

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

The McAllen Board of Commissioners convened a **Regular Meeting** on Monday, **July 13, 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, 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.

**PRESENTATION**

**TEXAS FILM FRIENDLY CERTIFICATION**

A presentation for Texas Film Friendly Certification was made by the McAllen Chamber of Commerce.

**PROCLAMATION**

**PARKS AND RECREATION MONTH**

Commissioner Rolando "Rolly" Rios presented a proclamation for National Parks and Recreation Month.

**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**

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.

Commissioner Michael Fallek announced that he had a conflict with Items 1A2 and 1A8 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict with the City Secretary.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda except for item 1A5 to be addressed separately. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously.

**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 10<sup>TH</sup> STREET. REZ2026-0074**

Approved the C-2 Zoning at 6100 North 10<sup>th</sup> Street, in accordance with the Planning and Zoning Commission.

**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**

Approved the C-1 Zoning at 4117 North Ware Road, in accordance with the Planning and Zoning Commission.

**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**

Approved the R-3 Zoning at 617 Dallas Avenue, in accordance with the Planning and Zoning Commission.

**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**

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a smoke/vape shop at 2200 Trenton Road, Suite 2A, in accordance with the Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of a residential use/zone;
- 2) The abovementioned businesses must be as close as possible to a major arterial and shall not allow the traffic generated by such businesses onto residential streets or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Trenton Road;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on approximately 1,750 square feet of retail use, 8 parking spaces are required. The plaza provides a total of 96 parking spaces;
- 4) The abovementioned businesses must do everything possible to prevent unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

**5. REQUEST OF JUAN M. VILLARREAL, ON BEHALF OF TIPSY 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 17<sup>TH</sup> STREET. CUP2026-0039**

Item was removed from consent agenda and addressed separately.

Staff recommended approval of a Conditional Use Permit and adopted an ordinance, for six (6) months, for a nightclub at 211 South 17<sup>th</sup> Street, in accordance with the Planning and Zoning Commission.

The proposed bar must comply with Fire Department, Building Code requirements, and all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- 1) Adequate Lighting, including, but not limited to, all entrances and exits
- 2) Security personnel based on occupancy load
- 3) Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on square footage
- 4) Noise control
- 5) Age verification device with capability to produce reports
- 6) Mark all occupants that are under the age of 21 with UV ink
- 7) Litter control
- 8) Maximum occupancy load established by the building official

Staff noted that there were challenges with the application. A discussion ensued. Staff answered questions posed by city commission.

After due consideration, Mayor Pro Tem Jose. R. "Pepe" Cabeza de Vaca moved to approve for six months and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

**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 10<sup>TH</sup> STREET SUITE 170. CUP2026-0042**

Approved a Conditional Use Permit and adopted an ordinance, one year, for a Vape Shop at 7913 North 10<sup>th</sup> Street, Suite 170, in accordance with the Planning and Zoning Commission.

The site plan must comply with the Zoning Ordinance, Fire Department, Building Code requirements, and all requirements on the building permit, including setbacks, landscaping, parking, etc. The vape shop must also comply with the following requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.;
- 2) The above-mentioned businesses must be as close as possible to a major arterial, and should not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas;
- 3) The above-mentioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Seven parking spaces are required, 128 spaces are provided;
- 4) The abovementioned businesses must do everything possible to prevent unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having considered the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

**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**

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a nightclub at 1704 Dallas Avenue, in accordance with the Planning and Zoning Commission.

The site plan must comply with the UDC, Fire Department, Building Code requirements, and all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- 1) Adequate Lighting, including, but not limited to, all entrances and exits
- 2) Security personnel based on occupancy load
- 3) Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on square footage
- 4) Noise control
- 5) Age verification device with capability to produce reports
- 6) Mark all occupants that are under the age of 21 with UV ink
- 7) Litter control
- 8) Maximum occupancy load established by the building official

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

**4400, 4500, 4601, 5000, 5001, 5400, 5401, 5500, 5800, 5801, 5901, 6101 AND 6275 SOUTH 10<sup>TH</sup> STREET (PIDS: 847673, 189348, 189349, 189350, 644888, 644889, 1462774, 644855, 189313, 189362, 189317, 610102, 189330, AND 189329)**

**REZ2026-0073**

Approved the I-1 (Light Industrial-UDC) Zoning for the following properties:

6400 Industrial Center Subdivision, Lot 1, Hidalgo County, Texas 6200 South 10<sup>th</sup> Street  
4400, 4500, 4601, 5000, 5001, 5400, 5401, 5500, 5800, 5801, 5901, 6101 and 6275 South 10<sup>th</sup> Street (PIDs: 847673, 189348, 189349, 189350, 644888, 644889, 1462774, 644855, 189313, 189362, 189317, 610102, 189330, and 189329)

REZ2026-0073, in accordance with the Planning and Zoning Commission.

