



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 Faliek
City Manager Isaac J. Tawil

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, AUGUST 24, 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 Michael Faliek
PRESENTATION - Games of Texas Medal Recognitions

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 R-3 (High Density Residential-UDC): 10.18 acres out of Lot 6, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 8401 South McColl Road. **REZ2026-0103**
2. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 1 Block 2, Maple Heights Subdivision, Hidalgo County, Texas; 1321 North 8th Street. **REZ2026-0105**

3. Rezoning from C-1 (Local Commercial-OC) and C-3 (General Commercial-OC) Districts to R-1 (Low-Density Residential-UDC) District: 2.34 acres out of Lot 5, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 500 East Wichita Avenue.

REZ2026-0106

4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Chili Pepper Express Subdivision, and Lot 1, Replat of Park West Subdivision, Hidalgo County, Texas; 11001 & 11201 North 10th Street. **REZ2026-0107**

5. Rezoning from C-4 (Commercial Industrial-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1-7, Shops At Tres Lagos Subdivision, Hidalgo County, Texas; 4304, 4312, 4400, 4200, 4208, 4212, 4300 Tres Lagos Boulevard. **REZ2026-0108**

6. Request of Juan F. Garza, on Behalf of Var 37 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Var 37) at the North 19.43 feet of Lot 3 and all of Lot 4, Block 2, McAllen Addition Subdivision, Hidalgo County, Texas; 1101 Business Highway 83. **CUP2026-0055**

7. Request of Juan Carlos Marquez, on behalf of Apostolic Assembly of the Faith in Christ Jesus, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Apostolic Church) at Lot 1, Apostolic Church Subdivision, Hidalgo County, Texas; 801 East Cedar Avenue. **CUP2026-0056**

8. Request of Jesus F. Davila, on behalf of OTBG North Park LLC, for a conditional use permit, for one year, and adoption of an ordinance, for a restaurant/bar (Oak Texas Bar & Grill-North Park) at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. **CUP2026-0058**

9. ROUTINE CITY INITIATED REZONINGS

a. 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:

Augusta Village Subdivision, Lots 1-3, Hidalgo County, Texas

1005, 1009 and 1013 East Augusta Avenue

702 East El Rancho Road (PID: 290268)

704 East El Rancho Road (PID: 290273)

708 East El Rancho Road and Rear (PID: 290271 and 500072)

706 East El Rancho Road (PID: 290272)

712 East El Rancho Road (Drive) (PID: 290269)

800 East El Rancho Road and Rear (PID: 290270 and 290291)

810 East El Rancho Road and Rear (PID: 290263 and 796354)

900 East El Rancho Road (PID: 20826014, 290264, 290261 and 290262)

1000 East El Rancho Road (PID: 290265)

3401 South McColl Road (PID: 290266)

3413 South McColl Road (PID: 290267)

3417 South McColl Road (PID: 625707)

3419 South McColl Road (PID: 695405)

3421 South McColl Road (PID: 290258)

3501 South McColl Road (PID: 290259)

3521 South McColl Road (PID: 290278)

705 East Augusta Avenue (PID: 290279)

709 East Augusta Avenue (PID: 290280)

825 East Augusta Avenue (PID: 290281)

901 East Agusta Avenue (PID: 290282)
905 East Agusta Avenue (PID: 290283)
909 East Agusta Avenue (PID: 290284)
1001 East Agusta Avenue (PID: 290285)
1101 East Agusta Avenue (PID: 290288)
1109 East Agusta Avenue (PID: 290289)
3551 South "K" Center Street (PID: 943783) **REZ2026-0109**

b. 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:

Las Vinas Subdivision, Lots 1-58; Orangewood East Subdivision, Lots 1-6 and 9-29; Orangewood East Addition Subdivision, Lots 8-A and 30-41, Hidalgo County, Texas

1000-1013 East Covina Avenue
3700-3913 South "J" Street
3700-3725 South "I" Street
3612-3708 South "H" Street
3612-3624 South "G" Street
700-1109 East Balboa Avenue
700-925 East Sundown Drive
3800-3801 and 3824-3908 South "F" Street
701-924 East Burns Drive **REZ2026-0110**

c. 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:

Del Lago Subdivision, Lots 1-39 and Common Area & Private Lake, and Lago Vista Subdivision, Lots 1-55, Hidalgo County, Texas

701-1001 East Francisca Avenue
812-1312 East Helena Avenue
4300-4416 South "F" Street
4400-4421 South "H" Street
4300-4501 South "J" Street
4200-4413, 4500 and 4512 South "K" Center Street
4202-4403 South "K" Lane
4200-4401 South "L" Street
4200-4401 and 4501 South "M" Street **REZ2026-0111**

d. 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:

Orangewood Subdivision Unit No. 1 Subdivision, Lots 1 -18; Orangewood Subdivision Unit No. 3 Subdivision, Lot 1; Ritaglen Subdivision, Lot "A"; and Orangewood South Subdivision, Lots 1-31, Hidalgo County, Texas

200-300 Chris Lane
3300- 3325 Sandy Lane ("A" Street)
3300-3325 Kent Lane ("B" Street)

400 East El Rancho Road
300 East Burns Avenue
3800-3824 Sundown Court West
3801-3825 Sundown Court East
3900-3930 Sundown Drive
3800-4117 Burns Drive South
4001-4025 Burns Court **REZ2026-0112**

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:

EL Rancho Santa Cruz Subdivision Phase 1 Subdivision, Lots 11-36; Lots 5 and 6, El Rancho Santa Cruz Subdivision Phase 1, Lots 5 and 6; Lots 37-A Thru 37-G Inclusive El Rancho Santa Cruz Subdivision Phase 1, Lots 37-A – 37-G; El Rancho Santa Cruz Phase 2 Subdivision, Lots 82-91; El Rancho Santa Cruz Subdivision Phase 4 Subdivision, Blocks 1-8; Isela & Jose Fuentes Subdivision, Lot 1; Snell Subdivision, Lots 1-3; Fuentes Davila Subdivision, Lot 1; Fuentes II Subdivision, Lot 1; R. Martinez Subdivision, Lots 1-3; R. Martinez Family Subdivision, Lots 1-4; Maximo Jr. Subdivision, Lot 1; Olympia Place Subdivision, Lots 1-2; Lara Subdivision, Lot 1; and Rancho Cruz Subdivision, Lots 1-6, Hidalgo County, Texas.

700 –1113 East Pineridge Avenue

3009, 3011, 3016, 3024 and 3025 South “J” Street

2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 and 3313 South McColl Road

704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue

801-845 East Olympia Avenue

2913, 3001 and 3108-3313 South “H” Street

2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South “G” Street

3209-3316 South “G” Lane

3208-3313 South “H” Lane

3108-3313 South “H” Street

3021 South “J” Street (PID: 273940)

3017 South “J” Street (PID: 273944)

3013 South “J” Street (PID: 273942)

3001 South “J” Street (PID: 273939)

2909 South “J” Street (PID: 273938)

2905 South “J” Street (PID: 273937)

2901 South “J” Street (PID: 273936)

2900 South “J” Street (PID: 273946)

2904 South “J” Street (PID: 273947)

2908 South “J” Street (PID: 273948)

3000 South “J” Street (PID: 273949)

3004 South “J” Street (PID: 273950)

3008 South “J” Street (PID: 273951)

3012 South “J” Street (PID: 273952)

901 East Pineridge Avenue (PID: 273954)

3013 South “H” Street (PID: 273955)

3009 South “H” Street (PID: 273956)

2905 South "H" Street (PID: 273960)
2901 South "H" Street (PID: 273961)
841 East Pineridge Avenue (PID: 273957)
825 East Pineridge Avenue (PID: 273923)
821 East Pineridge Avenue (PID: 273919)
817 East Pineridge Avenue (PID: 273914)
3005 South McColl Road (PID: 273908)
835 East Olympia Avenue (PID: 167594)
828 East Nassau Avenue (PID: 273921)
832 East Nassau Avenue (PID: 273926)
836 East Nassau Avenue (PID: 273930 and 273931)
844 East Nassau Avenue (PID: 273934)
812 East Pineridge Avenue (PID: 274158)
3009 South McColl Road (PID: 273909)
1021 East El Rancho Road (PID: 274155) **REZ2026-0113**

f. 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:
Las Cabanas Subdivision, Lots 1-60; and Paseo Del Lago Subdivision, Lots 1-51; Hidalgo County, Texas.

1200-1420 East Balboa Avenue
3600-3613 and 3800-3917 South "L" Street
3602-3615 South "L" Lane
3602-3615 South "K" Lane
3600-3613 and 3800-3916 South "M" Street
3602-3615 South "M" Lane
3713-3917 South "K" Center Street
3912 South Jackson Road (PID: 231261)
3908 South Jackson Road (PID: 231262)
3820 South Jackson Road Unit A (PID: 231264)
3820 South Jackson Road Unit D (PID: 231266)
3830 South Jackson Road (PID: 231259)
3800B South Jackson Road (PID: 344482)
3820 South Jackson Road and Rears 1-6 (PID: 231259, 344482, 231263, 351364, 231265 and 538337) - (133 Clearview Place, Clearview Drive) **REZ2026-0114**

B) 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 Retreat, Budget Workshop held August 4th, Workshop and Regular Meeting held August 10, 2026.
- B) Subdivision Monthly Report.
- C) Project Status Monthly Report through July 31, 2026.
- D) Parks Monthly Status Report.
- E) Award of Contract for Professional Engineering and Construction Phase Services - Industrial Park Development (Project No. 02-26-S41-658).
- F) Consideration and Approval of Change Order No. 1 and Final Reconciliation of Quantities for 2026 Single Machine Repaving (Project No. 02-26-C18-510).
- G) Consideration and Approval of an Interlocal Cooperation Contract with McAllen ISD for Quinta Mazatlan (Project No. 08-26-S116-01).
- H) **CONSENT RESOLUTIONS**
 - 1. Resolution Approving the Execution and Delivery of a Financing Agreement with the Texas Water Development Board Regarding the Issuance of Waterworks and Sewer System Bonds by the City for a Brackish Groundwater Treatment Plant, Supporting Infrastructure and Related Issuance Costs, and Approving the Obligations of the City with Respect to Such Agreement; and Resolving Other Matters Relating to the Subject.

3. BID/CONTRACT:

- A) Consideration and Approval of Supplemental Agreement No. 1 to Contract Amendment No. 3 - 2020 with KSA for the Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A and 4C at McAllen International Airport (Project No.11-21-S13-01 (Original Project 08-20-S52-459)).

4. MANAGER'S REPORT:

- A) Consideration and Authorization to remove Uncollectible Tax Accounts from the Delinquent Tax Roll.
- B) Discussion of the 2026 Proposed Tax Rate, take a record vote on the Proposed rate, and Schedule a Public Hearing. Announce the meeting date to adopt the Tax Rate.
- C) Future Agenda Items.

5. TABLED ITEM(S):

- A) Award of Contract for Airport Rescue Firefighting Apparatus Foam Transition Project (Project No. 06-26-S83-497).
- B) 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. 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.
- B) Consultation with City Attorney regarding pending litigation. Tex. Gov't. Code §551.071.
- C) Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
- D) Consultation with City Attorney regarding personnel matters. 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 18, 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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.1.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: Rezoning from C-3 (General Business-OC) District to R-3 (High Density Residential-UDC): 10.18 acres out of Lot 6, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 8401 South McColl Road. **REZ2026-0103**
2. Party Making Request: Omar Sotelo
3. Applicant: Alfredo Reyes Vega
4. Nature of Request: Rezoning from C-3 (General Business-OC) District to R-3 (High Density Residential-UDC): 10.18 Acres out of Lot 6, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 8401 South McColl Road. **REZ2026-0103**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/10/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Planning Department

Memo

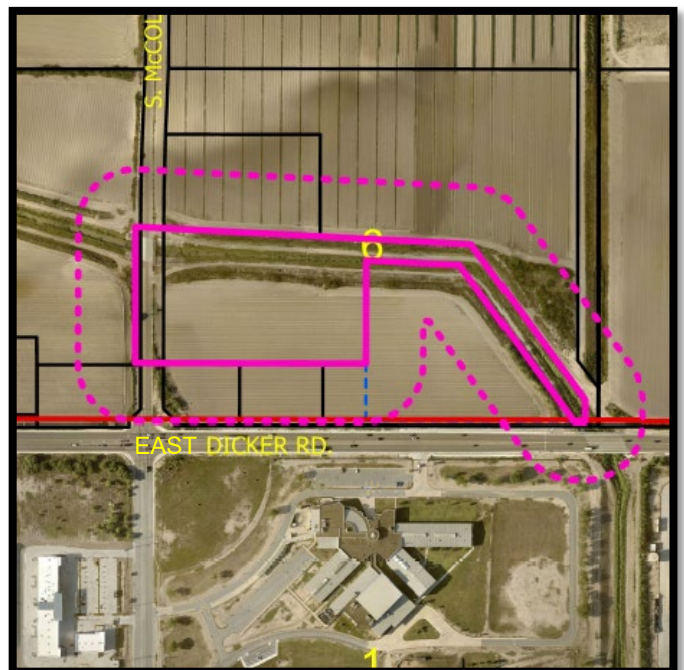
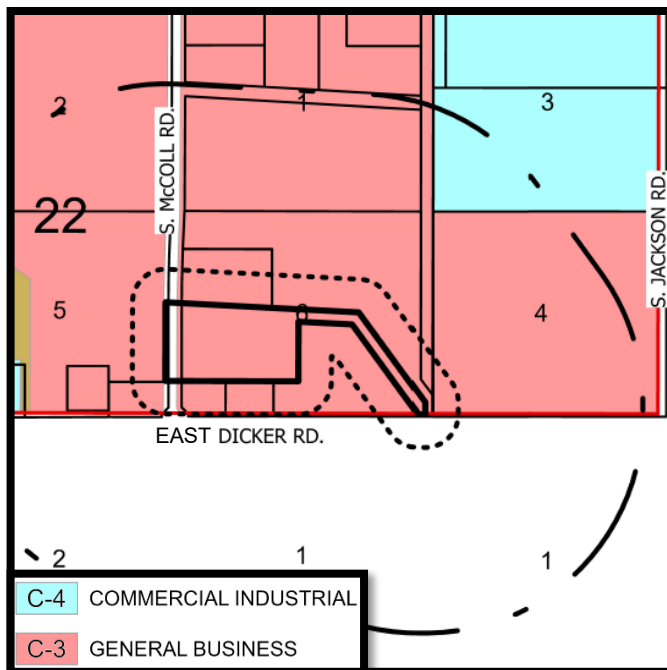
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL-UDC): 10.18 ACRES OUT OF LOT 6, BLOCK 22, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 8401 SOUTH MCCOLL ROAD. (REZ2026-0103)

LOCATION: The subject property is located along South McColl Road, north of East Dicker Road.



PROPOSAL: The applicant is requesting to rezone the property to R-3 (High Density Residential-UDC) District under the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District in all directions.

LAND USE: The subject property is currently vacant. Surrounding properties are vacant in all directions within the City limits.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

DEVELOPMENT TRENDS: The zoning trend in this area is commercial and high density residential. Most properties in this area are still vacant.

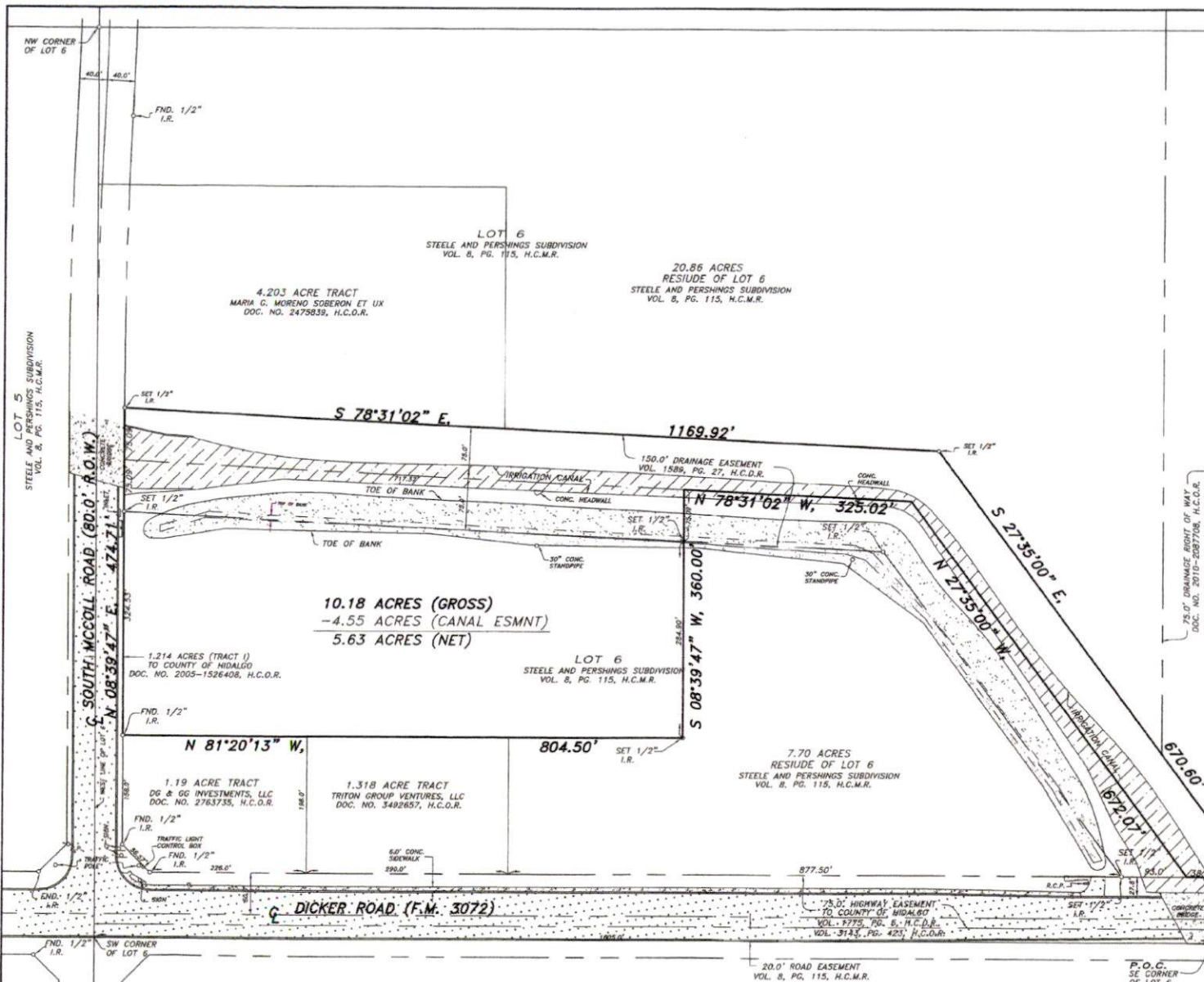
HISTORY: The property was annexed and zoned C-3 on November 23, 2015.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the adjacent zones and follows the zoning trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The Board unanimously voted to recommend approval of the rezoning request to R-3 (High Density Residential-UDC) District. There were six Board members present and voting.



