



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, AUGUST 10, 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 Rodolfo "Rudy" Castillo

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:

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 4, 2.194 acres out of Lot 4 Block 8, A.J Mccoll Subdivision, Hidalgo County, Texas; 3300 South Jackson Road. **REZ2026-0094**
2. Rezoning from C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: a 0.802 acre tract out of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, Vol. 24, Pg. 168, H.C.D.R. Hidalgo County, Texas; 2501 State Highway 107. **REZ2026-0095**

3. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: a 0.630 acre tract out of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, Vol. 24, Pg 168, H.C.D.R. Hidalgo County, Texas; 2517 State Highway 107. **REZ2026-0096**
4. Request of Abdelhadi Mohd Al Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year for a (Smoke Shop) at Lot 1, A&A Subdivision, Hidalgo County, Texas; 5212 North 10th Street **CUP2026-0050**
5. Request of Guillermo Valdez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Caribe Bar) at Lot 12, Mejia Subdivision, Hidalgo County, Texas; 2022 Nolana Avenue. **CUP2026-0051**

B) ROUTINE CITY INITIATED REZONINGS:

1. Rezoning from C-1 (Office Building-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:
3920 South Jackson Road (PID: 231267) **REZ2026-0097**
2. 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:
8000 South McColl Road (PID: 290340)
601 East Dicker Road (PID: 20834710)
611 East Dicker Road (PID: 1073831)
7801 South McColl Road and Rears 1-2 (PID: 840308, 1644011 and 1314011)
7901 South McColl Road (PID: 901928)
8001 South McColl Road (PID: 290339)
8301 South McColl Road (PID: 902205)
701 East Dicker Road (PID: 1234461)
705 East Dicker Road (PID: 1074047)
8400 South Jackson Road and Rear (PID: 231317 and 20826042) **REZ2026-0098**
3. Rezoning from C-4 (Commercial Industrial-OC) District and A-O (Agriculture & Open Space-OC) under the Old Code (OC), to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:
7100 South McColl Road (PID: 607782)
7120 South McColl Road (PID: 1020460)
7300 South McColl Road and Rear (PID: 581954 and 1124513)
7324 South McColl Road and Rear (PID: 581956 and 1020163)
7200 South McColl Road (PID: 581953)
7012 South Jackson Road Rear (PID: 1067205)
7100 South Jackson Road (PID: 231314)
7300 South Jackson Road (PID: 720268)
7600 South Jackson Road (PID: 231315)
7200 South Jackson Road (PID: 724042)
5810 and 7400 South Jackson Road (PID: 720792)
7500 South Jackson Road (PID: 722639)
7800 South Jackson Road and Rear (PID: 231316 and 20826978)
8000 South Jackson Road (PID: 641108)

1105 East Thomas Road (PID: 20830291)
105 Dicker Road (PID: 20834706)
7000 South Jackson Road (PID: 1075835)
6920 South Jackson Road (PID: 721205) **REZ2026-0099**

4. 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 property:

3621 Colbath Road (PID: 211105) **REZ2026-0101**

5. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties: 2100 South Jackson Road Rears 1-2 (PID: 231198 and 557793) **REZ2026-0102**

C) REZONINGS:

1. Rezoning from R-1 (Single Family Residential-OC) District to I-1 (Light Industrial - UDC) District: E105'-W210'-S420' Lot 338, 1.01 Ac Gr 0.84 Ac Net, John H. Shary Subdivision, Hidalgo County, Texas; 4716 Buddy Owens Boulevard. **REZ2026-0093**

D) 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 27, 2026.
- B)** Award of Contract for Airport Rescue Firefighting Apparatus Foam Transition Project (Project No. 06-26-S83-497).
- C)** Consideration and approval of Letter of Intent with the Hidalgo County Irrigation District No. 2 for the Yuma Roadway Widening (2nd St. to Jackson Avenue) (Project No. 07-26-S99-01).
- D)** Consideration and Approval of Emergency Purchase Order for McAllen Incubator AC Unit Replacements (Project No. 07-26-P43-01).
- E)** Consideration and Approval of Contract Amendment No. 1 for additional services to RRP Consulting Engineers, LLC. (Project No. 03-24-S35-01).
- F)** Consideration and Approval of Contract Amendment No. 1 for Additional Professional Services for the McAllen Hidalgo Bridge Improvements Projects (Project No. 03-25-S41-829).
- G)** Consideration and Authorization to remove 1st Quarter of Fiscal Year 2025-26 Uncollectible Sanitation & Drainage Fee Accounts from the General Ledger and begin Write-off procedures.
- H)** Consent Resolutions
 - 1. Resolution accepting Federal Aviation Administration (FAA) Grant No. 69.

2. Resolution authorizing the submission of a grant application to the United States Bureau of Reclamation under the WaterSMART: Desalination Construction Projects funding opportunity.

3. BIDS/CONTRACTS:

- A) Consideration and Approval of Contract Amendment No. 1-2025GECSEH for General Aviation Infrastructure Improvements at McAllen International Airport (Project No. 09-25-S94-760).

4. ORDINANCES:

- A) Providing for the adoption of the 2024 International Fire Code.
- B) Providing for a Budget Amendment for General Depreciation Fund Rolling Stock.

5. VARIANCES:

- A) Consideration of a variance request for a cul-de-sac street to exceed the maximum length allowed for proposed Stonegate at Jackson Subdivision, Hidalgo County, Texas; 3912 S. Jackson Road. **VAR2026-0025**
- B) Consideration of a variance request to not provide for the East-West ¼ Mile Collector Street for the proposed Sustaita Logistics Subdivision Phase I, Hidalgo County, Texas; 4901 S. Old 10th Street. **VAR2026-0028**
- C) Consideration of a variance request for sidewalk requirements along East Nassau Avenue, East Pineridge Avenue and S. "H" Street for the proposed Pecina Estates Subdivision, Hidalgo County, Texas; 841 E. Pineridge Avenue. **VAR2026-0029**

6. MANAGER'S REPORT:

- A) Boards and Committees Served by Elected Officials.
- B) Future Agenda Items.

7. TABLED ITEM(S):

A) 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**

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) 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 August 4, 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