**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 10<sup>TH</sup> STREET REZ2026-0075**

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

Tex-Mart #38 Subdivision, Lot 1, Hidalgo County, Texas 5700 South 10<sup>th</sup> Street REZ2026-0075 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:**

**1901 TANYA AVENUE REAR (PID: 843512)**

**1905 MILITARY HIGHWAY AND REAR (PIDS: 729591 AND 729592)**

**6601 SOUTH 10<sup>TH</sup> STREET REAR, 6701 SOUTH 10<sup>TH</sup> STREET REAR, 6801 SOUTH 10<sup>TH</sup> STREET REAR, AND 7200 SOUTH 10<sup>TH</sup> STREET (PIDS: 20828092, 189331, 190017, AND 654315)**

**7001 AND 7301 SOUTH 23<sup>RD</sup> STREET (PIDS: 185537 AND 185538) REZ2026-0076**

Approved the A-O (Agricultural & Open Space-UDC) Zoning for the following properties:

1901 Tanya Avenue Rear (PID: 843512)  
1905 Military Highway and Rear (PIDs: 729591 and 729592)  
6601 South 10<sup>th</sup> Street Rear, 6701 South 10<sup>th</sup> Street Rear, 6801 South 10<sup>th</sup> Street Rear, and 7200 South 10<sup>th</sup> Street (PIDs: 20828092, 189331, 190017, and 654315)  
7001 and 7301 South 23<sup>rd</sup> 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 10<sup>TH</sup> 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 10<sup>TH</sup> STREET  
3113 SOUTH 10<sup>TH</sup> STREET  
3201 SOUTH 10<sup>TH</sup> STREET  
3221 SOUTH 10<sup>TH</sup> STREET  
413, 521, 2721, 3000, 3005, 3013, 3017, 3020, 3300, 3327, 3400, 3601, 3609, AND 3900 SOUTH 10<sup>TH</sup> 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 2<sup>ND</sup> LOOP (PID: 189406) REZ2026-0077**

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

3001 Business Park Subdivision, Lot 1; South 10<sup>th</sup> 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 10<sup>th</sup> Street  
3113 South 10<sup>th</sup> Street  
3201 South 10<sup>th</sup> Street  
3221 South 10<sup>th</sup> Street  
413, 521, 2721, 3000, 3005, 3013, 3017, 3020, 3300, 3327, 3400, 3601, 3609, and 3900 South 10<sup>th</sup> 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 2<sup>nd</sup> Loop (PID: 189406) REZ2026-0077, in accordance with the Planning and Zoning Commission.

**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**

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

**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**

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

**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**

Comments and concerns were expressed if this was after being reviewed by Planning and Zoning. It was recommended that item be reviewed by Planning and Zoning.

No action.

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

Staff recommended amending the ordinance of the city of McAllen.

Commissioner Joaquin Zamora moved to amend ordinance as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously.

**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**

Mayor Javier Villalobos called the Public Hearing to order.

Staff recommended approval of the variance from Section 6-2 of the City of McAllen Code of Ordinances of the Alcoholic Beverage Code at 1400 Savannah Avenue.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the variance as recommended and seconded by Commissioner Michael Fallek. The motion passed with 5 votes in the affirmative with Commissioner Joaquin Zamora voting against.

**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 Michael Fallek moved to approve the items listed on the Consent Agenda except for Item 2F to be addressed separately. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr and carried unanimously.

- A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD JUNE 22, 2026.**

Approved the minutes of Workshop and Regular Meeting held June 22, 2026, as submitted.

- B) CONSIDERATION AND AUTHORIZATION TO ENTER INTO AN INTERLOCAL AGREEMENT FOR THE DONATION OF A SURPLUS VEHICLES TO THE CITY OF VICTORIA, TAMAULIPAS, MEXICO.**

Approved 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).**

Approved an Interlocal Agreement with Caldwell County for the purchase of a High-Water Rescue Truck.

- 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).**

Approved an Interlocal Cooperation Agreement between the City of McAllen and VIA Metropolitan Transit for the transfer and conveyance of surplus property.