LEGEND

A.C.	Air Conditioning Unit
H.C.D.R.	Hidalgo County Deed Records
H.C.O.R.	Hidalgo County Official Records
H.C.M.R.	Hidalgo County Map Records
Fnd.	Found
L.R.	Iron Rod
Mon.	Monument
Pg.	Page
Vol.	Volume
~O.P.	Power Pole
~F.	Fire Hydrant
~L.P.	Light Pole
~T.P.	Telephone Pedestal
~E.M.	Electrical Meter
~E.J.B.	Electrical Junction Box
~W.M.	Water Meter

- NOTES:**
1. THIS AREA LIES IN FLOOD ZONE "B", AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 480334-0500-B, REVISION DATE: JANUARY 02, 1981.
 2. ALL BEARINGS ARE BASED ON THE MAP OF STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.
 3. EASEMENT GRANTED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AS RECORDED IN VOLUME 1589, PAGE 967 AND CORRECTION RECORDED IN VOLUME 1589, PAGE 27 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS (AS SHOWN).
 4. RIGHT OF WAY EASEMENT GRANTED TO COUNTY OF HIDALGO, AS RECORDED IN VOLUME 1775, PAGE 5 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS (AS SHOWN).
 5. RIGHT OF WAY EASEMENT GRANTED TO COUNTY OF HIDALGO, AS RECORDED IN VOLUME 3143, PAGE 423 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (AS SHOWN).
 6. STATUTORY RIGHTS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 2 (BLANKET).
 7. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (BLANKET).
- SURVEYED FOR:**
MADHOUSE DEVELOPMENT, INC.



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 02-02-2026 BY MEN WORKING UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS OR VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY.

Francisco Rios
FRANCISCO RIOS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4642

MAP OF SURVEY

BEING 10.18 ACRES OF LAND OUT OF LOT SIX (6), BLOCK TWENTY TWO (22), OF THE STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

RIOS SURVEYING L.L.C.
FIRM NUMBER: 10117600
221 S. OSCAR WILLIAMS ROAD
SAN BENITO, TEXAS 78586
PHONE: (956) 361-9179 * FAX: (956) 361-9254
EMAIL: RIOS_SURVEYING@SBGLOBAL.NET

Date: 02-02-2026 Job No.: 2026_0054
Scale: 1"=100' DRAWN BY: EDUARDO

STEWART TITLE COMPANY FILE NO. 2790164

RECEIVED
JUN 09 2026
By *VR*



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.2.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 1 Block 2, Maple Heights Subdivision, Hidalgo County, Texas; 1321 North 8th Street. **REZ2026-0105**
2. Party Making Request: Omar Sotelo
3. Applicant: Sarah Martinez
4. Nature of Request: Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 1 Block 2, Maple Heights Subdivision, Hidalgo County, Texas; 1321 North 8th Street. **REZ2026-0105**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/10/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

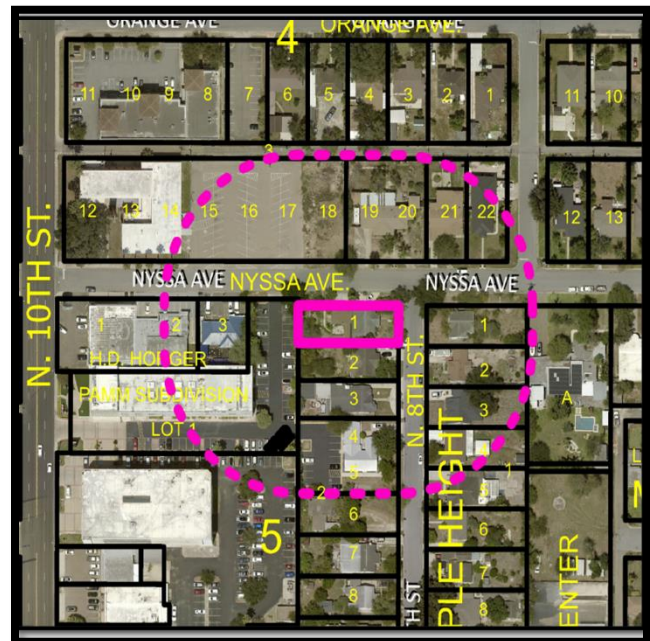
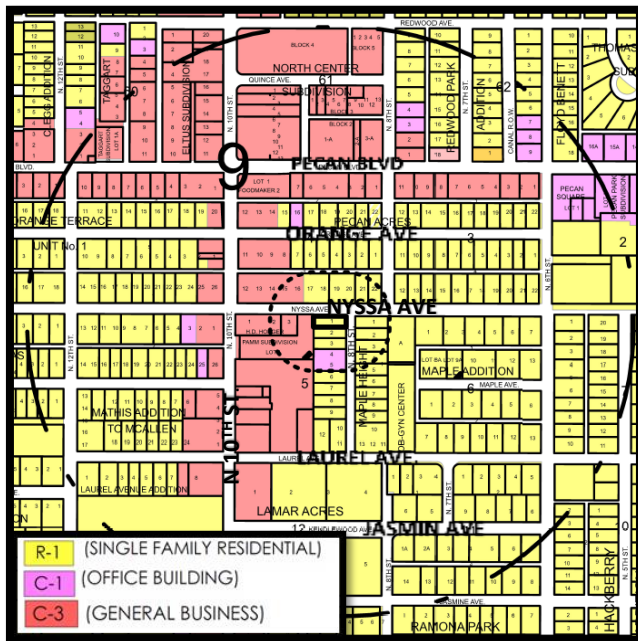
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 1 BLOCK 2, MAPLE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1321 NORTH 8TH STREET. (REZ2026-0105)

LOCATION: The subject property is located on the southwest corner of Nyssa Avenue and North 8th Street.



ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the west, and R-1 (Single-Family Residential-OC) to the north, south and east.

PROPOSAL: The applicant has requested to rezone the property to R-1 (Low-Density Residential-UDC) District for residential use.

LAND USE: Surrounding uses included single-family residences, offices and retail stores.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend along this area is single-family residential, and commercial use.

HISTORY: Maple Heights Subdivision was recorded on July 22, 1940. The property was zoned R-1 (Single-Family Residential-OC) District during the comprehensive zoning in 1979. There have been no other rezoning requests for this property since then.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, emails or letters in opposition to the request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to R-1 (Low Density Residential-UDC) District. There were six members present and voting.



ART SALINAS

ENGINEERING & SURVEYING

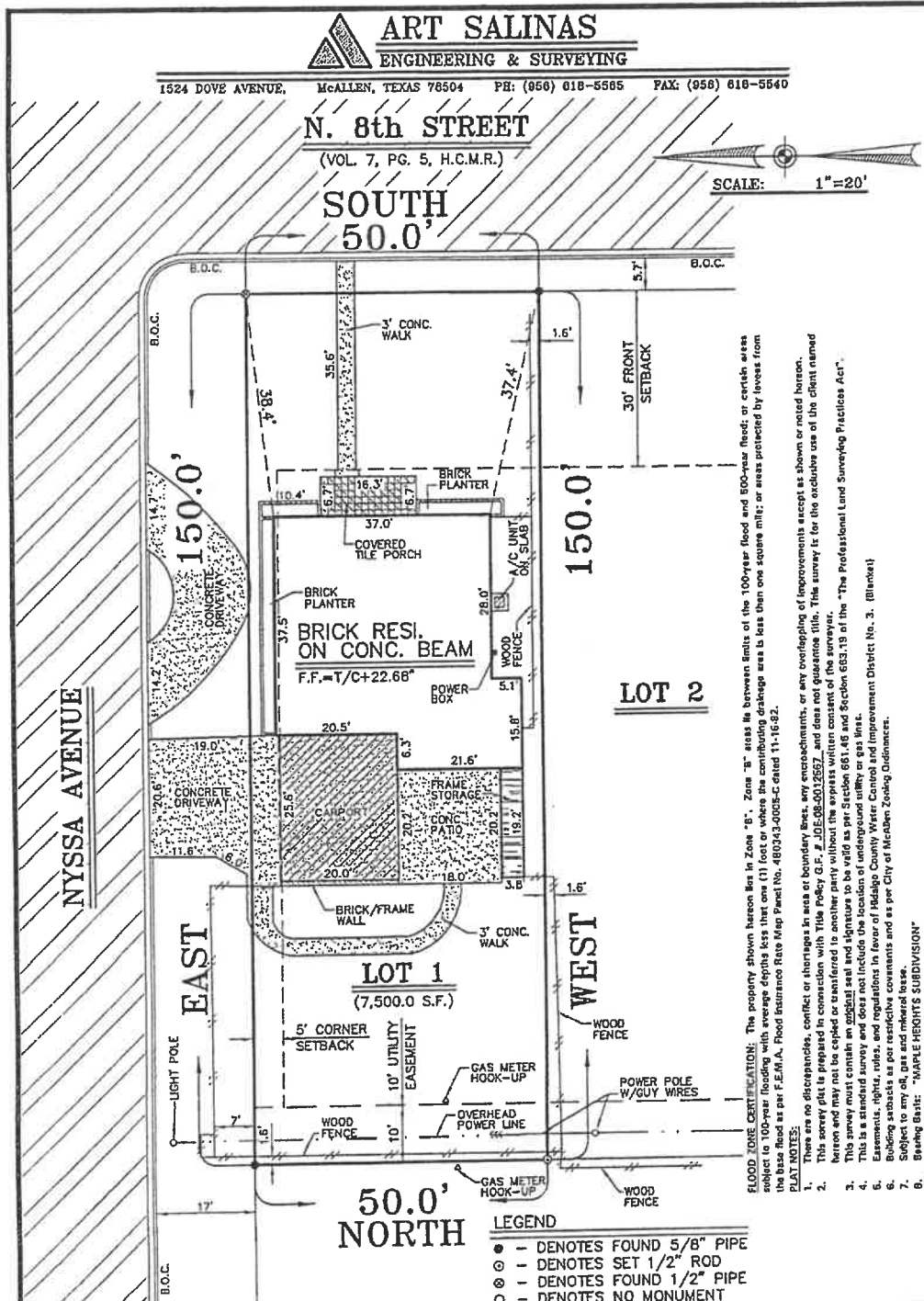
1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 818-5585 FAX: (956) 818-5540

N. 8th STREET

(VOL. 7, PG. 5, H.C.M.R.)

SOUTH
50.0'

SCALE: 1"=20'



FLOOD ZONE CERTIFICATION: The property shown herein lies in Zone "B", Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-16-82.

PLAT NOTES:

1. There are no discrepancies, conflict or shortages in area or boundary lines, any encroachments, or any overlapping of improvements except as shown or noted herein.
2. This survey was prepared in connection with Title Policy G.F. # 305-08-5013557, and does not guarantee title. The survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the Surveyor.
3. This survey must contain an original seal and signatures to be valid as per Section 663.146 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location of underground utilities.
5. Easements, rights, rules, and regulations in favor of Hidalgo County, Texas, and the City of McAllen, Texas, are hereby acknowledged.
6. Building setbacks as per restrictive covenants and as per City of McAllen Zoning Ordinances.
7. Subject to any other restrictions.
8. Survey Date: "MAPLE HEIGHTS SUBDIVISION"
9. BORROWER: CALVIN W. CANTU

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT 1321 N. 8th STREET, in McALLEN, TEXAS, DESCRIBED AS FOLLOWS: LOT 1, BLOCK 2, MAPLE HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 7, PAGE 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

08-36835
Job No.

12-12-08
Date

© COPYRIGHT 2008 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS FOR A SINGLE TRANSACTION BY THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Calvin W. Cantu

Registered Professional Land Surveyor No. 4802

JUN 15 2026

BY:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.3.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: Rezoning from C-1 (Local Commercial-OC) and C-3 (General Commercial-OC) Districts to R-1 (Low-Density Residential-UDC) District: 2.34 acres out of Lot 5, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 500 East Wichita Avenue. **REZ2026-0106**
2. Party Making Request: Omar Sotelo
3. Applicant: Rio Plex Engineering LLC
4. Nature of Request: Rezoning from C-1 (Local Commercial-OC) and C-3 (General Commercial-OC) Districts to R-1 (Low-Density Residential-UDC) District: 2.34 acres out of Lot 5, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 500 East Wichita Avenue. **REZ2026-0106**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/10/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Planning Department

Memo

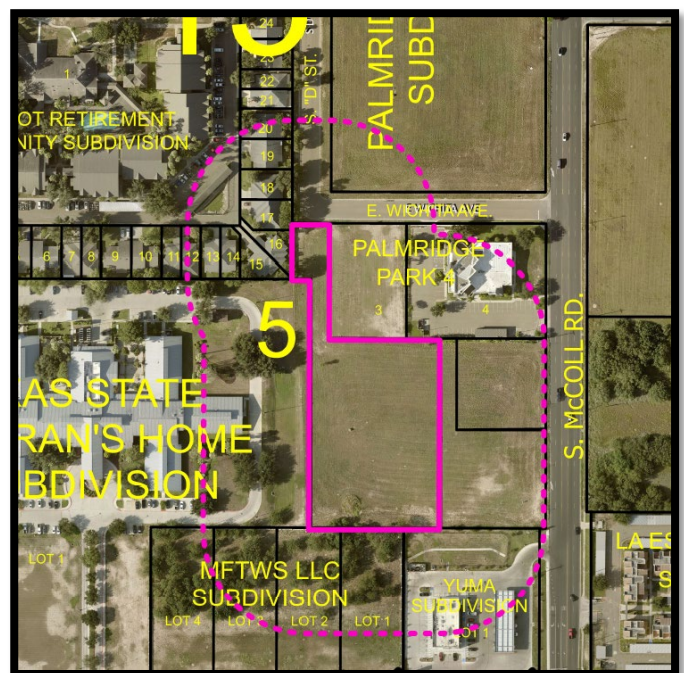
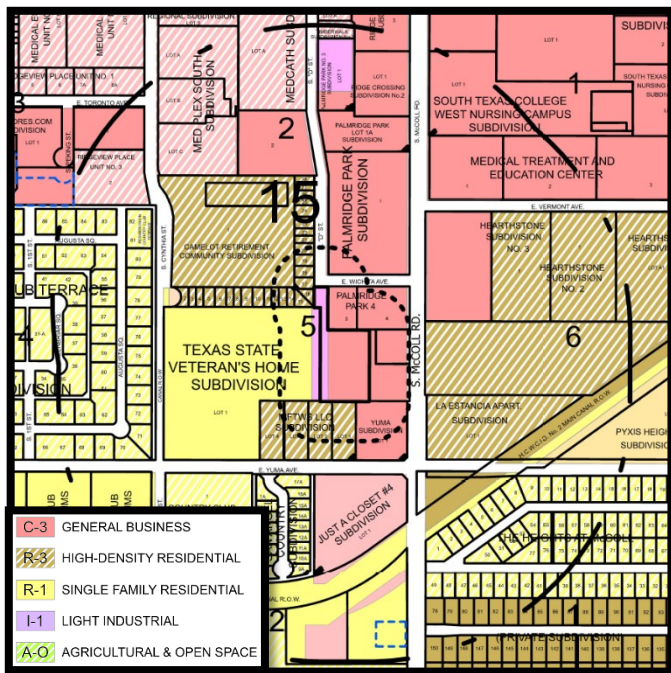
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: REZONING FROM C-1 (LOCAL COMMERCIAL-OC) AND C-3 (GENERAL COMMERCIAL-OC) DISTRICTS TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: 2.34 ACRES OUT OF LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 500 EAST WICHITA AVENUE. (REZ2026-0106)

LOCATION: The subject property is located on the west side of South McColl Road, south of East Wichita Avenue.



PROPOSAL: The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-3 (High-Density Residential-UDC) District to the south and northwest, C-3 (General Business-OC) District to the north, south and east, and C-1 (Office Building-OC) to the west.

LAND USE: The subject property is currently vacant. Surrounding uses include commercial uses, residential homes, a veteran's home facility, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

DEVELOPMENT TRENDS: The development trend in this area is single-family, multi-family residential, medical, and office use.

