



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 27, 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 Rolando "Rolly" Rios

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: 1.25 Acres (E. 341'- S. 160'), and 0.26 Acres (W. 280.98'- E. 340.91'- N. 40'- S. 200') out of Lot 3, J.H. Beatty's Subdivision, Hidalgo County, Texas; 4811 North Ware Road. **REZ2026-0082**

2. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, LAR-LIN UT No. 2 Subdivision, Hidalgo County, Texas; 721 North McColl Road. **REZ2026-0083**
3. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Hunter's Cove Commercial Plaza Subdivision, Hidalgo County, Texas; 5600 North Ware Road. **REZ2026-0084**
4. Rezoning from R-3A (Multifamily Residential Apartment-OC) and C-3 (General Commercial-OC) Districts to R-3 (High-Density Residential-UDC) District: 11.183 acres out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2801 North Jackson Road. **REZ2026-0088**
5. Rezoning from C-3 (General Business-OC) District to M-2 (Regional Mixed Use-UDC) District: Lots 47-58, Block 2, International Center Subdivision, Hidalgo County, Texas; 4400, 4502, 4504, 4506, and 4508 North 23rd Street. **REZ2026-0092**
6. ROUTINE CITY INITIATED REZONINGS
 - a. 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:
 McAllen South Industrial Park Phase 1 Subdivision, Lots 3-5; McAllen South Industrial Park Phase 2 Subdivision, Lots 1-2 and 6-10; Las Palmas Industrial Park Subdivision, Lots 2-4, 6-8 and 10-12; Las Palmas Industrial Park Phase 1 Lots 1A, 5A & 9A Subdivision, Lots 1A, 5A and 9A, Hidalgo County, Texas
 7601, 7701 and 7801 South 10th Street
 601, 701 and 801 Oaxaca Avenue
 5701 and 6201 South Main Street
 1401-1601 Durango Avenue
 5700 – 6600 South 16th Street
 600-801 Nicaragua Avenue
 7701 South 6th Street and Rears 1-2 (PID: 189984, 1460822 and 189987)
 7600 South 10th Street and Rears 1-2 (PID: 1036805, 1020462 and 1020519)
 7601 South 10th Street (PID: 1128287)
 7609 South 10th Street (PID: 1123003)
 7900 South 10th Street (PID: 189954)
 212 Dicker Road (PID: 1473427)
 8024 South 10th Street (PID: 517619)
 8400 South 10th Street (PID: 189996)
 7501 South 10th Street Rear 3(PID: 1020775)
 7509 South 10th Street Rears 1-2 (PID: 1019727 and 1179789)
 1401 Durango Avenue Rear (PID: 190019)
 8401 South 10th Street (PID: 189992)
 1319 South St Hwy 336 (PID: 343376)
 1099 South St Hwy 336 (PID: 189989)
 700 Dicker Road (PID: 189990)

7401 South 10th Street Rear (PID: 1020775)
7401 South 10th Street and Rears 1-7 (PID: 458478, 189950, 1460818, 189951, 189949, 517050, 189948 and 1380619)
7405 South 10th Street (PID: 189952)
7501 South 10th Street and Rear (PID: 189981 and 1380586)
8217 South 10th Street and Rear (PID: 189986 and 816595)
8413 South 10th Street and Rear (PID: 189985 and 1467799)
500 Dicker Road (PID: 189988)
600 Dicker Road (PID: 189993) **REZ2026-0089**

b. 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:

Pyxis Heights Subdivision, Lot 1, and The Heights at McColl Subdivision, Lots 78-150 and Lot A, Hidalgo County, Texas
901 East Yuma Avenue
700-1021 East La Cantera Avenue
700-1017 East Myrtle Beach Avenue
2701, 2705, 2709, 2713, 2717 and 2801 South “J” Street
1200 East Yuma Ave Rear 2 (PID: 231204)
3601, 2501 South McColl Road and Rear (PID: 290277, 1075582 and 290247)
REZ2026-0091

c. Rezoning from C-1 (Office Building-OC), C-3L (Light Commercial-OC), and C-3 (General Business-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:

Palmridge Subdivision No. 2, Lot 1; San Sebastian Subdivision, Lots 1-2; Driscoll Subdivision Phase 2, Lot 1; Plaza on Ridge Road Subdivision, Lot 1; Driscoll Subdivision, Lots 1-2; Ridge Commerce Lot 1-A Subdivision, Lot 1-A; Ridge Crossing Subdivision, Lots 1-3; Ridge Crossing Subdivision No. 2, Lot A; Palmridge Park Lot 1A Subdivision, Lot 1A; Medical Treatment and Education Center Subdivision, Lots 1-2; Yuma Subdivision, Lot 1; Just A Closet #4 Subdivision, Lot 1; South Texas College Nursing Campus Subdivision, Lot 1; South Texas College West Nursing Campus Subdivision, Lot 1; Doctores.com Subdivision, Lot 1; and Ridgeview Place Unit No. 3 Subdivision, Lot 1, Hidalgo County, Texas 301,600, 620 700, 701, 717, 900, 1101, and 1120 East Ridge Road
1900 and 2100 South “K” Center Street
1901, 2000, 2100, 2101, 2400, and 2416 South McColl Road
901 and 1101 East Vermont Avenue
500 East Yuma Avenue
112 East Toronto Avenue
2000 South Cynthia Street
1501, 2051, 2100, 2300, 2316, and 2400 South McColl Road (PIDs: 290226, 290229, 960735, 630446, 347638, 1308504, and 290241)
101, 901, 1001, and 1001 (Rear) East Ridge Road (PIDs: 230247, 502637,