- 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.**

Adopted an ordinance providing for a budget amendment in the amount of \$10,000.00 for the balance transfer 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.**

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$2,350,000 for the FM 2220 Ware Road Pedestrian Crossing.

Comments and concerns expressed with item 2F. Staff answered questions posed by city commission.

After due consideration, Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

- 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.**

Approved a 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.**

Approved a resolution amending 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.**

Approved 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**

Approved tax refunds of over \$500.

**1. GASPAR ALDRETE**

Approved tax refunds in the amounts of \$1,152.10 and \$1,160.80.

**2. BELTERRA AT TRES LAGOS LLC**

Approved a tax refund in the amount of \$5,860.05.

**3. BLAN CO**

Approved a tax refund in the amount of \$940.69.

**4. CNMK TEXAS PROPERTIES LTD**

Approved a tax refund in the amount of \$4,431.56.

**5. ESSEX BROWNELL**

Approved a tax refund in the amount of \$2,479.84.

**6. HYDROVIV WATER FILTERS**

Approved a tax refund in the amount of \$10,711.64.

**7. INTER NATIONAL BANK**

Approved a tax refund in the amount of \$7,385.87.

**8. JOSE E MOLINA-RUIZ & NEREA E MAR**

Approved tax refunds in the amounts of \$403.89 and \$167.21.

**9. ROBERT & PATRICIA RICHARDSON**

Approved tax refunds in the amounts of \$243.01, \$155.00, \$86.29 and \$47.99.

**10. WEINGARTEN LAS TIENDAS**

Approved a tax refund in the amount of \$1,310.97.

**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.**

Staff recommended approval of the lease agreement with El Muchachito Alegre Mariscos Express LLC, for premises at the Downtown Parking Garage Food Court.

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

**B) AWARD OF CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES FOR THE NEW GOLF COURSE IMPROVEMENTS (PROJECT NO. 07-26-S95-01).**

Staff recommended award of contract to Cruz-Hogan Consultants, Inc. in the amount of \$316,257.00 for Professional Engineering Services for the New Golf Course Improvements.

Comments were shared by council as it related to signage. Staff answered questions posed by city commission.

After due consideration, Commissioner Joaquin Zamora moved to award the contract as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously.

**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).**

Staff recommended award of contract to B2Z Engineering LLC in the amount of \$624,915.44 for the construction of the FM2220 (Ware Road) Underpass Trail Passing.

Commissioner Rolando "Rolly" Rios moved to award the contract as recommended. The motion was seconded by Commissioner Michael Fallek and carried unanimously.

**D) AWARD OF CONTRACT FOR THE CONSTRUCTION OF THE FM2220 (WARE ROAD) UNDERPASS TRAIL PASSING (PROJECT NO. 05-26-C19-1328).**

Staff recommended award of contract to GO Underground LLC in the amount of \$4,975,121.73 with a contract time of 313 working days for the construction of the FM2220 (Ware Road) Underpass Trail Passing.

Commissioner Rolando "Rolly" Rios moved to award the contract as recommended. The motion was seconded by Commissioner Michael Fallek and carried unanimously.

**E) AWARD OF CONTRACT FOR THE 1<sup>ST</sup> STREET AT BEAUMONT AVENUE DRAINAGE IMPROVEMENTS (PROJECT NO. 06-26-C33-651).**

Staff recommended award of contract to 2GS LLC dba Earthworks Enterprise in the amount of \$177,203.50 for the 1<sup>st</sup> Street at Beaumont Avenue Drainage Improvements.

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

**4. ORDINANCES**

**A) PROVIDING FOR A BUDGET AMENDMENT FOR FM2220 LANDSCAPE MEDIANS.**

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$1,860,400 for FM2220 Landscape Medians.

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

**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).**

Staff recommended adoption 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).

A brief overview of the annual action plan was presented. Each member was thanked for their time, commitment, and dedication throughout the process.

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

## **5. RESOLUTIONS**

### **A) AUTHORIZING THE RESOLUTION OF AN APPLICATION TO THE HUD SECTION 108 LOAN GUARANTEE PROGRAM.**

Staff recommends approval of the submission of the application to the HUD Section 108 Loan Guarantee Program.

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

### **B) RESOLUTION IN SUPPORT OF THE TEXAS DEPARTMENT OF TRANSPORTATION'S (TXDOT) REMOVAL OF THE PEDESTRIAN OVERPASS BRIDGE AT 23<sup>RD</sup> STREET BETWEEN FRESNO AVENUE AND ERIE AVENUE.**

Staff recommended approval of a resolution in support of the Texas Department of Transportation's removal of the pedestrian overpass at 23<sup>rd</sup> Street between Fresno Avenue and Erie Avenue.

