, Lot 1, Hidalgo County, Texas 5700 South 10th Street

REZ2026-0075

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:

1901 Tanya Avenue Rear (PID: 843512)

1905 Military Highway and Rear (PIDs: 729591 and 729592)
6601 South 10th Street Rear, 6701 South 10th Street Rear, 6801 South 10th Street Rear, and 7200 South 10th Street (PIDs: 20828092, 189331, 190017, and 654315)
7001 and 7301 South 23rd Street (PIDs: 185537 and 185538) **REZ2026-0076**

d. Rezoning from C-3 (General Business-OC), R-3C (Multifamily Residential Condominium-OC), and A-O (Agricultural and 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:

3001 Business Park Subdivision, Lot 1; South 10th Shopping Center Unit 1 Subdivision, Lots 1-2; South 10th Shopping Center Unit 2 Subdivision, Lots 1-2, Hidalgo County, Texas
817 Bales Road
2901 South 10th Street
3113 South 10th Street
3201 South 10th Street
3221 South 10th Street
413, 521, 2721, 3000, 3005, 3013, 3017, 3020, 3300, 3327, 3400, 3601, 3609, and 3900 South 10th Street (PIDs: 200872, 175509, 175508, 175510, 175511, 175512, 189393, 965189, 714035, 189404, 189405, 1305555) 912 and 916 Bales Road (PIDs: 175514 and 560145) 3602 South 2nd Loop (PID: 189406) **REZ2026-0077**

e. 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:

Amended Map of Sowell Subdivision, Lot A; Amended Map of Villas Jardin Subdivision, Lots 1-40; Country Club Condominiums Phase 1, Lots 1-37; Country Club Condominiums Phase 2, Lots 1-37; Country Club Condominiums Phase III, Lots 1-37; Amended Map of Country Club Condominiums Phase IV, Lots 1-36, Hidalgo County, Texas
2400 Country Club Lane
301 Byron Nelson Drive
301 Byron Nelson Drive Units 1-40
14 Villas Jardin Drive
101 and 111 Yuma Avenue
100 and 200 East Yuma Avenue
401 Byron Nelson Drive (PID: 189379) **REZ2026-0078**

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

The Woodlands Subdivision, Lot 1; Lot 2A The Woodlands Subdivision, Lot 2A, Hidalgo County, Texas
700 Sunset Drive

800 Sunset Drive
507 Bales Road (PID: 189384) **REZ2026-0079**

B) CONDITIONAL USE PERMIT:

1. Request of Karla M. Rivera, on behalf of MKZ Night Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (MK'z Nightclub) at Lots 25-34, Resubdivision of Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. **CUP2026-0037**

C) Amending the Zoning Ordinance of the City of McAllen.

D) Public Hearing and Consideration of a request from Juan Lugo, on behalf of Whitefish Ventures, LLC and Whitefish Ventures #1, LLC, for a variance from Sections 6-2 (a) and 6-2 (b) of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code, at Lot 4, 2nd Amending Map of Main Place Subdivision, Hidalgo County, Texas; 1400 Savannah Avenue. **ABC2026-00004**

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 for Workshop and Regular Meeting held June 22, 2026.

B) Consideration and Authorization to enter into an Interlocal Agreement for the donation of a surplus vehicles to the City of Victoria, Tamaulipas, Mexico.

C) Consideration and Approval of an Interlocal Agreement with Caldwell County for the Purchase of a High-Water Rescue Truck (Project No. 07-26-S96-01).

D) Consideration and Approval of an Interlocal Cooperation Agreement between the City of McAllen and VIA Metropolitan Transit for the transfer and conveyance of surplus property (Project No. 07-26-S98-01).

E) Ordinance providing for a budget amendment transferring certain portions of McAllen Public Utility fund balance from the Wastewater Depreciation Fund to the Wastewater Capital Improvement Fund.

F) Ordinance providing for a budget amendment for the FM 2220 Ware Road Pedestrian Crossing.

G) CONSENT RESOLUTION

1. Resolution authorizing the filing of a grant application to the Texas Water Development Board's Water Supply and Infrastructure Grant (WSIG) Program.

2. Amendment to Resolution No. 2026-03 to incorporate language as required by the Office of the Governor for funding under the Fiscal Year 2027 Operation Lone Star Grant Program (OLS) to request funds in the amount of \$508,503.57.

3. Resolution nominating Isaac Tawil to the Texas Municipal League Intergovernmental Risk Pool (TML IRP) Board of Directors.

H) Approval of Tax Refunds over \$500.00

1. Aldrete Gaspar
2. Belterra at Tres Lagos LLC
3. Blan Co
4. CNMK Texas Properties LTD
5. ESSEX Brownell
6. Hydroviv Water Filters
7. Inter National Bank
8. Molina-Ruiz Jose E & Nerea E Mar
9. Richardson Robert & Patricia
10. Weingarten Las Tiendas

3. BIDS/CONTRACTS:

- A)** Consideration and Approval of a Lease Agreement for 'El Muchachito Alegre Mariscos Express LLC' at the Downtown Parking Garage at Parking Garage Food Court.
- B)** Award of Contract for Professional Engineering Services for the New Golf Course Improvements (Project No. 07-26-S95-01).
- C)** Award of Construction Engineering and Inspection Services for the Construction of the FM2220 (Ware Road) Underpass Trail Passing (Project No. 05-26-S50-620).
- D)** Award of Contract for the Construction of the FM2220 (Ware Road) Underpass Trail Passing (Project No. 05-26-C19-1328).
- E)** Award of Contract for the 1st Street at Beaumont Avenue Drainage Improvements (Project No. 06-26-C33-651).

4. ORDINANCES:

- A)** Providing for a Budget Amendment for FM2220 Landscape Medians.
- B)** Providing of an Ordinance for the Fiscal Year 2026–2027 Annual Action Plan, including the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs, and authorizing submission of the plan to the U.S. Department of Housing and Urban Development (HUD).

5. RESOLUTIONS:

- A)** Authorizing the resolution of an application to the HUD Section 108 Loan Guarantee Program.
- B)** Resolution in support of the Texas Department of Transportation's (TXDOT) removal of the Pedestrian Overpass Bridge at 23rd Street between Fresno Avenue and Erie Avenue.

6. VARIANCES:

- A) Consideration of a variance request to not require right-of-way dedication for South 2nd Street for the proposed 7-11 McAllen Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. **VAR2026-0015**
- B) Consideration of variance requests to 1) provide an alley on the north side instead of the required street Right-of-Way width, and 2) not to provide sidewalks on the east side of N. 2nd Lane and on the north boundary for proposed Hidden Groves Subdivision, Hidalgo County, Texas; 8601 N. 2nd Street. **VAR2026-0023**
- C) Consideration of variance a request to reduce the cul-de-sac right-of-way width from 116 feet to 100 feet along Jonquil Avenue for the proposed The Villas at Jonquil Subdivision, Hidalgo County, Texas; 512 Jonquil Avenue. **VAR2026-0024**

7. MANAGER’S REPORT:

- A) Advisory Board Appointments.
- B) Boards and Committees Served by Elected Officials.
- C) Future Agenda Items.

8. 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) Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov’t. Code §551.071.

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 July 7, 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