HISTORY: The property was annexed and zoned on November 27, 1995.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the adjacent zones and follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

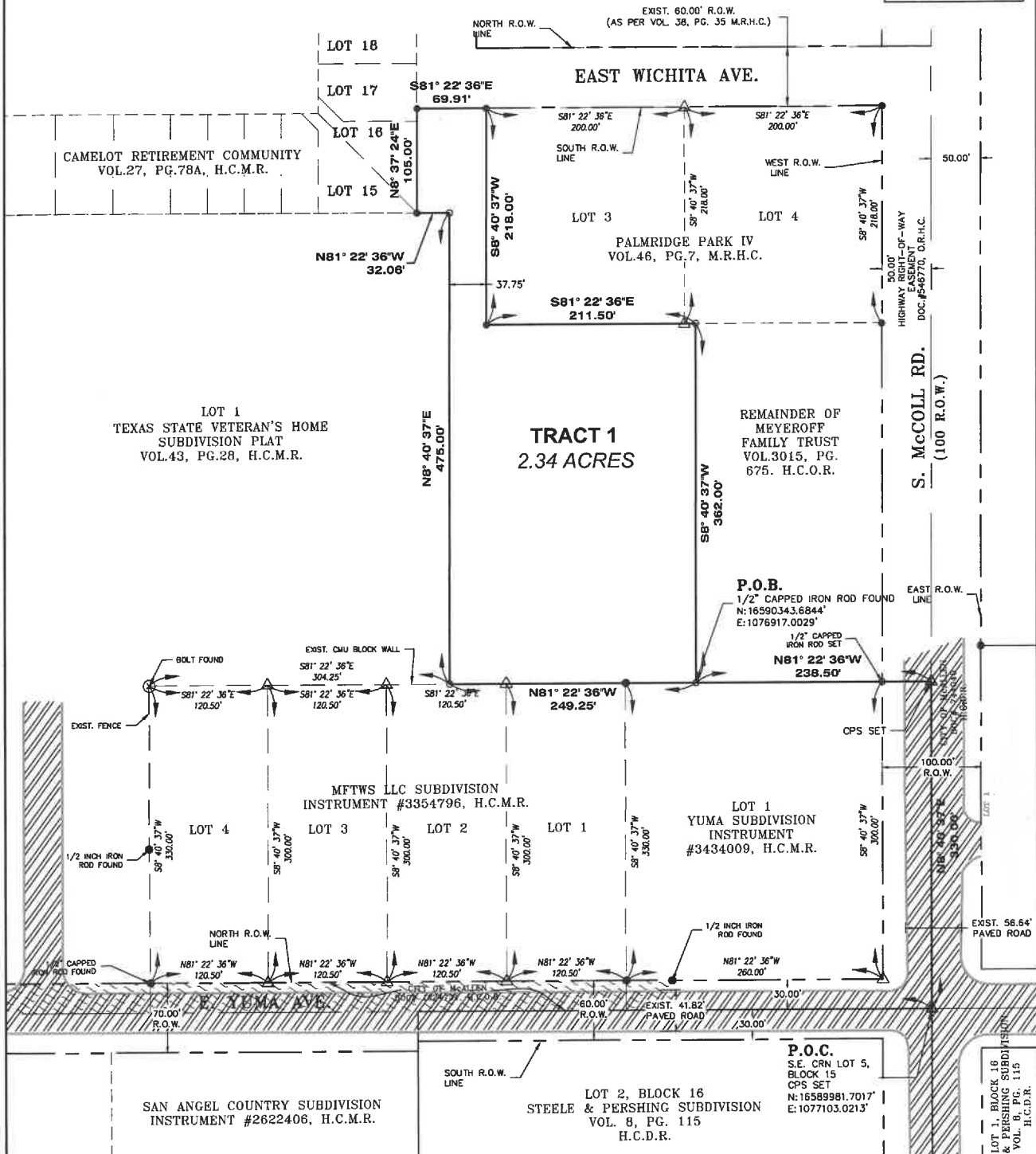
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The Board unanimously voted to recommend approval of the rezoning request to R-1 (Low Density Residential-UDC) District. There were six Board members present and voting.

EXHIBIT B
TRACT 1 - 2.34 ACRES
OUT OF LOT 5, BLOCK 15,
STEEL & PERSHING SUBDIVISION
VOLUME 8, PAGE 114,
HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

SCALE: 1" = 100'
 BEARING BASIS
 TX STATE PLANE
 COORDINATES NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA
 SYSTEMS NETWORK

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	FOUND COTTON PICKER SPWOLE
⊗	FOUND FENCE CORNER
⊙	1/2" IRON ROD FOUND
△	CPS SET
⊕	CALCULATED POINT
⊖	1/2" IRON PIPE FOUND
⊗	PK NAIL FOUND
⊗	EXISTING FENCE
(XXXX)	PLAT CALL VOL. 8, PG. 115
XXXX	MEASURED



SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) THE PROPERTY SHOWN IS IN ZONE "B", IN HIDALGO COUNTY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 0425 C, DATED NOVEMBER 16, 1982.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING NOVEMBER 2023, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE, EDINBURG TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

DATE: DECEMBER, 2023
 PROJECT: SUR 20.063
 PAGE: 3 OF 3

TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

- 1- ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
- 2- VISIBLE AND APPARENT EASEMENTS ON OR ACROSS PROPERTY DESCRIBED IN SCHEDULE A.

RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH OF NO. 23-1419, ISSUED NOVEMBER 19, 2023.

IVAN GARCIA
 REG. PROFESSIONAL LAND
 SURVEYOR NO. 6496

12/5/2023

DATE



LOT 1, BLOCK 16
 STEEL & PERSHING SUBDIVISION
 VOL. 8, PG. 115
 H.C.D.R.

JUN 15 2026

BY:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.4.

DATE SUBMITTED

08/12/2026

MEETING DATE

8/24/2026

1. Agenda Item: Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Chili Pepper Express Subdivision, and Lot 1, Replat of Park West Subdivision, Hidalgo County, Texas; 11001 & 11201 North 10th Street. **REZ2026-0107**
2. Party Making Request: Omar Sotelo
3. Applicant: Rio Plex Engineering LLC
4. Nature of Request: Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Chili Pepper Express Subdivision, and Lot 1, Replat of Park West Subdivision, Hidalgo County, Texas; 11001 & 11201 North 10th Street. **REZ2026-0107**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/12/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Planning Department

Memo

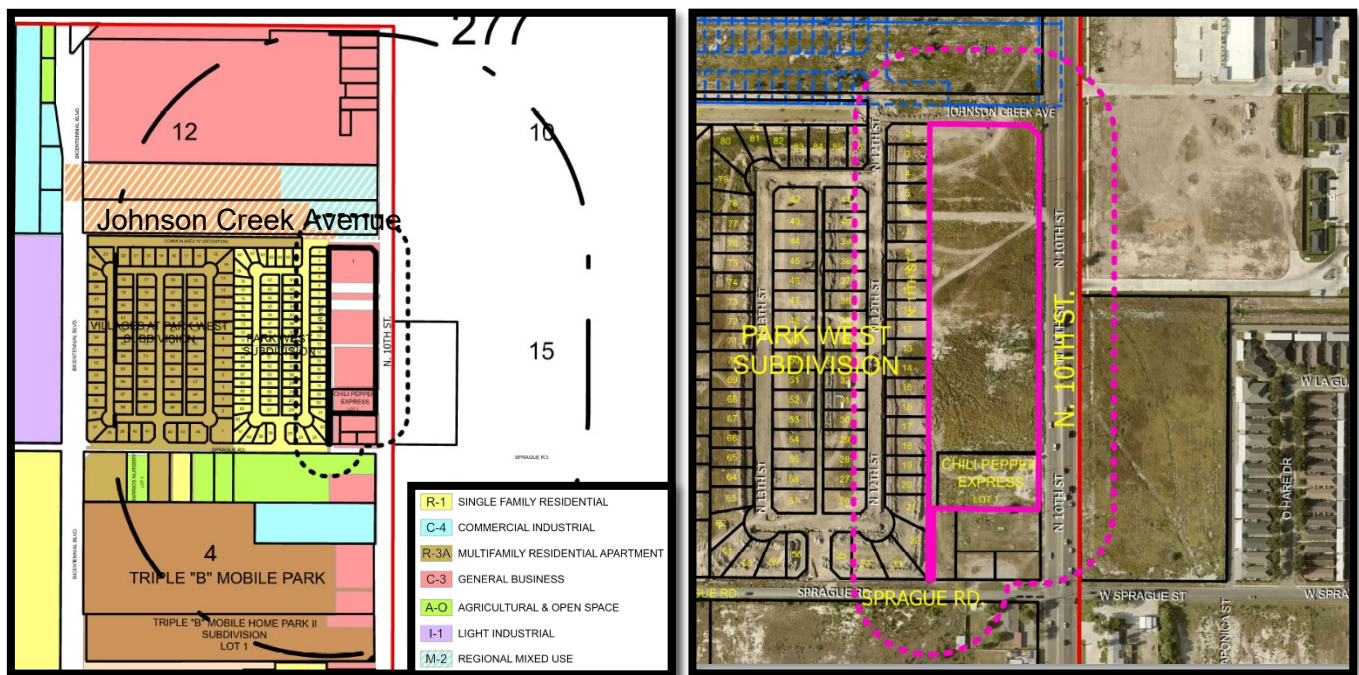
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 1, CHILI PEPPER EXPRESS SUBDIVISION, AND LOT 1, REPLAT OF PARK WEST SUBDIVISION, HIDALGO COUNTY, TEXAS; 11001 & 11201 NORTH 10TH STREET. (REZ2026-0107)

LOCATION: The subject properties are located along North 10th Street, south of Jackson Creek Ave.



PROPOSAL: The applicant is requesting to rezone the properties to C-2 (Regional Commercial -UDC) District under the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) to the west, C-3 (General Business-OC) District to the south, and M-2 (Regional Mixed Use-UDC) to the north. The area to the east is outside city limits.

LAND USE: The subject property is currently vacant. Surrounding land uses include proposed single-family residential homes and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

DEVELOPMENT TRENDS: The development trend along North 10th Street is commercial.

HISTORY: The properties are full lots of record from different subdivisions. (Chili Pepper Express, Lot 1 and Replat of Park West Subdivision, Lot 1.)

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is compatible with the zoning and follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The Board unanimously voted to recommend approval of the rezoning request to C-2 (Regional Commercial-UDC) District. There were six Board members present and voting.

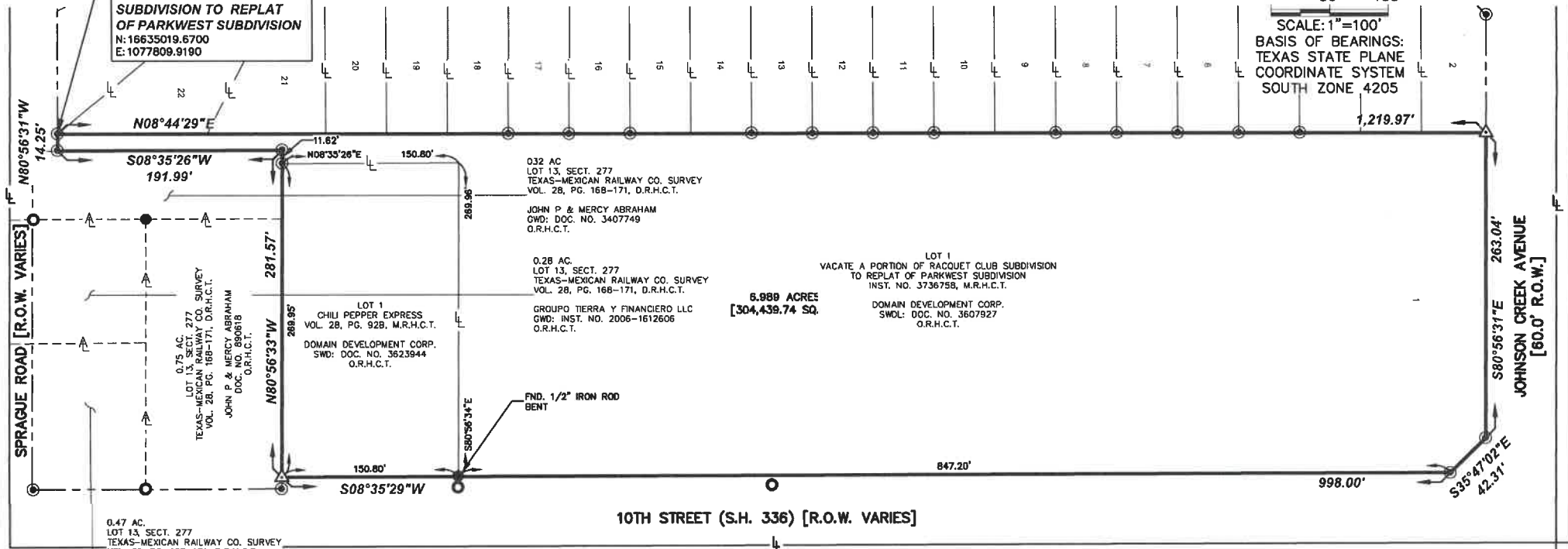
A 6.989 ACRE [304,439.74 SQ.FT.] TRACT OF LAND COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:

LOT ONE (1), **VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION (PRIVATE SUBDIVISION),**
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3736758, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



0 50' 100'
SCALE: 1"=100'
BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

P.O.B.
FND. 1/2" IRON ROD
W/CAP "MELDEN"
SW CNR. LOT 1, VACATE A
PORTION OF RACQUET CLUB
SUBDIVISION TO REPLAT
OF PARKWEST SUBDIVISION
N: 16635019.6700
E: 1077809.9190



10TH STREET (S.H. 336) [R.O.W. VARIES]

LEGEND

- | | | | |
|---|---|--------------|--|
| --- | BOUNDARY LINE | CNR. - | CORNER |
| --- | RIGHT OF WAY LINE | R.O.W. - | RIGHT OF WAY |
|  | LOT LINE: TEXAS-MEXICAN
RAILWAY CO. SURVEY | VLV. - | VOLUME |
|  | LOT LINE | PG. - | PAGE |
|  | ADJOINER BOUNDARY LINE | DOC. - | DOCUMENT |
|  | FOUND 1/2" IRON ROD
OR AS NOTED | INST. - | INSTRUMENT |
|  | FOUND 1/2" IRON PIPE
OR AS NOTED | CWD: - | GENERAL WARRANTY DEED |
|  | FOUND 1/2" IRON ROD
CAP STAMPED "MELDEN" | WD: - | WARRANTY DEED |
|  | CALCULATED POINT | SWD: - | SPECIAL WARRANTY DEED |
| FND. | FOUND | SWDL: - | SPECIAL WARRANTY
DEED W/VENDOR'S UEN |
| POB | POINT OF BEGINNING | O.R.H.C.T. - | OFFICIAL RECORDS
HIDALGO COUNTY TEXAS |
| SW | SOUTHWEST | M.R.H.C.T. - | MAP RECORDS HIDALGO
COUNTY TEXAS |
| | | D.R.H.C.T. - | DEED RECORDS
HIDALGO COUNTY TEXAS |

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED INSTRUMENTS, EASEMENTS, OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT COULD AFFECT TITLE, OWNERSHIP, OR THE USE OF THIS PROPERTY.
2. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
4. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.
- JOB NO. K26011A SHEET 03 OF 03



Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
TBPELS FIRM No:10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF JUNE, 2026 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

MANUEL CARRIZALES
R.P.L.S. #6388

Q6/12/2026
DATE



JUN 15 2026

BY: CW



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: Rezoning from C-4 (Commercial Industrial-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1-7, Shops At Tres Lagos Subdivision, Hidalgo County, Texas; 4304, 4312, 4400, 4200, 4208, 4212, 4300 Tres Lagos Boulevard. **REZ2026-0108**
2. Party Making Request: Omar Sotelo
3. Applicant: Melden & Hunt
4. Nature of Request: Rezoning from C-4 (Commercial Industrial-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1-7, Shops At Tres Lagos Subdivision, Hidalgo County, Texas; 4304, 4312, 4400, 4200, 4208, 4212, 4300 Tres Lagos Boulevard **REZ2026-0108**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/10/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

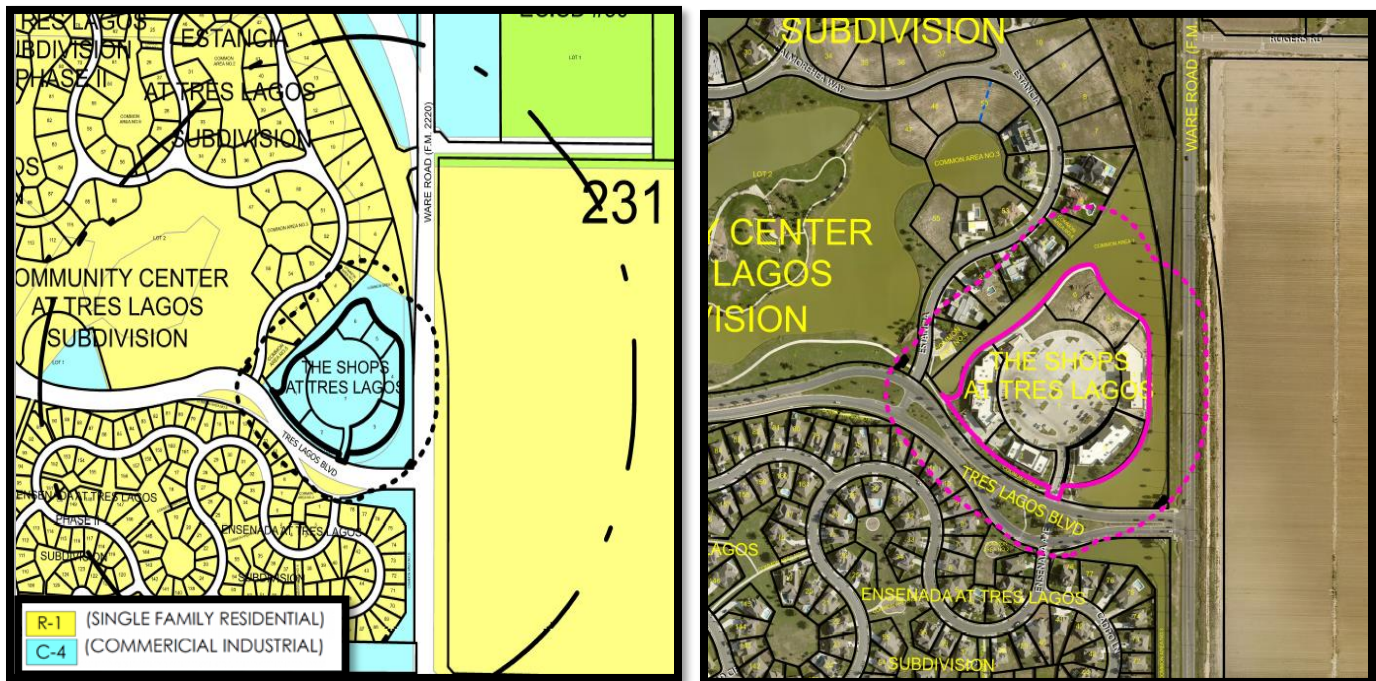
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: REZONING FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOTS 1-7, SHOPS AT TRES LAGOS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4304, 4312, 4400, 4200, 4208, 4212, 4300 TRES LAGOS BOULEVARD (REZ2026-0108)

LOCATION: The subject properties are located on the north side of Tres Lagos Boulevard, west of North Ware Road.



ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District on all sides.

PROPOSAL: The applicant has requested to rezone the properties to C-2 (Regional Commercial-UDC) district for commercial use.

LAND USE: The subject properties include retail stores, offices, restaurants, health clinic, bank, and barbershop.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend along this area is single family residential, and commercial use.

HISTORY: Tres Lagos Development properties were annexed into the City of McAllen and initially zoned R-1 (Single-Family Residential-OC) District on November 17, 2014. The subject property was rezoned to C-4 (Commercial-Industrial-OC) District on February 23, 2015. The Shops at Tres Lagos Subdivision was recorded on September 8, 2022.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with the existing land use and the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, emails or letters in opposition to the request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to C-2 (Regional Commercial-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.6.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: Request of Juan F. Garza, on Behalf of Var 37 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Var 37) at the North 19.43 feet of Lot 3 and all of Lot 4, Block 2, McAllen Addition Subdivision, Hidalgo County, Texas; 1101 Business Highway 83. CUP2026-0055
2. Party Making Request: Omar Sotelo
3. Applicant: Juan F. Garza on behalf of Var 37 LLC
4. Nature of Request: Request of Juan F. Garza, on Behalf of Var 37 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Var 37) at the North 19.43 feet of Lot 3 and all of Lot 4, Block 2, McAllen Addition Subdivision, Hidalgo County, Texas; 1101 Business Highway 83. **CUP2026-0055**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/10/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

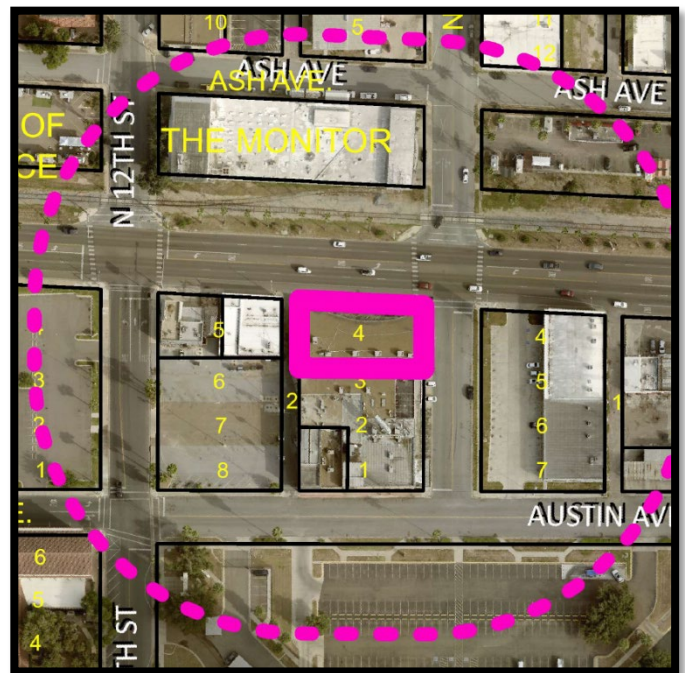
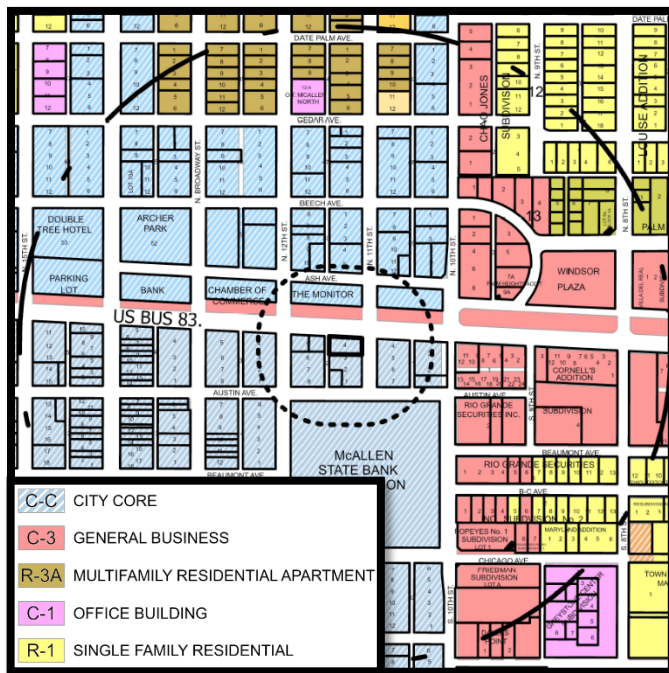
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: REQUEST OF JUAN F. GARZA, ON BEHALF OF VAR 37 LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A RESTAURANT/BAR (VAR 37) AT THE NORTH 19.43 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK 2, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1101 BUSINESS HIGHWAY 83. (CUP2026-0055)

BRIEF DESCRIPTION: The subject property is located along the south side of Business Highway 83, between South 12th Street and South 11th Street, and is zoned CC-DT (City-Core Downtown-UDC) District. Adjacent zoning is C-3 (General Business-OC) District to the north, CC-DT (City-Core Downtown) to the south, east, and west. A bar is permitted in a CC-DT (City-Core Downtown-UDC) District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: The subject property has been used as a nightclub/bar since 2011. Special Use Permits for a bar/nightclub were approved in 2011, 2016, 2018, 2020, 2024, and 2025.

ANALYSIS: The applicant is proposing to operate a bar under the name Var 37 from a 9,694 sq. ft. lease space. The bar will require payment for parking fees. Their proposed days and hours of operation are Monday to Sunday from 11:00 a.m. to 12:00 a.m.

The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

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

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

Staff has not received any phone calls, emails, or letters in opposition to this request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the CUP request. The board unanimously voted to recommend approval, for one year, subject to conditions noted in Section 3.2.5.A of the UDC, Fire Department, and Building Code requirements. There were six members present and voting.

Site Plan

PROYECTO37
GROUP

676 *Environ Biol Fish* (2015) 98:671–677

2. $\frac{1}{2} \leq \frac{1}{2} \leq 1$

□

2057/4225

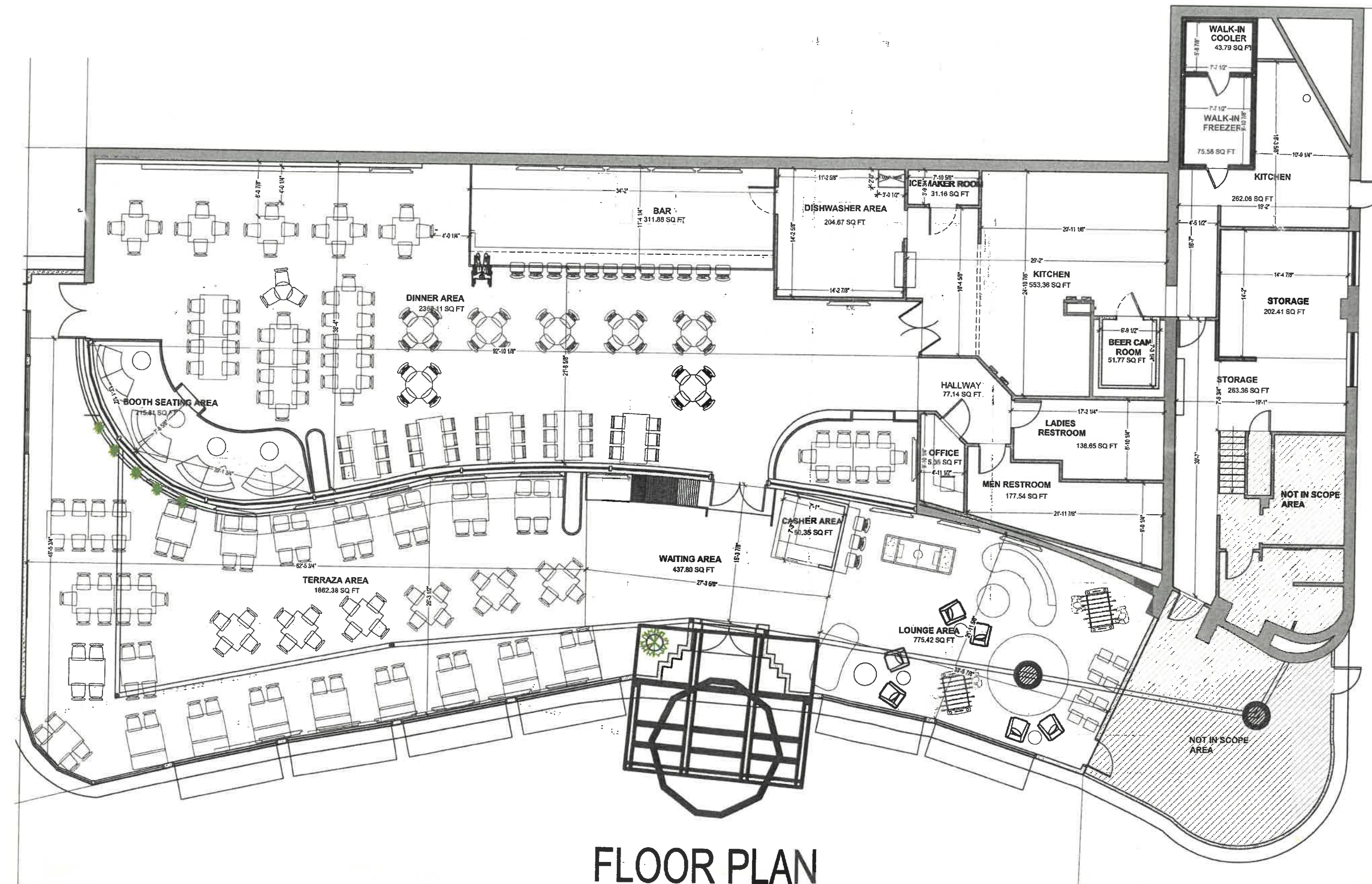
12

... ..

1 | EXISTING DEMO SITE PLAN

VAR37

RECEIVED
JUN 05 2026
By VR



* show camera locations

AREA		
TERRAZA	1862.38	SQ FT
WAITING AREA	437.8	SQ FT
LOUNGE AREA	50.35	SQ FT
CASHER AREA	775.42	SQ FT
BOOTH SEATING AREA	215.81	SQ FT
DINER AREA	2360.11	SQ FT
BAR	311.88	SQ FT
HALLWAY	77.14	SQ FT
DISHWASHER AREA	204.67	SQ FT
OFFICE	5.35	SQ FT
MENS RESTROOM	177.54	SQ FT
LADIES RESTROM	138.65	SQ FT
ICE	31.16	SQ FT
KITCHEN	553.36	SQ FT
BEER CAN ROOM	51.77	SQ FT
WALK-IN COOLER	43.79	SQ FT
WALK-IN FREEZER	75.58	SQ FT
KITCHEN	262.06	SQ FT
STORAGE	202.41	SQ FT
STORAGE	236.36	SQ FT
TOTAL SQ FT	8073.69	

RECEIVED
JUN 05 2026
By VR

DDO IECT MANAGED.

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.7.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: Request of Juan Carlos Marquez, on behalf of Apostolic Assembly of the Faith in Christ Jesus, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Apostolic Church) at Lot 1, Apostolic Church Subdivision, Hidalgo County, Texas; 801 East Cedar Avenue. **CUP2026-0056**
2. Party Making Request: Omar Sotelo
3. Applicant: Juan Carlos Marquez on behalf of Apostolic Assembly of the Faith in Christ Jesus
4. Nature of Request: Request of Juan Carlos Marquez, on behalf of Apostolic Assembly of the Faith in Christ Jesus, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Apostolic Church) at Lot 1, Apostolic Church Subdivision, Hidalgo County, Texas; 801 East Cedar Avenue. **CUP2026-0056**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/10/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Planning Department

Memo

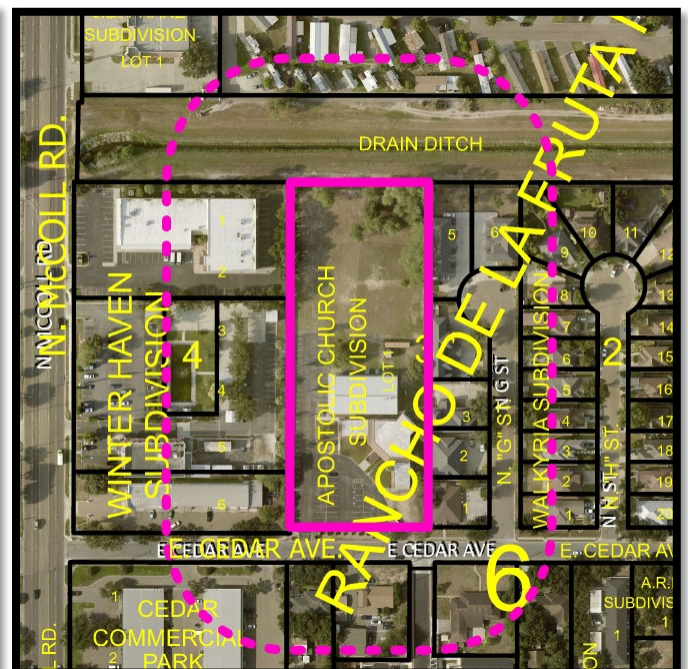
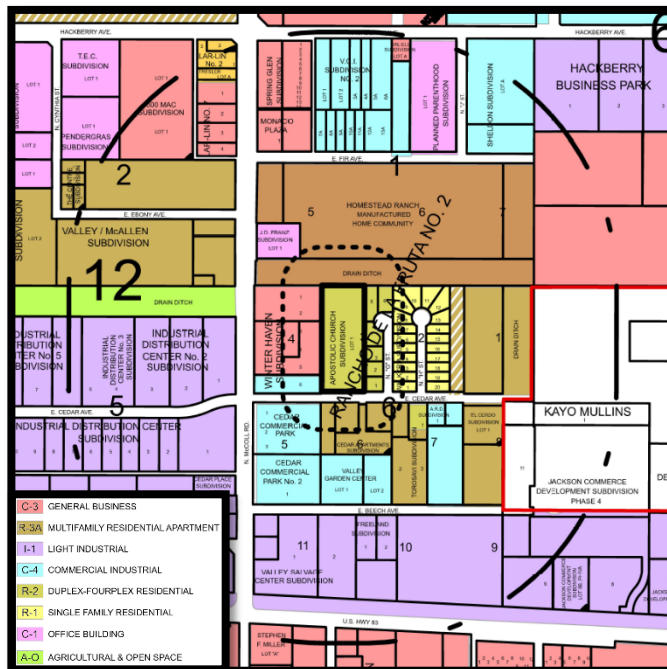
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: REQUEST OF JUAN CARLOS MARQUEZ, ON BEHALF OF APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR AN INSTITUTIONAL USE (APOSTOLIC CHURCH) AT LOT 1, APOSTOLIC CHURCH SUBDIVISION, HIDALGO COUNTY, TEXAS; 801 EAST CEDAR AVENUE. (CUP2026-0056)

BRIEF DESCRIPTION: The subject property is located east of North McColl Road along the north side of East Cedar Avenue and is zoned R-2 (Duplex-Fourplex Residential-OC) District. The adjacent zoning includes C-3 (General Business-OC) and C-4 (Commercial Industrial) District to the west, R-2 (Duplex-Fourplex Residential-OC) District to the east, R-3A (Multifamily Residential Apartments-OC) to the south, and R-4 (Mobile Home & Modular Home-OC) to the north. An institutional use is permitted in the R-2 District with a conditional use permit and in compliance with all requirements.



HISTORY: Apostolic Church Subdivision was recorded on August 16, 1988. A Conditional Use Permit for this institutional use facility was issued on October 7, 1988. Another Conditional Use Permit was issued in 2018, for the same church, for the addition of a 6,000 square foot dining hall. This request is for the same institutional use, including the proposed expansion of the existing building to include additional seating, a general office, pastor's office, classrooms, and restrooms. The total building area added will be 3,527 square feet, and 883 square feet of porch area.

