

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

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **June 22, 2026, at 5:00 PM**, at McAllen City Hall Third Floor (3<sup>rd</sup>) Commission Chambers, with the following present:

Mayor Javier Villalobos, Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios, Commissioner Rodolfo "Rudy" Castillo and Commissioner Michael Fallek

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.

**PRESENTATION**

**TEXAS MUNICIPAL CLERK'S OFFICE ACHIEVEMENT OF EXCELLENCE AWARD**

City Secretary Department was presented with an award.

**PROCLAMATION**

**250<sup>TH</sup> ANNIVERSARY OF AMERICAN INDEPENDENCE**

Commissioner Joaquin Zamora read and presented a proclamation for the 250<sup>th</sup> Anniversary of American Independence.

**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.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

- 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 10<sup>TH</sup> STREET (REAR). REZ2026-0065**

Approved the R-2 UDC Zoning at 11401 North 10<sup>th</sup> Street, in accordance with the Planning and Zoning Commission.

**2. REZONING FROM C-3L (LIGHT COMMERCIAL-OC) DISTRICT AND R-3A (MULTIFAMILY RESIDENTIAL APARTMENT-OC) TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT: AN 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**

Approved the R-3 UDC Zoning at 2315 South McColl Road, in accordance with the Planning and Zoning Commission.

**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**

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for institutional use at 2100 Fir Avenue, in accordance with the Planning and Zoning Commission.

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 to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project offers 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 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 people 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.

**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**

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for institutional use at 601 East Beaumont, in accordance with the Planning and Zoning Commission.

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 offers 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 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 people 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.

## **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**

Approved the R-3 (High-Density Residential-UDC) Zoning 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, in accordance with the Planning and Zoning Commission.

**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**

Approved the R-1 (Low-Density Residential -UDC) Zoning 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, in accordance with the Planning and Zoning Commission.

**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 10<sup>TH</sup> STREET**

**1012-1701 MELBA AVENUE**

**5040-5041 SOUTH MAIN STREET**

**4800-4901 SOUTH 15<sup>TH</sup> STREET**

**4800-4901 SOUTH 17<sup>TH</sup> STREET**

**4401, 4501 AND REARS 1-2, 4601 AND REARS 1-3, 4701, 4730, 5100, 5200, 5208, 5216, 5300 AND 5400 SOUTH OLD 10<sup>TH</sup> 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**

Approved the I-1 (Light Industrial - 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 Street  
1012-1701 Melba Avenue  
5040-5041 South Main Street  
4800-4901 South 15<sup>th</sup> Street  
4800-4901 South 17<sup>th</sup> Street  
4401, 4501 and Rears 1-2, 4601 and Rears 1-3, 4701, 4730, 5100, 5200, 5208, 5216, 5300 and 5400 South Old 10<sup>th</sup> 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, in accordance with the Planning and Zoning Commission

**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 23<sup>RD</sup> STREET REZ2026-0069**

Approved the C-2 (Regional Commercial-UDC) Zoning 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 23<sup>rd</sup> 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**

Approved the C-2 (Regional Commercial-UDC) Zoning for the following properties:

3029 Expressway 83 (PID: 1444065) REZ2026-0070, in accordance with the Planning and Zoning Commission.

**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 10<sup>TH</sup> STREET 620 WICHITA AVENUE 1800 SOUTH 2<sup>ND</sup> STREET (PID: 230477) 1815, 1816, 1900, 1902, 1904, 1906, 1908, 2001, 2011, AND 2101 SOUTH 10<sup>TH</sup> STREET (PIDS: 189484, 154239, 154241, 154240, 173609, 173610, 194176) 1904 SOUTH 11<sup>TH</sup> STREET (PID: 154240) 913 UVALDE AVENUE (PID: 194176) REZ2026-0071**

Approved the C-2 (Regional Commercial-UDC) Zoning 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 10<sup>th</sup> Street 620 Wichita Avenue 1800 South 2<sup>nd</sup> Street (PID: 230477) 1815, 1816, 1900, 1902, 1904, 1906, 1908, 2001, 2011, and 2101 South 10<sup>th</sup> Street (PIDs: 189484, 154239, 154241, 154240, 173609, 173610, 194176) 1904 South 11<sup>th</sup> Street (PID: 154240)

913 Uvalde Avenue (PID: 194176) REZ2026-0071, in accordance with the Planning and Zoning Commission.

**B) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.**

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to amend the Zoning Ordinance and seconded by Commissioner Joaquin Zamora. 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.)**

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda and was seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

**A) APPROVAL OF MINUTES OF WORKSHOP AND REGULAR MEETING HELD JUNE 8, 2026.**

Approved the Minutes of Workshop and Regular Meeting held June 8, 2026, as submitted.