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

## **6. VARIANCES**

### **A) CONSIDERATION OF A VARIANCE REQUEST TO NOT REQUIRE RIGHT-OF-WAY DEDICATION FOR SOUTH 2<sup>ND</sup> STREET FOR THE PROPOSED 7-11 MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 201 DALLAS AVENUE. VAR2026-0015**

Staff recommended disapproval of the variance request at 201 Dallas Avenue.

Commissioner Joaquin Zamora moved to approve the variance as recommended and seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca.

### **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. 2<sup>ND</sup> LANE AND ON THE NORTH BOUNDARY FOR PROPOSED HIDDEN GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS; 8601 N. 2<sup>ND</sup> STREET. VAR2026-0023**

Staff recommended request No. 2 (not providing sidewalks on the east side of North 2<sup>nd</sup> Lane) at 8601 N. 2<sup>nd</sup> Street and noted that request No. 1 (providing an alley on the north side instead of the required street right-of-way width) was withdrawn.

It was noted that item No. 1 was withdrawn.

Commissioner Michael Fallek moved to disapprove the variance as recommended and seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca.

### **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**

Staff recommended approval of request No. 2 (not providing sidewalks on the east side of North 2<sup>nd</sup> Lane) at 8601 N. 2<sup>nd</sup> Street and noted that request No. 1 (provide an alley on the north side instead of the required street right-of-way width) was withdrawn.

Commissioner Michael Fallek moved to disapprove the variance as recommended and seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca.

## **7. MANAGER'S REPORT**

### **A) ADVISORY BOARD APPOINTMENTS.**

City Secretary addressed board and reviewed nominations to various advisory boards as follows:

#### **Convention Center Advisory Board:**

Commissioner Michael Fallek nominated Gina Karam Millin to the Convention Center Advisory Board.

#### **Friends of Quinta Mazatlan:**

Mayor Javier Villalobos nominated Laura McCreery Pullido to the Friends of Quinta Mazatlan Board.

#### **Planning and Zoning Board:**

Commissioner Michael Fallek nominated Amanda Gomez to the Planning and Zoning Board.

#### **Traffic Advisory Board:**

Commissioner Michael Fallek nominated George Kuhn to the Traffic Advisory Board.

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

### **B) BOARDS AND COMMITTEES SERVED BY ELECTED OFFICIALS.**

Commissioner Rolando "Rolly" Rios was nominated to the Insurance Committee and IMAS. Commissioner Jose R. "Pepe" Cabeza de Vaca was nominated to TML Region 12.

Commissioner Antonio "Tony" Aguirre, Jr move to accept the nominations as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

### **C) FUTURE AGENDA ITEMS.**

Items of upcoming workshops were reviewed as follows: 380 Agreement Summary; AEP Report

## **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).**

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Item 8B and Section 551.087 Economic Development on Item 8A.

Mayor Javier Villalobos recessed the meeting at 6:00 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 6:24 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, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios, Commissioner Rodolfo "Rudy" Castillo and Commissioner Michael Fallek

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

Commissioner Antonio "Tony" Aguirre, Jr moved to entertain a motion authorizing the City Manager and City Attorney to proceed as described in Executive Session and seconded by Commissioner Joaquin Zamora.

**B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTS. TEX. GOV'T. CODE §551.071.**

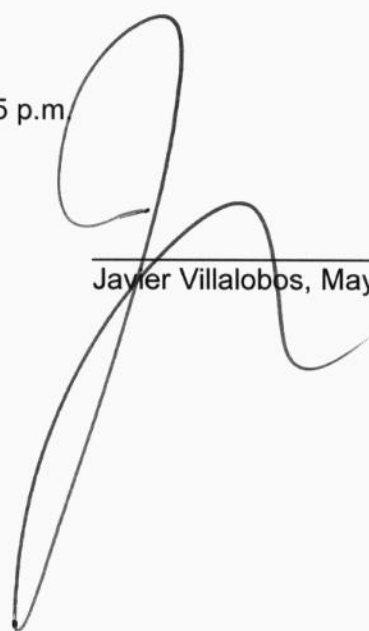
Commissioner Antonio "Tony" Aguirre, Jr moved to entertain a motion authorizing the City Manager and City Attorney to proceed as described in Executive Session and seconded by Commissioner Joaquin Zamora.

**ADJOURNMENT**

Without objection the meeting was adjourned at 6:25 p.m.

Attest:

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

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