REQUEST/ANALYSIS: The church's proposed days and hours of operation are Sundays 8:00 a.m. to 3:00 p.m. and Wednesdays from 6:00 p.m. to 10:00 p.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and maintained free of potholes.

The Fire Department has approved for the CUP process to continue. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

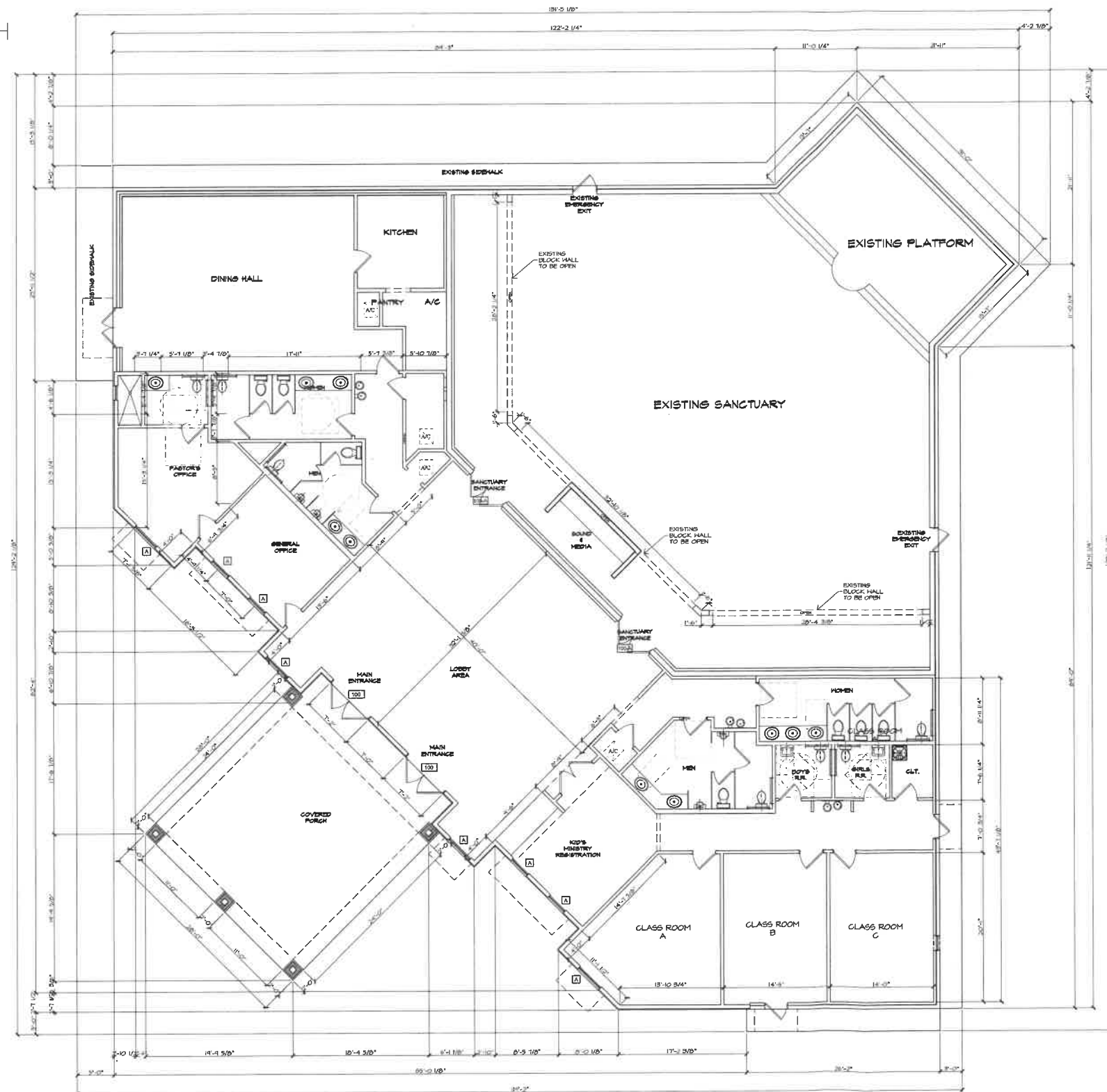
- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Required parking is 90 spaces; 93 spaces are provided.
- 3) 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;
- 4) 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 in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

Staff did not receive any phone calls, emails, or letters in opposition to this request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the CUP request. The board unanimously voted to recommend approval, for life of use, subject to compliance with Section 138-118 of the Zoning Ordinance, Fire Department, and Building Code requirements. There were six members present and voting.



NORTH



LEGEND:

- WINDOW TAG - REFER TO WINDOW SCHEDULE FOR SIZES & SPECS.
- DOOR TAG - REFER TO DOOR SCHEDULE FOR SIZES & SPECS.
- EXTERIOR HALL TAG - REFER TO PAGE FOR SPECS.
- INTERIOR HALL TAG - REFER TO PAGE FOR SPECS.
- BUILDING SECTION & ELEVATIONS TAG - REFER TO PAGE 23 FOR SPECS.

GENERAL NOTES:

- BUILDER/CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK, & NOTIFY DESIGNER OF ANY CORRECTIONS OR CHANGES ON THE PLANS.
- PLANS SHOW LOCATION ONLY.
- ALL EXTERIOR & INTERIOR WALLS TO BE METAL STUDS, UNLESS NOTED OTHERWISE. REF. TO ENG PLANS FOR SPECS.
- STARTING CEILING HEIGHT @ 10'-0" UNLESS NOTED OTHERWISE.
- BUILDER SHALL VERIFY ATTIC ACCESS, & AIR RETURN LOCATIONS WITH OWNER & SUB-CONTRACTOR.
- BUILDER/FRAMER SHOULD ALSO FOLLOW ENGINEERING PLANS, (WINDSTORM PLANS) IF PROVIDED.

DOOR SCHEDULE									
DOOR No.	QUANTITY	ROOM NAME	TYPE	WIDTH	HEIGHT	MATERIAL	COLOR	REMARKS	
100	2	LOBBY AREA SIDE ENTRANCE	DOUBLE	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100-A	2	LOBBY AREA SANCTUARY ENTRANCE	DOUBLE	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
101									
102									
103									
104									

WINDOW SCHEDULE									
WINDOW	QUANTITY	ROOM NAME	WIDTH	HEIGHT	MATERIAL	COLOR	REMARKS		
A	2	LOBBY AREA	6'-0"	8'-0"	ALUMINUM & GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER		
B	2	LOBBY AREA	6'-0"	8'-0"	ALUMINUM & GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER		
C	2	LOBBY AREA	6'-0"	8'-0"	ALUMINUM & GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER		
D	2	LOBBY AREA	6'-0"	8'-0"	ALUMINUM & GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER		

AREAS:

EXISTING	6,526 SQ. FT.
NEW FRONT	3,527 SQ. FT.
NEW PORCH	883 SQ. FT.
TOTAL ADDITION	4,410 SQ. FT.
GRAN TOTAL	10,936 SQ. FT.

PROPOSE PLAN

SCALE: 1/8" = 1'-0"

REVISIONS:

3/5/26	
4/6/26	
4/17/26	
6/5/26	

LEGAL DESCRIPT:

801 EAST CEDAR
McALLEN, TEXAS
APOSTOLIC CHURCH
SUBDIVISION

PROJECT FOR:

VICTORIOUS LIFE TEMPLE
NEW LOBBY & OFFICE
ADDITION

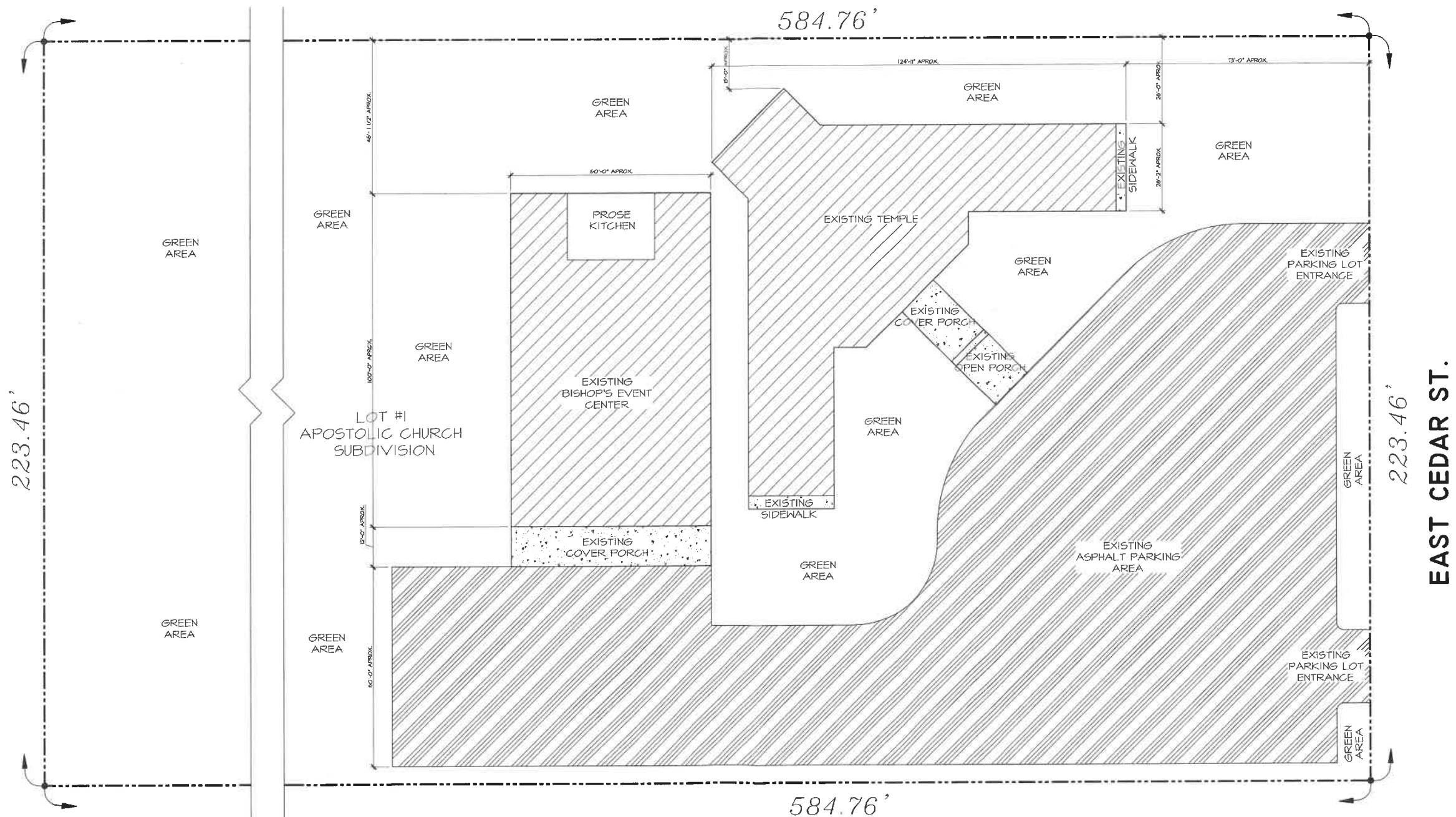
HIGH CONCEPT DESIGNS

COMMERCIAL & RESIDENTIAL DESIGNS
MISSION, TEXAS
MOBILE: 956-821-2369
highconceptdesigns@gmail.com

PROJECT: 000-25

SHEET NUMBER

OF



LEGEND:

- GRASS
- ASPHALT
- CONCRETE



SITE PLAN
SCALE: 1/32" = 1'-0"

PROJECT FOR:		LEGAL DESCRIPT:	REVISIONS:
VICTORIOUS LIFE TEMPLE NEW LOBBY & OFFICE ADDITION		801 EAST CEDAR McALLEN, TEXAS APOSTOLIC CHURCH SUBDIVISION	8/15/2023
HIGH CONCEPT DESIGNS COMMERCIAL & RESIDENTIAL DESIGNS MISSION, TEXAS MOBILE: 956-821-2369 highconceptdesigns@gmail.com			
PROJECT: 000-25			
SHEET NUMBER			
0.0			
1 OF 2			



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.8.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: Request of Jesus F. Davila, on behalf of OTBG North Park LLC, for a conditional use permit, for one year, and adoption of an ordinance, for a restaurant/bar (Oak Texas\Bar & Grill-North Park) at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. **CUP2026-0058**
2. Party Making Request: Omar Sotelo
3. Applicant: Jesus F. Davila on behalf of OTBG North Park LLC
4. Nature of Request: Request of Jesus F. Davila, on behalf of OTBG North Park LLC, for a conditional use permit, for one year, and adoption of an ordinance, for a restaurant/bar (Oak Texas\Bar & Grill-North Park) at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. **CUP2026-0058**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/10/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

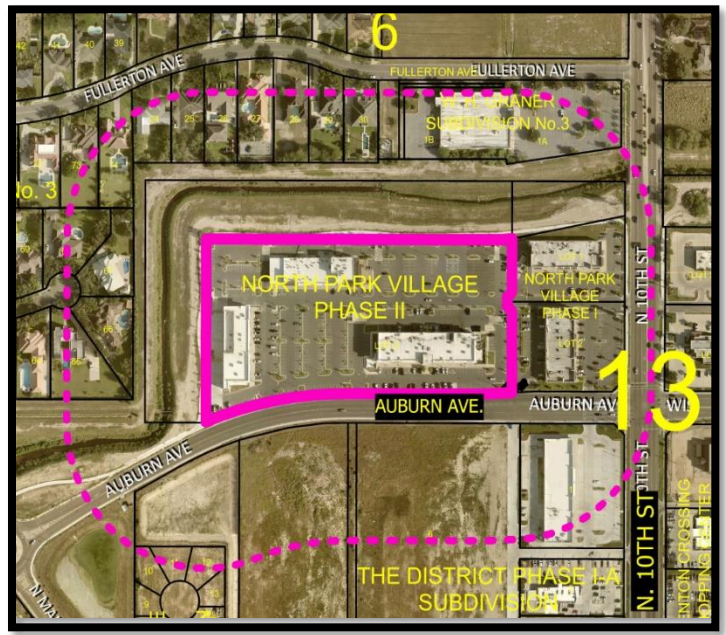
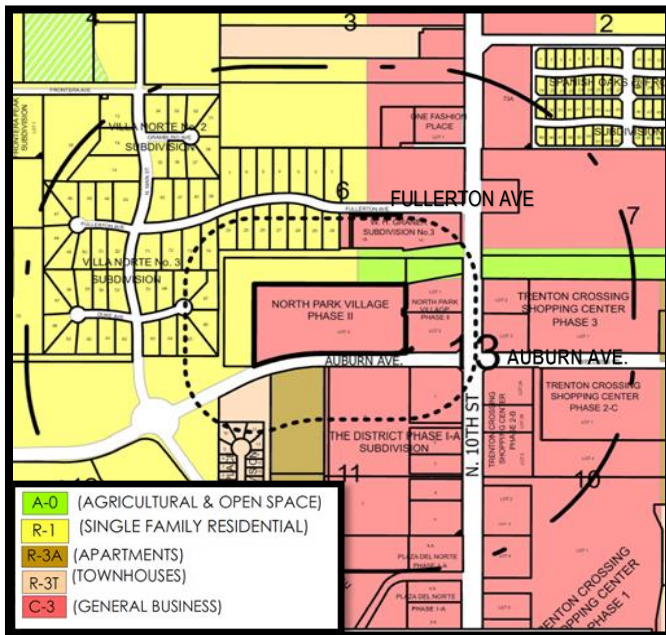
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: REQUEST OF JESUS F. DAVILA, ON BEHALF OF OTBG NORTH PARK LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A RESTAURANT/BAR (OAK TEXAS BAR & GRILL-NORTH PARK) AT LOT 3, NORTH PARK VILLAGE PHASE 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE, BLDG. 300, SUITE 300. (CUP2026-0058)

BRIEF DESCRIPTION: The subject property is located along the north side of Auburn Avenue, west of North 10th Street, and is zoned C-3 (General Business-OC) District. Adjacent zonings are, R-1 (Single-Family Residential-OC) and A-O (Agricultural and Open Space-OC) districts to the north, R-3A (Multi-Family Residential Apartments-OC) and R-3T (Multi-Family Residential Townhouse-OC) districts to the south, and C-3 (General Business-OC) districts to the south and east. A restaurant/bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: The first Conditional Use Permit for a restaurant/bar for this suite was approved by the City Commission on April 22, 2024 with a variance to the distant requirement and was renewed in 2025. The applicant submitted the new application on June 15, 2026.