**B) SUBDIVISION MONTHLY REPORT.**

Approved the Subdivision Monthly report.

**C) PROJECT STATUS MONTHLY REPORT THROUGH MAY 31, 2026.**

Approved the Project Status Monthly Report through May 31, 2026.

**D) PARKS MONTHLY PROJECT STATUS REPORT.**

Approved the Parks Monthly Project Status Report.

**E) AWARD OF CONTRACT FOR TRAFFIC SIGNAL AND ILLUMINATION DESIGN ENGINEERING SERVICES FOR BALES ROAD WIDENING FROM 10<sup>TH</sup> STREET TO 2<sup>ND</sup> STREET.**

Awarded a contract to Legacy Engineering Group in the amount of \$ \$69,975 for Traffic Signal and Illumination Design Engineering Services for Bales Widening Project from SH 336 (10<sup>th</sup> Street) to Colonel Rowe Boulevard (2<sup>nd</sup> 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).**

Approved the authorization to Negotiate Scope of Services and Fee Schedules with Top-Ranked Firms: Professional Surveying Services 2026.

**G) CONSIDERATION AND APPROVAL OF AMENDMENT OF CHAMPION LAKES GOLF COURSE GREENSPACE TO PARKS MASTER PLAN.**

Approved the 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.**

Adopted an ordinance providing for a budget amendment in the amount of \$182,500.00 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).**

Awarded a contract to Doggett Heavy Machinery in the amount of \$182,500.00 for the purchase of One (1) Current Model Front Wheel Loader.

**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.**

Approved a 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.**

Approved a 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.**

Approved a 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.**

Approved a resolution by 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.**

Approved a 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.**

Approved tax refunds of over \$500.00.

**1. CABEFRUIT PRODUCE LLC**

Approved a tax refund in the amount of \$1,704.49.

**2. CORELOGIC REFUNDS DEPT. (1)**

Approved a tax refund in the amount of \$1997.79.

**3. CORELOGIC REFUNDS DEPT. (2)**

Approved a tax refund in the amount of \$608.35.

**4. MARIA M. GIRON & ERNEST GUERRA**

Approved a tax refund in the amount of \$568.71.

**5. HALFF ASSOCIATES INC.**

Approved a tax refund in the amount of \$1,293.64.

**6. MEYMAR PROPERTY HOLDINGS LLC**

Approved a tax refund in the amount of \$5,275.62.

**7. SUERTE GROUP**

Approved a tax refund in the amount of \$3,339.39.

**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).**

Staff recommended award of contract to Halff Associates, Inc. in the amount of \$110,500.00, for the City of McAllen New Golf Course Hydrologic & Hydraulic Analysis Project.

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

- B) CONSIDERATION AND ACTION TO AWARD TERM CONTRACT FOR A POURING RIGHTS AGREEMENT (PROJECT NO. 04-26-S72-125).**

Staff recommended award of contract to Pepsi for Pouring Rights Agreement.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to award the contract as recommended and was seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried with 5 votes in the affirmative and Commissioner Joaquin Zamora voting against.

**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**

Staff recommended adoption of an ordinance providing for the abandonment of a 40-ft. County Right-of-Way of land at 1300 Military Highway.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and was seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

- B) PROVIDING FOR A BUDGET AMENDMENT OF FISCAL YEAR 2025-2026 FOR THE AIRPORT IMPROVEMENT PROJECT.**

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$141,850.00 for Fiscal Year 2025-2026 for the Airport Improvement Project.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.



**5. RESOLUTION:**

**A) RESOLUTION FOR AN UPDATE TO THE PUBLIC TRANSPORTATION AGENCY SAFETY PLAN.**

Staff recommended approval of the resolution providing for an update to the Public Transportation Agency Safety Plan to remain in compliance with FTA regulations and to continue to be eligible for grant funds.