1124349, 658312, and 290228)
40, 106, and 108 East Toronto Avenue (PIDs: 290235, 290238, and 572985)
1101 East Vermont Avenue (PID: 604021)
2105 South 2nd Street (PID: 290237)
500 East Wichita Avenue (PID: 670552) **REZ2026-0090**

d. Rezoning from R-1 (Single-Family Residential-OC) and A-O (Agricultural and Open Space-OC) Districts under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

5600 South McColl Road Rear 2 (PID: 290309)
5000 South McColl Road Rear 2 (PID: 290302)
5600 South McColl Road Rear (PID: 290308)
5900 South McColl Road Rear (PID: 290310 and 290311)
6200 South McColl Road Rear (PID: 290325)
7400 South McColl Road (PID: 581955)
7600 South McColl Road (PID: 290335)
7201 South McColl Road and Rear (PID: 1131791 and 290331)
7301 South McColl Road and Rear (PID: 1132141 and 1074539)
7401 South McColl Road (PID: 1131800)
7501 South McColl Road (PID: 1131790)
7615 South McColl Road (PID: 20827728) **REZ2026-0085**

e. Rezoning from A-O (Agricultural and Open Space-OC) Districts under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

100 El Rancho Road and Rears 1-2 (PID: 290293, 290294, 290295, 290296)
4500 South McColl Road and Rear (PID: 290300 and 290301)
5000 South McColl Road and Rear (PID: 290304 and 290303)
5400 South McColl Road (PID: 290307)
4601 South McColl Road (PID: 290299)
5001 South McColl Road (PID: 290305)
5401 South McColl Road (PID: 290306)
4600 South Jackson Road (PID: 231270)
5000 South Jackson Road (PID: 231271)
5300 South Jackson Road (PID: 231284)
6300 South McColl Road and Rears 1-2 (PID: 290324, 959522, 959538)
6600 South McColl Road Rear (PID: 290326)
6700 South McColl Road Rear (PID: 346354)
6800 South McColl Road (PID: 290328)
6900 South McColl Road (PID: 290332)
7000 South McColl Road (PID: 842182)
6301 South McColl Road (PID: 842215)
6401 South McColl Road (PID: 290321)
6501 South McColl Road (PID: 290329)
6801 South McColl Road (PID: 290330)
6200 South Jackson Road (PID: 231289)
6400 South Jackson Road (PID: 231293)
6600 South Jackson Road (PID: 231294)

6728 South Jackson Road (PID: 959521)
6900 South Jackson Road Rear (PID: 231295) **REZ2026-0086**

B) CONDITIONAL USE PERMIT:

1. Request of Graciano Alvarado, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Precopa Bar) at the South 26 feet of the North 39.5 feet of Lot 5, Block 25, McAllen Addition Subdivision, Hidalgo County, Texas; 306 South 17th Street. **CUP2026-0049**

C) 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 July 13, 2026.

B) Subdivision Monthly Report.

C) Parks & Recreation Monthly Project Status Report.

D) Project Status Monthly Report through June 30, 2026.

E) CONSENT COOP PURCHASES

1. Award of Contract for the Purchase of Fire Department Emergency Mobile Radios (Project No. 07-26-P40-01).

F) CONSENT RESOLUTION

1. Resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department for funding under the Fiscal Year 2027 Local Park Grant Program to request funding in the amount of \$750,000.00.

G) Consideration and Approval of an Interlocal Agreement with Bloomington Public Transportation Corporation for Piggyback Purchase of the Computer-Aided Dispatch / Automated Vehicle Location (CAD/AVL) System (Project No. 07-26-S97-01).

H) Award of Contract for the Purchase of a Computer-Aided Dispatch / Automated Vehicle Location (CAD-AVL) System (Project No. 07-26-S103-01).

I) Award of Contract for Construction of the McAllen Heritage Center New Storage Building (Rebid) (Project. No. 07-26-C34-984).

J) Consideration and Authorization to Negotiate Scope and Fees with Top Ranked Firms for McAllen's Intelligent Transportation Systems (ITS) Plan (Project No. 05-26-S65-513).

K) Consideration and Authorization to Negotiate Scope and Fees with Top Ranked Firms for McAllen's Active Transportation Plan (ATP) (Project No. 05-26-S64-513).

L) Award Contract to Top Ranked Vendor for the Cloud-Based Flight Information Display System (FIDS), Gate Information Display System (GIDS), Baggage Information

Display System (BIDS), Terminal Public Address (PA) system upgrade at McAllen International Airport (Project No. 05-26-C30-276).

- M)** Consideration and Approval of payment authorization for two (2) Fire Department UTV Medical Units through the Office of the Governor Fiscal Year 2025 Border Zone Fire Departments Grant Program.

3. BIDS/CONTRACTS:

- A)** Award of Contract for Los Encinos Turf Field to Texas Artificial Turf & Design, LLC. (Project No. 07-26-C35-01).
- B)** Consideration and Approval of Recommendations for the City of McAllen Employee Health Plan.
- C)** Award of Contract for the Purchase and Installation of a New Fire Alarm System for the Convention Center utilizing Cooperative Pricing. (Project No. 07-26-S105-01)

4. VARIANCE:

- A)** Consideration of a variance request to the interior streets ROW and Paving width requirements for proposed Villas at Tres Lagos Phase II Subdivision, Hidalgo County, Texas; 5600 Tres Lagos Blvd. **VAR2026-0026**

5. MANAGER'S REPORT:

- A)** Future Agenda Items.

6. 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.
- C)** Consultation with City Attorney regarding pending litigation. 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.

CERTIFICATION

I, the undersigned authority, do hereby certify that the above notice of meeting and agenda for the City of McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the City of McAllen Board of Commissioners on July 21, 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