ANALYSIS: The applicant is proposing to continue to operate a restaurant/bar under the name Oak Texas Bar & Grill-North Park from 3,536 sq. ft. of lease space. The proposed business hours are, Monday – Sunday from 11:00 a.m. to 2:00 a.m. As per Section 138-403 of the Zoning Ordinance, the

parking lot must be properly striped and maintained free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a):

- a) 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 residential zone/use.
- b) 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 property has direct access to Auburn Avenue.
- c) 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 3,536 sq. ft. of restaurant/bar use, 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
- d) The abovementioned businesses must do everything possible to prevent the 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.
- e) 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.
- f) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- g) 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 taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

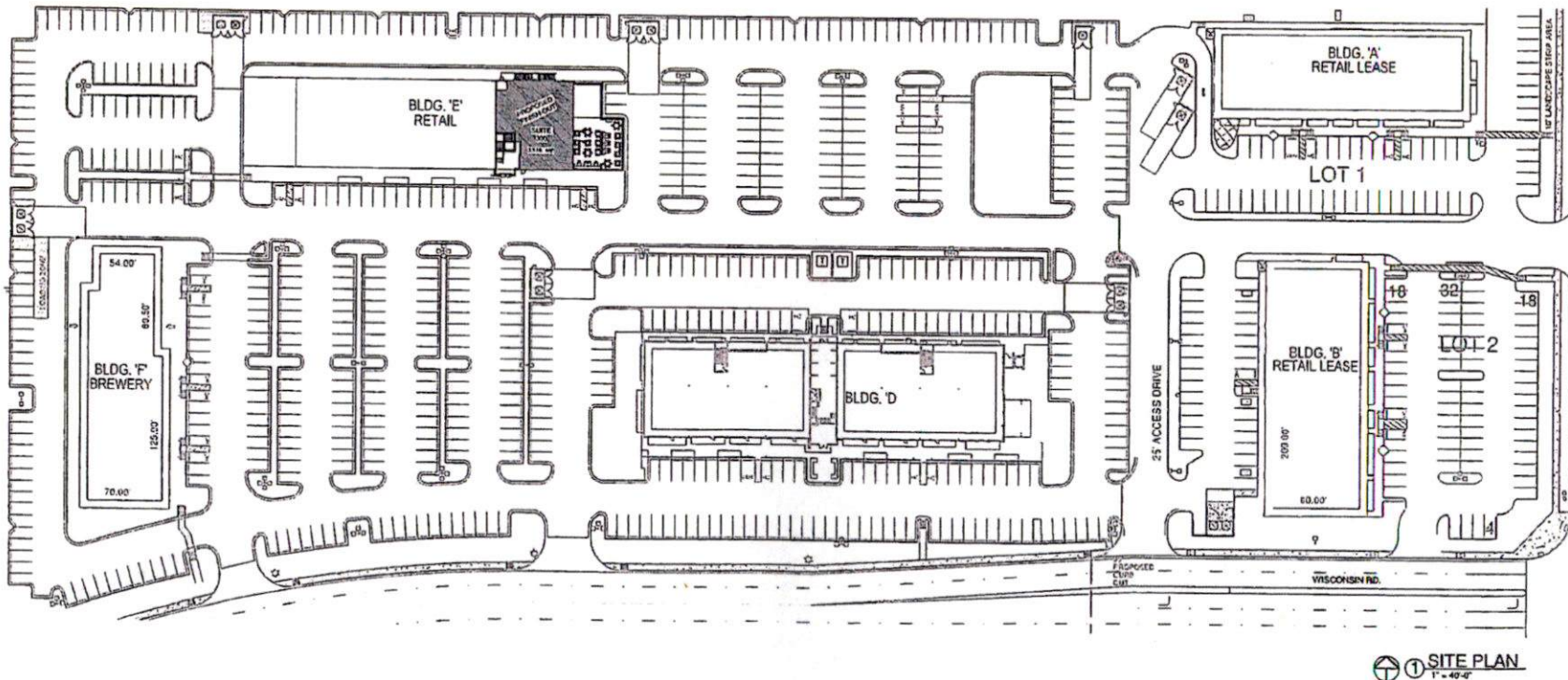
PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the conditional use permit request. The board unanimously voted to recommend approval subject to conditions noted in Section 138-118(a)(4), Fire Department, and Building Code requirements. There were six members present and voting.

JFD. 3/5/24

NORTH PARK VILLAGE FRANKIE FLAV'S CRAFT BURGER HOUSE

OTBG North Park

1200 AUBURN AVE., SUITE 300
McALLEN TEXAS



① SITE PLAN
1" = 40'-0"

RECEIVED
MAR 06 2024
By: AT

RECEIVED
JUN 15 2026
By: VJ2

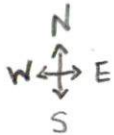
AURIEL
INVESTMENTS
100 E. HOLMAN DR. 138 McALLEN, TX. 78204 956-661-0888

NORTH PARK VILLAGE BLDG. E
FRANKIE FLAVZ
1200 AUBURN AVE., SUITE 300, McALLEN TEXAS

SHEET

0.0

DATE: 7-1-22
PROJECT: 011022
DRAWN BY:
CHECKED BY:
FILE NAME:



Map sink

MEN'S RR

WOMEN'S RR

Kitchen

BAR

To Patio

OFFICE

Common Area
Elevator

Host

OAK North Park

RECEIVED
JUN 15 2026

By VR

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.9.a.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: 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:
Augusta Village Subdivision, Lots 1-3, Hidalgo County, Texas
1005, 1009 and 1013 East Augusta Avenue
702 East El Rancho Road (PID: 290268)
704 East El Rancho Road (PID: 290273)
708 East El Rancho Road and Rear (PID: 290271 and 500072)
706 East El Rancho Road (PID: 290272)
712 East El Rancho Road (Drive) (PID: 290269)
800 East El Rancho Road and Rear (PID: 290270 and 290291)
810 East El Rancho Road and Rear (PID: 290263 and 796354)
900 East El Rancho Road (PID: 20826014, 290264, 290261 and 290262)
1000 East El Rancho Road (PID: 290265)
3401 South McColl Road (PID: 290266)
3413 South McColl Road (PID: 290267)
3417 South McColl Road (PID: 625707)
3419 South McColl Road (PID: 695405)
3421 South McColl Road (PID: 290258)
3501 South McColl Road (PID: 290259)
3521 South McColl Road (PID: 290278)
705 East Augusta Avenue (PID: 290279)
709 East Augusta Avenue (PID: 290280)
825 East Augusta Avenue (PID: 290281)
901 East Augusta Avenue (PID: 290282)
905 East Augusta Avenue (PID: 290283)
909 East Augusta Avenue (PID: 290284)
1001 East Augusta Avenue (PID: 290285)
1101 East Augusta Avenue (PID: 290288)
1109 East Augusta Avenue (PID: 290289)
3551 South "K" Center Street (PID: 943783) **REZ2026-0109**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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:
Augusta Village Subdivision, Lots 1-3, Hidalgo County, Texas
1005, 1009 and 1013 East Augusta Avenue
702 East El Rancho Road (PID: 290268)

704 East El Rancho Road (PID: 290273)
 708 East El Rancho Road and Rear (PID: 290271 and 500072)
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 810 East El Rancho Road and Rear (PID: 290263 and 796354)
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 3501 South McColl Road (PID: 290259)
 3521 South McColl Road (PID: 290278)
 705 East Agusta Avenue (PID: 290279)
 709 East Agusta Avenue (PID: 290280)
 825 East Agusta Avenue (PID: 290281)
 901 East Agusta Avenue (PID: 290282)
 905 East Agusta Avenue (PID: 290283)
 909 East Agusta Avenue (PID: 290284)
 1001 East Agusta Avenue (PID: 290285)
 1101 East Agusta Avenue (PID: 290288)
 1109 East Agusta Avenue (PID: 290289)
 3551 South "K" Center Street (PID: 943783) **REZ2026-0109**

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

7. Routing:

Jessica Cavazos	Created/Initiated - 08/10/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

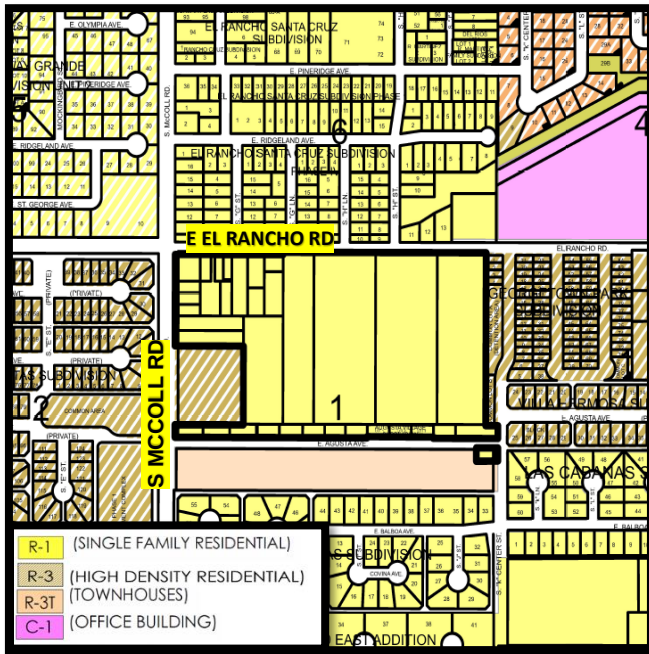
DATE: August 24, 2026

SUBJECT: 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:

CASE REZ2026-0109:

Augusta Village Subdivision, Lots 1-3, Hidalgo County, Texas
1005, 1009 and 1013 East Agusta Avenue
702 East El Rancho Road (PID: 290268)
704 East El Rancho Road (PID: 290273)
708 East El Rancho Road and Rear (PID: 290271 and 500072)
706 East El Rancho Road (PID: 290272)
712 East El Rancho Road (Drive) (PID: 290269)
800 East El Rancho Road and Rear (PID: 290270 and 290291)
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909 East Agusta Avenue (PID: 290284)
1001 East Agusta Avenue (PID: 290285)
1101 East Agusta Avenue (PID: 290288)
1109 East Agusta Avenue (PID: 290289)
3551 South "K" Center Street (PID: 943783)

LOCATION: The subject properties are located south of East El Rancho Road and east of South McColl Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density Residential-UDC), R-3T (Multi-Family Residential Townhouse-OC), and R-3 (High-Density Residential-UDC) District.

LAND USE: The subject properties include single-family residence and vacant land. Surrounding uses include vacant land, residences and a Regional Storm Water Detention Facility.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. Additionally, a portion of the property is designated as Parks and Open Space which denote parks, recreational facilities, drainage ways, trails and other open spaces that are currently in existence or planned.

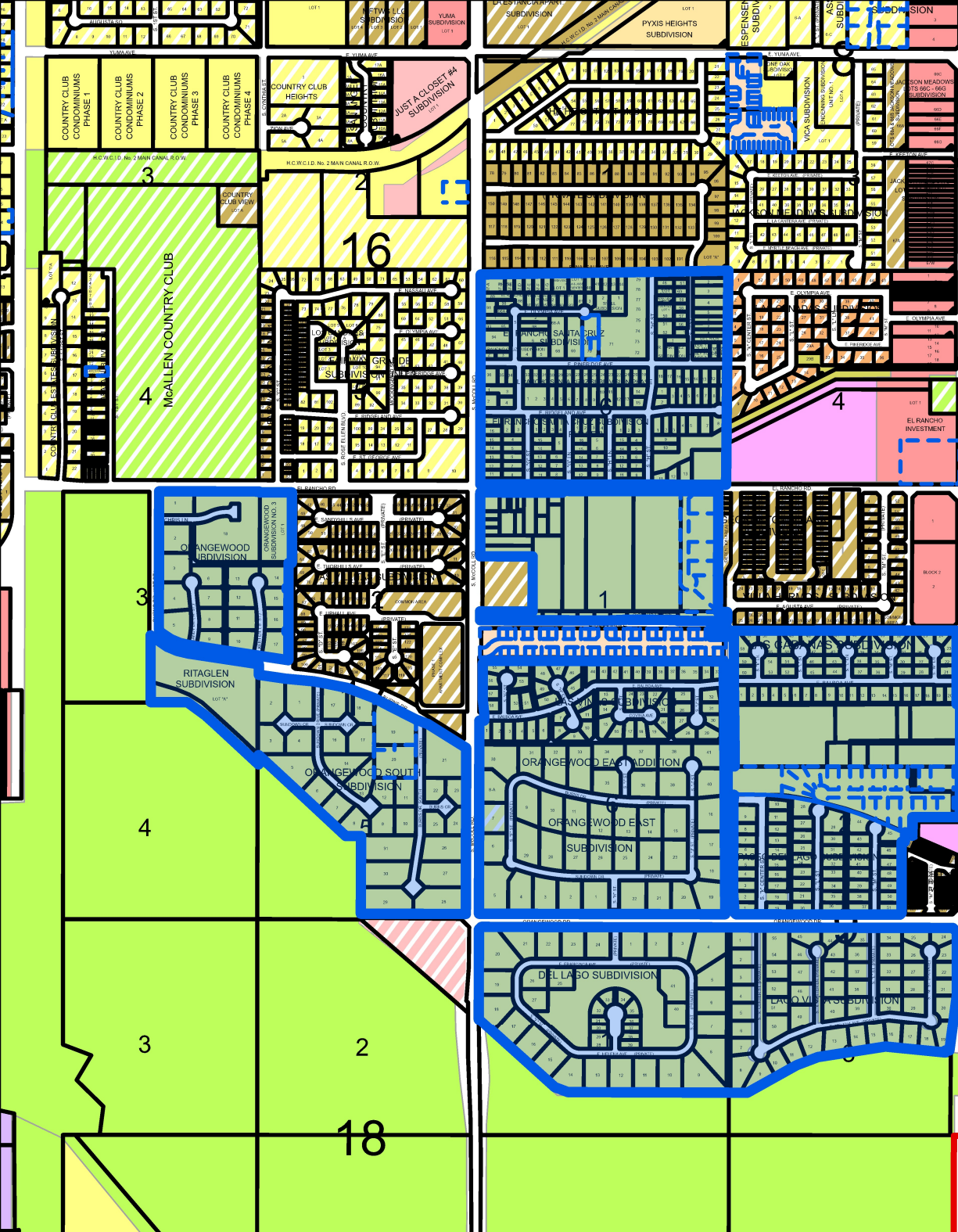
DEVELOPMENT TRENDS: The development trend in this area is residential.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with the existing development pattern and prevailing zoning trend in the surrounding area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to R-1 (Low Density Residential-UDC) District. There were six members present and voting.



CITY OF MCALEN PLANNING DEPARTMENT

 SUBJECT PROPERTY

OLD ZONE

-  A-O (AGRICULTURAL & OPEN...)
-  R-1 (SINGLE FAMILY RES...)
-  R-2 (DUPLEX-FOURPLEX)

-  R-3A (APARTMENTS)
-  R-3C (CONDOMINIUMS)
-  R-3T (TOWNHOMES)
-  R-4 (MOBILE HOMES)

UDC ZONE

-  A-O (AGRICULTURAL & OPEN...)
-  R-1 (LOW DENSITY RES...)

-  R-2 (MEDIUM-DENSITY RES...)
-  R-3 (HIGH-DENSITY RES...)
-  C-1 (LOCAL COMMERCIAL)
-  C-2 (REGIONAL COMMERCIAL)
-  I-1 (LIGHT INDUSTRIAL)
-  I-2 (HEAVY INDUSTRIAL)
-  M-1 (LOCAL MIXED USE)
-  M-2 (REGIONAL MIXED USE)

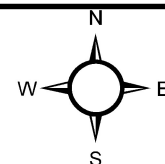
-  C-1 (OFFICE BUILDING)
-  C-2 (NEIGHBORHOOD COMM...)
-  C-3 (GENERAL BUSINESS)
-  C-3L (LIGHT COMMERCIAL)

-  C-4 (COMMERCIAL IND...)
-  I-1 (LIGHT INDUSTRIAL)
-  I-2 (HEAVY INDUSTRIAL)

-  CC-DT (CITY-CORE DOWNTOWN)
-  CC-UT (CITY-CORE UPTOWN)

LEGEND
SCALE: N.T.S.

AREA MAP



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.9.b.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: 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:
Las Vinas Subdivision, Lots 1-58; Orangewood East Subdivision, Lots 1-6 and 9-29; Orangewood East Addition Subdivision, Lots 8-A and 30-41, Hidalgo County, Texas
1000-1013 East Covina Avenue
3700-3913 South "J" Street
3700-3725 South "I" Street
3612-3708 South "H" Street
3612-3624 South "G" Street
700-1109 East Balboa Avenue
700-925 East Sundown Drive
3800-3801 and 3824-3908 South "F" Street
701-924 East Burns Drive **REZ2026-0110**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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:
Las Vinas Subdivision, Lots 1-58; Orangewood East Subdivision, Lots 1-6 and 9-29; Orangewood East Addition Subdivision, Lots 8-A and 30-41, Hidalgo County, Texas
1000-1013 East Covina Avenue
3700-3913 South "J" Street
3700-3725 South "I" Street
3612-3708 South "H" Street
3612-3624 South "G" Street
700-1109 East Balboa Avenue
700-925 East Sundown Drive
3800-3801 and 3824-3908 South "F" Street
701-924 East Burns Drive **REZ2026-0110**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
7. Routing:

Jessica Cavazos
Omar Sotelo
Martin Canales
Michelle Rivera

Created/Initiated - 08/10/2026
Approved - 08/12/2026
Approved - 08/12/2026
Final Approval - 08/12/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

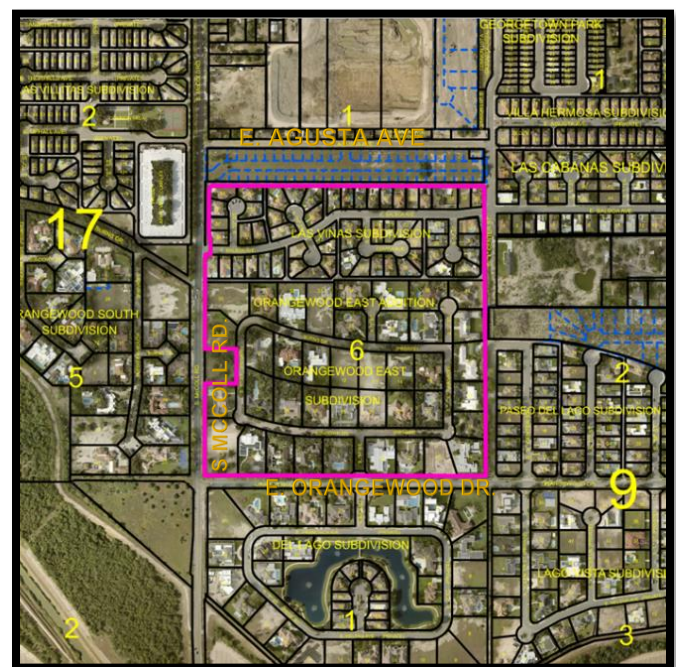
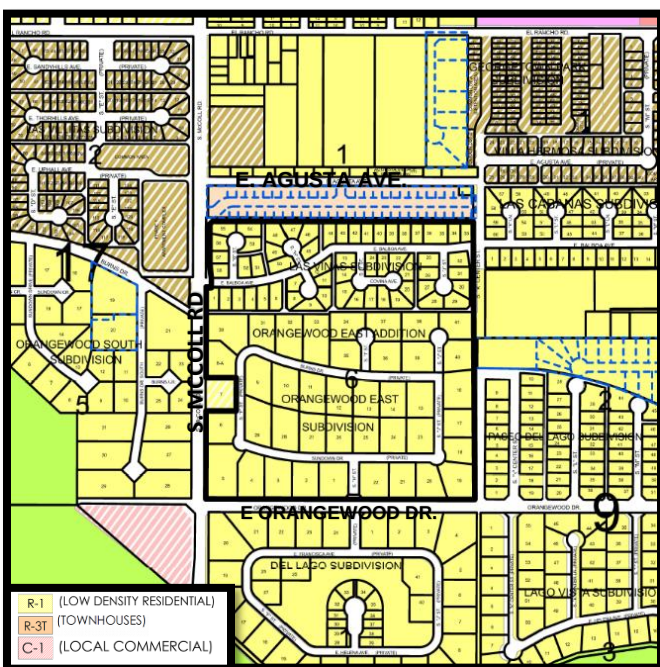
DATE: August 24, 2026

SUBJECT: 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:

CASE REZ2026-0110:

Las Vinas Subdivision, Lots 1-58; Orangewood East Subdivision, Lots 1-6 and 9-29;
 Orangewood East Addition Subdivision, Lots 8-A and 30-41, Hidalgo County, Texas
 1000-1013 East Covina Avenue
 3700-3913 South "J" Street
 3700-3725 South "I" Street
 3612-3708 South "H" Street
 3612-3624 South "G" Street
 700-1109 East Balboa Avenue
 700-925 East Sundown Drive
 3800-3801 and 3824-3908 South "F" Street
 701-924 East Burns Drive

LOCATION: The subject properties are located north of East Orangewood Drive and east of South McColl Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC), R-3T (Multi-Family Residential Townhouse) and C-1 (Local Commercial-UDC) Districts.