Commissioner Joaquin Zamora moved to approve the resolution as recommended and was seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

**6. VARIANCES**

**A) CONSIDERATION OF VARIANCE REQUESTS TO 1) EXCEED THE MAXIMUM BLOCK LENGTH; 2) NO SOUTHWARD EXTENSION OF NORTH 27<sup>th</sup> LANE FOR PROPOSED IMPERIO ESTATES PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS; 8600 N. 29<sup>TH</sup> STREET. VAR2026-0022**

Staff recommended approval of variance requests to 1.) exceed the maximum block length; 2.) no southward extension of North 27<sup>th</sup> Lane for 8600 North 29<sup>th</sup> Street.

Commissioner Joaquin Zamora moved to approve the variance as recommended and was seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

**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**

Staff recommended approval of variance requests to 1.) exceed the maximum block length, and; 2.) not require a north/south 1/4-mile collector roadway for 601 South Taylor Road.

Commissioner Rolando "Rolly" Rios moved to approve the variance as recommended and was seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

**7. MANAGER'S REPORT**

**A) YEAR-TO-DATE TAX COLLECTION REPORTS  
(1) CURRENT YEAR TAX COLLECTION REPORT  
(2) DELINQUENT TAX COLLECTION REPORT**

Staff gave a presentation of Year-to-Date Tax Collection and Delinquent Tax Collection Reports.

**B) ADVISORY BOARD APPOINTMENTS.**

Convention Center Advisory Board:

Commissioner Rodolfo "Rudy" Castillo nominated Brisa Castillo to the Convention Center Advisory Board.

McAllen Library Board:

Commissioner Rodolfo "Rudy" Castillo nominated Sandy Tawil to the McAllen Library Board.

Friends of Quinta Mazatlan:

Commissioner Rolando "Rolly" Rios nominated Maria Cuellar Munoz.  
Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca nominated Leslie Wilson.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the nominations and was seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

**C) FUTURE AGENDA ITEMS.**

Items of upcoming workshops were reviewed as follows:

- Quarterly Update of the AEP Temporary Use of City Property Agreement
- Workshop/Retreats



- Convention Center/Performing Arts Master Plan Update

**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**

Commissioner Antonio "Tony" Aguirre, Jr. moved to remove said item from the table and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

Staff recommended disapproval, however Planning and Zoning Commission recommended approval.

Commissioner Joaquin Zamora moved to approve Option 2 of the recommended variance and was seconded by Commissioner Rolando "Rolly" Rios. The motion carried unanimously.

**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).**

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.087 Economic Development on Item 9A.

Mayor Javier Villalobos recessed the meeting at 5:38 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 6:29 pm and noting the following city commission members present: Mayor Javier Villalobos, Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios, Commissioner Rodolfo "Rudy" Castillo and Commissioner Michael Fallick

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

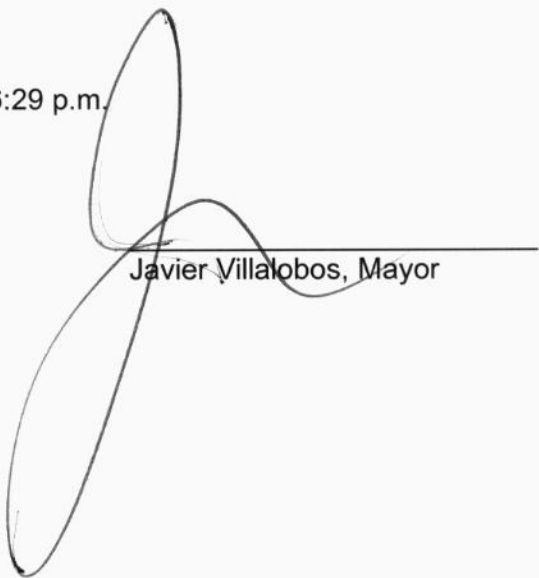
No action.

**ADJOURNMENT**

Without objection the meeting was adjourned at 6:29 p.m.

Attest:

  
\_\_\_\_\_  
Perla Lara, TRMC/CMC, CPM  
City Secretary

  
\_\_\_\_\_  
Javier Villalobos, Mayor