LAND USE: The current land use of the subject properties is residential. Surrounding uses include single and multifamily residences and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend in this area is residential.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to R-1 (Low Density Residential-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.9.c.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: 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:
Del Lago Subdivision, Lots 1-39 and Common Area & Private Lake, and Lago Vista Subdivision, Lots 1-55, Hidalgo County, Texas
701-1001 East Francisca Avenue
812-1312 East Helena Avenue
4300-4416 South "F" Street
4400-4421 South "H" Street
4300-4501 South "J" Street
4200-4413, 4500 and 4512 South "K" Center Street
4202-4403 South "K" Lane
4200-4401 South "L" Street
4200-4401 and 4501 South "M" Street **REZ2026-0111**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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:
Del Lago Subdivision, Lots 1-39 and Common Area & Private Lake, and Lago Vista Subdivision, Lots 1-55, Hidalgo County, Texas
701-1001 East Francisca Avenue
812-1312 East Helena Avenue
4300-4416 South "F" Street
4400-4421 South "H" Street
4300-4501 South "J" Street
4200-4413, 4500 and 4512 South "K" Center Street
4202-4403 South "K" Lane
4200-4401 South "L" Street
4200-4401 and 4501 South "M" Street **REZ2026-0111**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
7. Routing:

Jessica Cavazos
Omar Sotelo
Martin Canales
Michelle Rivera

Created/Initiated - 08/10/2026
Approved - 08/12/2026
Approved - 08/12/2026
Final Approval - 08/12/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: 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:

CASE REZ2026-0111:

Del Lago Subdivision, Lots 1-39 and Common Area & Private Lake, and Lago Vista Subdivision, Lots 1-55, Hidalgo County, Texas

701-1001 East Francisca Avenue

812-1312 East Helena Avenue

4300-4416 South "F" Street

4400-4421 South "H" Street

4300-4501 South "J" Street

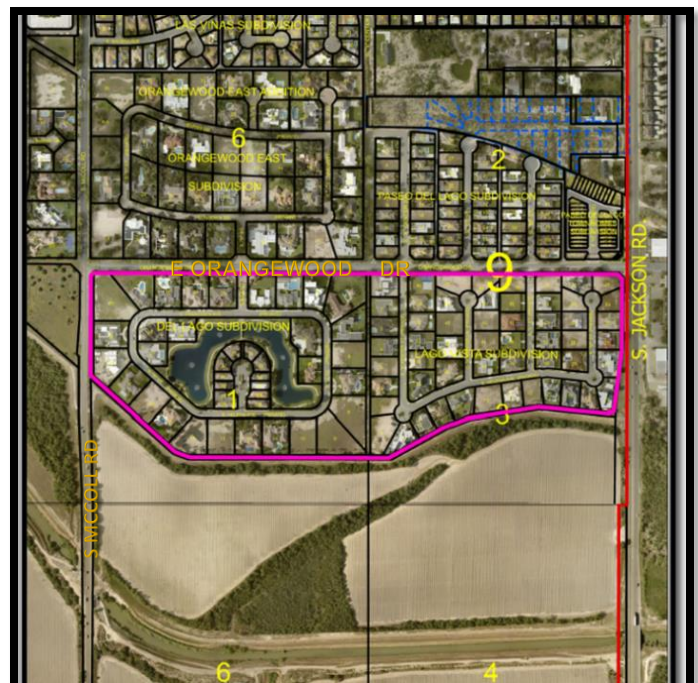
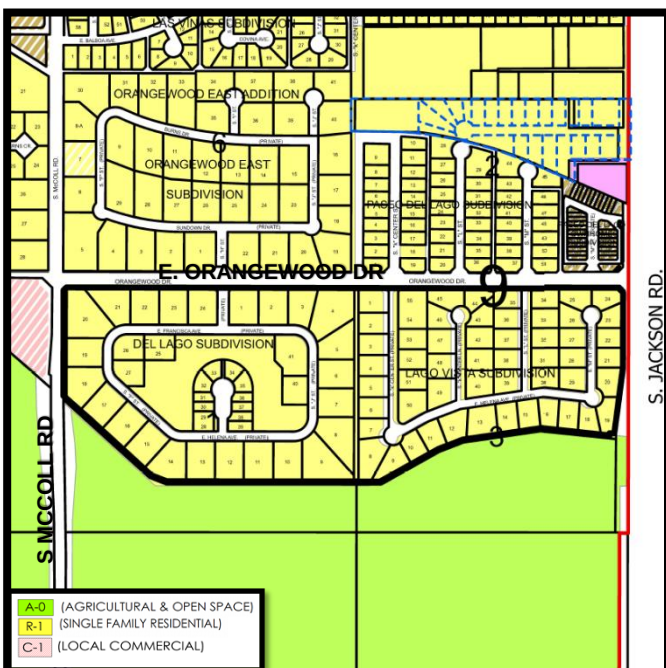
4200-4413, 4500 and 4512 South "K" Center Street

4202-4403 South "K" Lane

4200-4401 South "L" Street

4200-4401 and 4501 South "M" Street

LOCATION: The subject properties are located on the south side of East Orangewood Drive and east of South McColl Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC), C-2 (Regional Commercial-UDC), and A-O (Agricultural and Open Space-OC) Districts.

LAND USE: The current use of the subject properties includes single-family residences and vacant land as well.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend in this area is residential.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to R-1 (Low Density Residential-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.9.d.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: 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:
Orangewood Subdivision Unit No. 1 Subdivision, Lots 1 -18; Orangewood Subdivision Unit No. 3 Subdivision, Lot 1; Ritaglen Subdivision, Lot "A"; and Orangewood South Subdivision, Lots 1-31, Hidalgo County, Texas
200-300 Chris Lane
3300- 3325 Sandy Lane ("A" Street)
3300-3325 Kent Lane ("B" Street)
400 East El Rancho Road
300 East Burns Avenue
3800-3824 Sundown Court West
3801-3825 Sundown Court East
3900-3930 Sundown Drive
3800-4117 Burns Drive South
4001-4025 Burns Court **REZ2026-0112**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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:
Orangewood Subdivision Unit No. 1 Subdivision, Lots 1 -18; Orangewood Subdivision Unit No. 3 Subdivision, Lot 1; Ritaglen Subdivision, Lot "A"; and Orangewood South Subdivision, Lots 1-31, Hidalgo County, Texas
200-300 Chris Lane
3300- 3325 Sandy Lane ("A" Street)
3300-3325 Kent Lane ("B" Street)
400 East El Rancho Road
300 East Burns Avenue
3800-3824 Sundown Court West
3801-3825 Sundown Court East
3900-3930 Sundown Drive
3800-4117 Burns Drive South
4001-4025 Burns Court **REZ2026-0112**
5. Fiscal Impact Summary:
6. Budgeted:
Bid Amount: _____ Budgeted Amount: _____

Under Budget: _____

Over Budget: _____
Amount Remaining: _____

7. Routing:

Jessica Cavazos

Created/Initiated - 08/10/2026

Omar Sotelo

Approved - 08/12/2026

Martin Canales

Approved - 08/12/2026

Michelle Rivera

Final Approval - 08/12/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

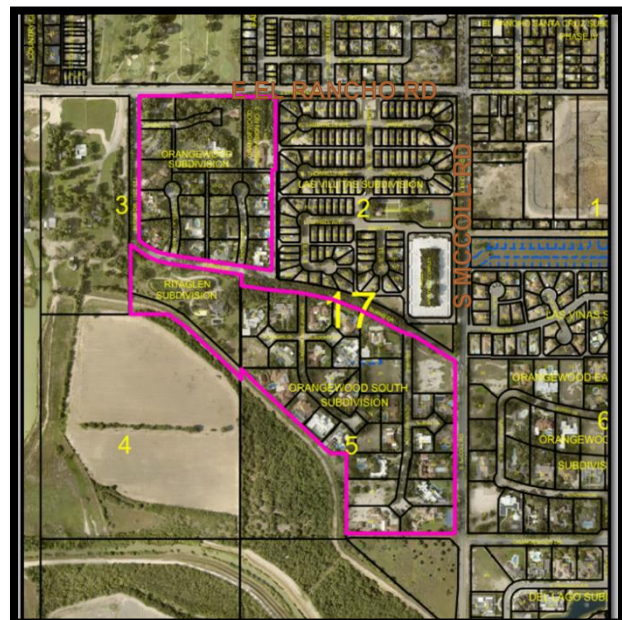
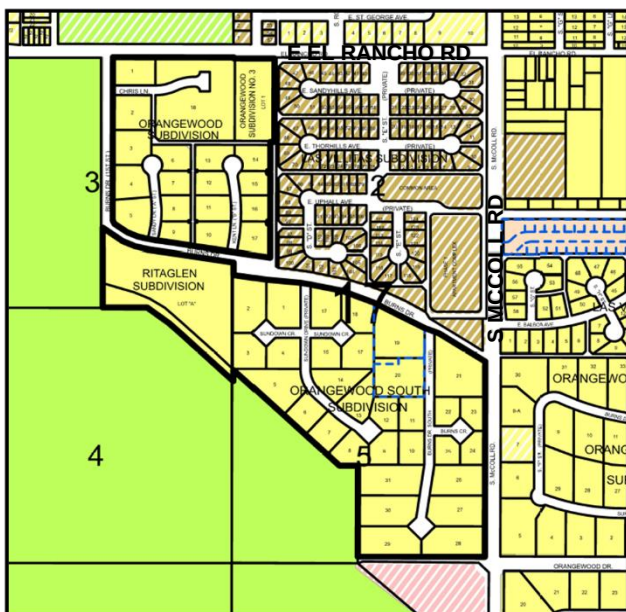
SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0112:

Orangewood Subdivision Unit No. 1 Subdivision, Lots 1 -18; Orangewood Subdivision Unit No. 3 Subdivision, Lot 1; Ritaglen Subdivision, Lot "A"; and Orangewood South Subdivision, Lots 1-31, Hidalgo County, Texas

200-300 Chris Lane
3300- 3325 Sandy Lane ("A" Street)
3300-3325 Kent Lane ("B" Street)
400 East El Rancho Road
300 East Burns Avenue
3800-3824 Sundown Court West
3801-3825 Sundown Court East
3900-3930 Sundown Drive
3800-4117 Burns Drive South
4001-4025 Burns Court

LOCATION: The subject properties are located on the south side of East El Rancho Road and west of South McColl Road.



PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-3 (High-Density Residential-UDC), A-O (Agricultural and Open Space-OC), C-1 (Local Commercial-UDC) and R-1 (Single-Family Residential-OC) Districts.

LAND USE: The current use of the subject properties is single-family residential. Surrounding uses include residences (single-family residential and multi-family residential) and vacant land as well.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend in this area is residential.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to R-1 (Low Density Residential-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.9.e.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: 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:

EL Rancho Santa Cruz Subdivision Phase 1 Subdivision, Lots 11-36; Lots 5 and 6, El Rancho Santa Cruz Subdivision Phase 1, Lots 5 and 6; Lots 37-A Thru 37-G Inclusive El Rancho Santa Cruz Subdivision Phase 1, Lots 37-A – 37-G; El Rancho Santa Cruz Phase 2 Subdivision, Lots 82-91; El Rancho Santa Cruz Subdivision Phase 4 Subdivision, Blocks 1-8; Isela & Jose Fuentes Subdivision, Lot 1; Snell Subdivision, Lots 1-3; Fuentes Davila Subdivision, Lot 1; Fuentes II Subdivision, Lot 1; R. Martinez Subdivision, Lots 1-3; R. Martinez Family Subdivision, Lots 1-4; Maximo Jr. Subdivision, Lot 1; Olympia Place Subdivision, Lots 1-2; Lara Subdivision, Lot 1; and Rancho Cruz Subdivision, Lots 1-6, Hidalgo County, Texas.

700 –1113 East Pineridge Avenue

3009, 3011, 3016, 3024 and 3025 South “J” Street

2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 and 3313 South McColl Road

704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue

801-845 East Olympia Avenue

2913, 3001 and 3108-3313 South “H” Street

2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South “G” Street

3209-3316 South “G” Lane

3208-3313 South “H” Lane

3108-3313 South “H” Street

3021 South “J” Street (PID: 273940)

3017 South “J” Street (PID: 273944)

3013 South “J” Street (PID: 273942)

3001 South “J” Street (PID: 273939)

2909 South “J” Street (PID: 273938)

2905 South “J” Street (PID: 273937)

2901 South “J” Street (PID: 273936)

2900 South “J” Street (PID: 273946)

2904 South “J” Street (PID: 273947)

2908 South “J” Street (PID: 273948)

3000 South “J” Street (PID: 273949)

3004 South “J” Street (PID: 273950)

3008 South “J” Street (PID: 273951)

3012 South “J” Street (PID: 273952)

901 East Pineridge Avenue (PID: 273954)

3013 South “H” Street (PID: 273955)

3009 South “H” Street (PID: 273956)

2905 South “H” Street (PID: 273960)

2901 South “H” Street (PID: 273961)

841 East Pineridge Avenue (PID: 273957)

825 East Pineridge Avenue (PID: 273923)
821 East Pineridge Avenue (PID: 273919)
817 East Pineridge Avenue (PID: 273914)
3005 South McColl Road (PID: 273908)
835 East Olympia Avenue (PID: 167594)
828 East Nassau Avenue (PID: 273921)
832 East Nassau Avenue (PID: 273926)
836 East Nassau Avenue (PID: 273930 and 273931)
844 East Nassau Avenue (PID: 273934)
812 East Pineridge Avenue (PID: 274158)
3009 South McColl Road (PID: 273909)
1021 East El Rancho Road (PID: 274155) **REZ2026-0113**

2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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:
EL Rancho Santa Cruz Subdivision Phase 1 Subdivision, Lots 11-36; Lots 5 and 6, El Rancho Santa Cruz Subdivision Phase 1, Lots 5 and 6; Lots 37-A Thru 37-G Inclusive El Rancho Santa Cruz Subdivision Phase 1, Lots 37-A – 37-G; El Rancho Santa Cruz Phase 2 Subdivision, Lots 82-91; El Rancho Santa Cruz Subdivision Phase 4 Subdivision, Blocks 1-8; Isela & Jose Fuentes Subdivision, Lot 1; Snell Subdivision, Lots 1-3; Fuentes Davila Subdivision, Lot 1; Fuentes II Subdivision, Lot 1; R. Martinez Subdivision, Lots 1-3; R. Martinez Family Subdivision, Lots 1-4; Maximo Jr. Subdivision, Lot 1; Olympia Place Subdivision, Lots 1-2; Lara Subdivision, Lot 1; and Rancho Cruz Subdivision, Lots 1-6, Hidalgo County, Texas.
700 –1113 East Pineridge Avenue
3009, 3011, 3016, 3024 and 3025 South “J” Street
2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 and 3313 South McColl Road
704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue
801-845 East Olympia Avenue
2913, 3001 and 3108-3313 South “H” Street
2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South “G” Street
3209-3316 South “G” Lane
3208-3313 South “H” Lane
3108-3313 South “H” Street
3021 South “J” Street (PID: 273940)
3017 South “J” Street (PID: 273944)
3013 South “J” Street (PID: 273942)
3001 South “J” Street (PID: 273939)
2909 South “J” Street (PID: 273938)
2905 South “J” Street (PID: 273937)
2901 South “J” Street (PID: 273936)
2900 South “J” Street (PID: 273946)
2904 South “J” Street (PID: 273947)
2908 South “J” Street (PID: 273948)
3000 South “J” Street (PID: 273949)
3004 South “J” Street (PID: 273950)
3008 South “J” Street (PID: 273951)

3012 South "J" Street (PID: 273952)
901 East Pineridge Avenue (PID: 273954)
3013 South "H" Street (PID: 273955)
3009 South "H" Street (PID: 273956)
2905 South "H" Street (PID: 273960)
2901 South "H" Street (PID: 273961)
841 East Pineridge Avenue (PID: 273957)
825 East Pineridge Avenue (PID: 273923)
821 East Pineridge Avenue (PID: 273919)
817 East Pineridge Avenue (PID: 273914)
3005 South McColl Road (PID: 273908)
835 East Olympia Avenue (PID: 167594)
828 East Nassau Avenue (PID: 273921)
832 East Nassau Avenue (PID: 273926)
836 East Nassau Avenue (PID: 273930 and 273931)
844 East Nassau Avenue (PID: 273934)
812 East Pineridge Avenue (PID: 274158)
3009 South McColl Road (PID: 273909)
1021 East El Rancho Road (PID: 274155) **REZ2026-0113**

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Jessica Cavazos
Omar Sotelo
Martin Canales
Michelle Rivera

Created/Initiated - 08/10/2026
Approved - 08/12/2026
Approved - 08/12/2026
Final Approval - 08/12/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: 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:

CASE REZ2026-0113:

EL Rancho Santa Cruz Subdivision Phase 1 Subdivision, Lots 11-36; Lots 5 and 6, El Rancho Santa Cruz Subdivision Phase 1, Lots 5 and 6; Lots 37-A Thru 37-G Inclusive El Rancho Santa Cruz Subdivision Phase 1, Lots 37-A – 37-G; El Rancho Santa Cruz Phase 2 Subdivision, Lots 82-91; El Rancho Santa Cruz Subdivision Phase 4 Subdivision, Blocks 1-8; Isela & Jose Fuentes Subdivision, Lot 1; Snell Subdivision, Lots 1-3; Fuentes Davila Subdivision, Lot 1; Fuentes II Subdivision, Lot 1; R. Martinez Subdivision, Lots 1-3; R. Martinez Family Subdivision, Lots 1-4; Maximo Jr. Subdivision, Lot 1; Olympia Place Subdivision, Lots 1-2; Lara Subdivision, Lot 1; and Rancho Cruz Subdivision, Lots 1-6, Hidalgo County, Texas.

700 –1113 East Pineridge Avenue

3009, 3011, 3016, 3024 and 3025 South “J” Street

2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 and 3313 South McColl Road

704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue

801-845 East Olympia Avenue

2913, 3001 and 3108-3313 South “H” Street

2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South “G” Street

3209-3316 South “G” Lane

3208-3313 South “H” Lane

3108-3313 South “H” Street

3021 South “J” Street (PID: 273940)

3017 South “J” Street (PID: 273944)

3013 South “J” Street (PID: 273942)

3001 South “J” Street (PID: 273939)

2909 South “J” Street (PID: 273938)

2905 South “J” Street (PID: 273937)

2901 South “J” Street (PID: 273936)

2900 South “J” Street (PID: 273946)

2904 South “J” Street (PID: 273947)

2908 South “J” Street (PID: 273948)

3000 South “J” Street (PID: 273949)

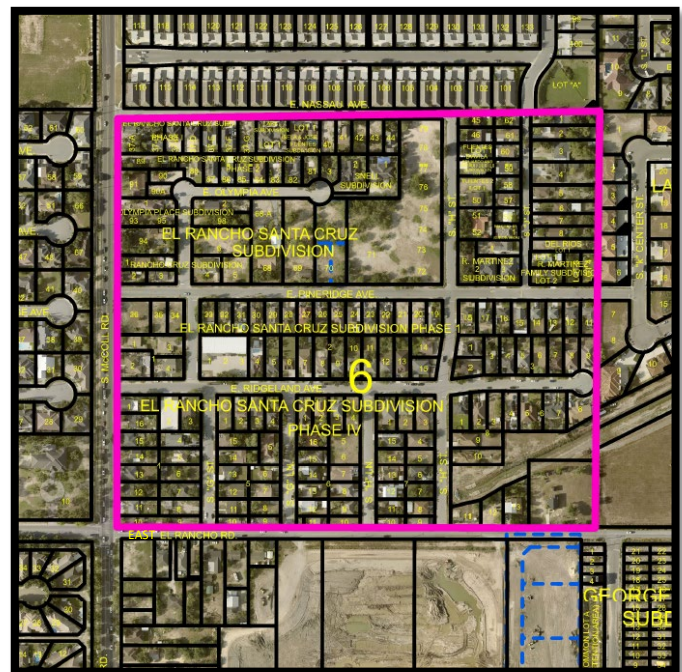
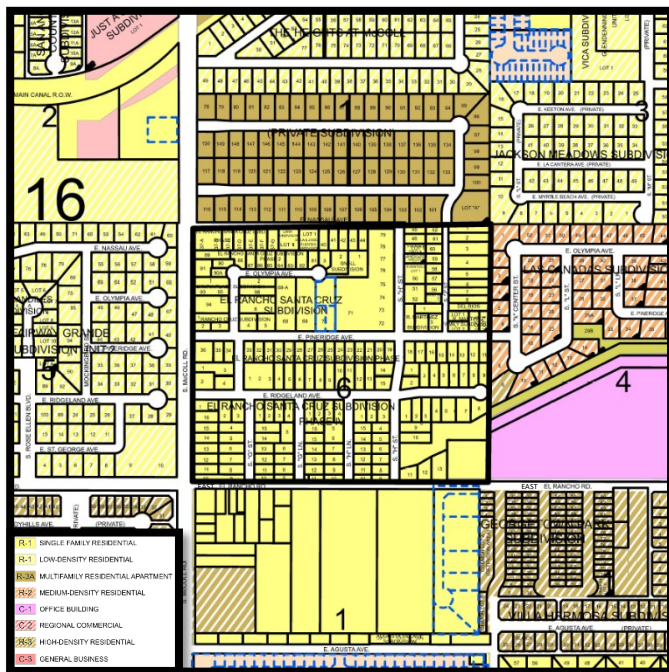
3004 South “J” Street (PID: 273950)

3008 South “J” Street (PID: 273951)

3012 South “J” Street (PID: 273952)

901 East Pineridge Avenue (PID: 273954)
 3013 South "H" Street (PID: 273955)
 3009 South "H" Street (PID: 273956)
 2905 South "H" Street (PID: 273960)
 2901 South "H" Street (PID: 273961)
 841 East Pineridge Avenue (PID: 273957)
 825 East Pineridge Avenue (PID: 273923)
 821 East Pineridge Avenue (PID: 273919)
 817 East Pineridge Avenue (PID: 273914)
 3005 South McColl Road (PID: 273908)
 835 East Olympia Avenue (PID: 167594)
 828 East Nassau Avenue (PID: 273921)
 832 East Nassau Avenue (PID: 273926)
 836 East Nassau Avenue (PID: 273930 and 273931)
 844 East Nassau Avenue (PID: 273934)
 812 East Pineridge Avenue (PID: 274158)
 3009 South McColl Road (PID: 273909)
 1021 East El Rancho Road (PID: 274155)

LOCATION: The subject properties are located east of South McColl Road and north of East El Rancho Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC),

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the south, R-1 (Low-Density Residential-UDC) District to the West, R-3A (Multi-Family Residential Apartment-UDC) District to the north and R-2 (Medium Density Residential-UDC) District, R-3 (High Density Residential UCD District and C-1 (Office Building Office-OC) District to the East.

LAND USE: The surrounding areas include single-family residential, duplex residential, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities.

DEVELOPMENT TRENDS: The development trend in this area is residential.

ANALYSIS: The requested zoning does conform to the future land use designation and development trend as shown on the Envision McAllen Future Land Use Plan.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The Board unanimously voted to recommend approval of the rezoning request to R-1 (Low Density Residential-UDC) District. There were six Board members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.9.f.

DATE SUBMITTED

08/10/2026

MEETING DATE

8/24/2026

1. Agenda Item: 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:
Las Cabanas Subdivision, Lots 1-60; and Paseo Del Lago Subdivision, Lots 1-51; Hidalgo County, Texas.
1200-1420 East Balboa Avenue
3600-3613 and 3800-3917 South "L" Street
3602-3615 South "L" Lane
3602-3615 South "K" Lane
3600-3613 and 3800-3916 South "M" Street
3602-3615 South "M" Lane
3713-3917 South "K" Center Street
3912 South Jackson Road (PID: 231261)
3908 South Jackson Road (PID: 231262)
3820 South Jackson Road Unit A (PID: 231264)
3820 South Jackson Road Unit D (PID: 231266)
3830 South Jackson Road (PID: 231259)
3800B South Jackson Road (PID: 344482)
3820 South Jackson Road and Rears 1-6 (PID: 231259, 344482, 231263, 351364, 231265 and 538337) - (133 Clearview Place, Clearview Drive) **REZ2026-0114**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: 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:
Las Cabanas Subdivision, Lots 1-60; and Paseo Del Lago Subdivision, Lots 1-51; Hidalgo County, Texas.
1200-1420 East Balboa Avenue
3600-3613 and 3800-3917 South "L" Street
3602-3615 South "L" Lane
3602-3615 South "K" Lane
3600-3613 and 3800-3916 South "M" Street
3602-3615 South "M" Lane
3713-3917 South "K" Center Street
3912 South Jackson Road (PID: 231261)
3908 South Jackson Road (PID: 231262)
3820 South Jackson Road Unit A (PID: 231264)
3820 South Jackson Road Unit D (PID: 231266)
3830 South Jackson Road (PID: 231259)

3800B South Jackson Road (PID: 344482)

3820 South Jackson Road and Rears 1-6 (PID: 231259, 344482, 231263, 351364, 231265 and 538337) - (133 Clearview Place, Clearview Drive) **REZ2026-0114**

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Jessica Cavazos

Created/Initiated - 08/10/2026

Omar Sotelo

Approved - 08/12/2026

Martin Canales

Approved - 08/12/2026

Michelle Rivera

Final Approval - 08/12/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: August 24, 2026

SUBJECT: 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:

CASE REZ2026-0114:

Las Cabanas Subdivision, Lots 1-60; and Paseo Del Lago Subdivision, Lots 1-51; Hidalgo County, Texas.

1200-1420 East Balboa Avenue

3600-3613 and 3800-3917 South "L" Street

3602-3615 South "L" Lane

3602-3615 South "K" Lane

3600-3613 and 3800-3916 South "M" Street

3602-3615 South "M" Lane

3713-3917 South "K" Center Street

3912 South Jackson Road (PID: 231261)

3908 South Jackson Road (PID: 231262)

3820 South Jackson Road Unit A (PID: 231264)

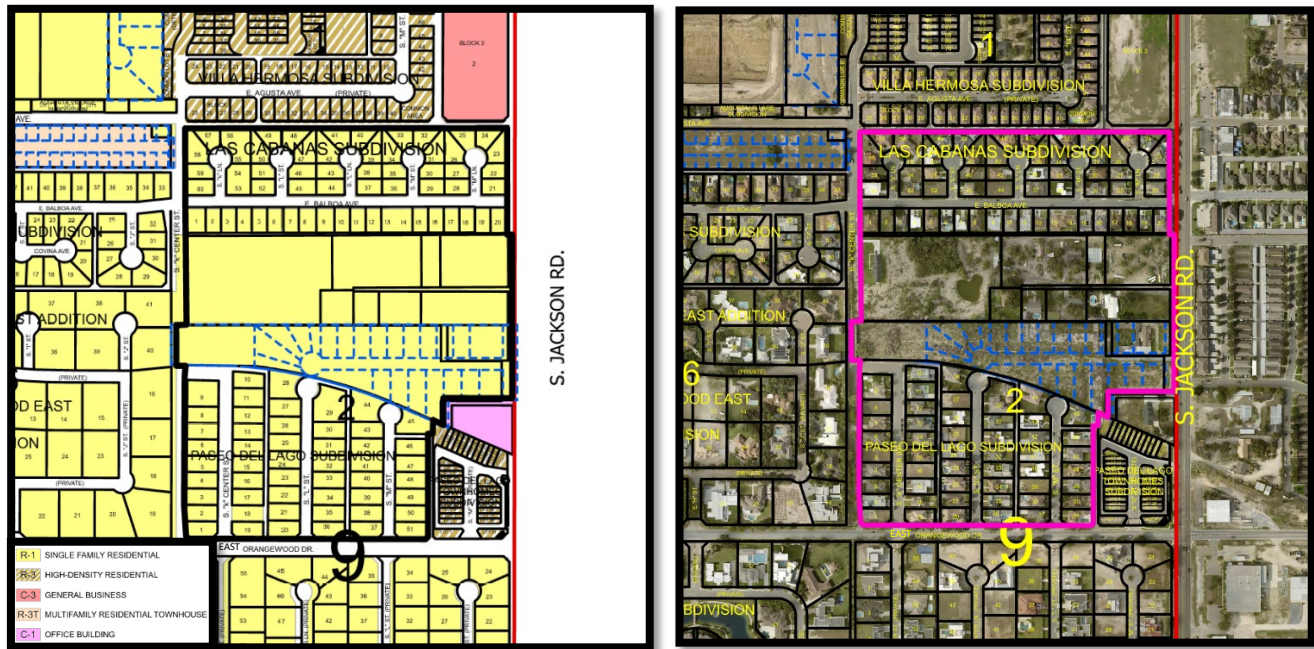
3820 South Jackson Road Unit D (PID: 231266)

3830 South Jackson Road (PID: 231259)

3800B South Jackson Road (PID: 344482)

3820 South Jackson Road and Rears 1-6 (PID: 231259, 344482, 231263, 351364, 231265 and 538337) - (133 Clearview Place, Clearview Drive)

LOCATION: The subject properties are located west of South Jackson Road and north of East Orangewood Drive.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the west and south sides, R-3 (High Density Residential-UDC) District, and C-3 (General Business – OC) to the north. The property to the east is outside the city limits.

LAND USE: The surrounding areas include single-family residential use.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities.

DEVELOPMENT TRENDS: The development trend in this area is residential, commercial-industrial.

ANALYSIS: The requested zoning does conform to the future land use designation and development trend as shown on the Envision McAllen Future Land Use Plan.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 4, 2026, no one appeared in opposition to the rezoning request. The Board unanimously voted to recommend approval of the rezoning request to R-1 (Low Density Residential-UDC) District. There were six Board members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.B.

DATE SUBMITTED

08/12/2026

MEETING DATE

8/24/2026

1. Agenda Item: Amending the Zoning Ordinance of the City of McAllen.

2. Party Making Request: City of McAllen

3. Applicant: Omar Sotelo

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Victor Castro

Created/Initiated - 08/12/2026

Omar Sotelo

Approved - 08/12/2026

Martin Canales

Approved - 08/12/2026

Michelle Rivera

Final Approval - 08/12/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN, TEXAS, BY PROVIDING THAT THE FOLLOWING PROPERTIES, ALL LOCATED IN HIDALGO COUNTY TEXAS, SHALL BE REZONED FROM THE NOTED OLD CODE (OC) CLASSIFICATION TO THE NOTED UNIFIED DISTRICT CLASSIFICATION (UDC) AS DESCRIBED HEREIN, AND AMENDING THE ZONING MAP TO CONFORM TO THE CHANGES:

- (1) A 10.18 ACRES OUT OF LOT 6, BLOCK 22 STEELE AND PERSHING SUBDIVISION, FROM C-3 (OC) TO R-3 (UDC);
- (2) LOT 1, BLOCK 2, MAPLE HEIGHTS SUBDIVISION, FROM R-1 (OC) TO R-1 (UDC);
- (3) 2.34 ACRES OUT OF LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, FROM C-1 (OC) AND C-3 (OC) TO R-1 (UDC);
- (4) LOT 1, CHILI PEPPER EXPRESS SUBDIVISION, AND LOT 1, REPLAT OF PARK WEST SUBDIVISION, FROM C-3 (OC) TO C-2 (UDC);
- (5) LOTS 1-7, SHOPS AT TRES LAGOS SUBDIVISION, FROM C-4 (OC) TO C-2 (UDC);
- (6) LOTS 1-3, AUGUSTA VILLAGE SUBDIVISION, AND PIDS: 290268, 290273, 290271 AND 500072, 290272, 290269, 290270 AND 290291, 290263 AND 796354, 20826014, 290264, 290261, AND 290262, 290265, 290266, 290267, 625707, 695405, 290258, 290259, 290278, 290279, 290280, 290281, 290282, 290283, 290284, 290285, 290288, 290289, 943783 FROM R-1 (OC) TO R-1 (UDC);
- (7) LOTS 1-58, LAS VINAS SUBDIVISION, LOTS 1-6 AND 9-2, ORANGEWOOD EAST SUBDIVISION, LOTS 8-A AND 30-41, ORANGEWOOD EAST ADDITION SUBDIVISION, FROM R-1 (OC) TO R-1 (UDC);
- (8) LOTS 1-39 AND COMMON AREA & PRIVATE LAKE, DEL LAGO SUBDIVISION, LOTS 1-55, LAGO VISTA SUBDIVISION, FROM R-1 (OC) TO R-1 (UDC);
- (9) LOTS 1-18, ORANGEWOOD SUBDIVISION UNIT NO. 1 SUBDIVISION, LOT 1, ORANGEWOOD SUBDIVISION UNIT NO. 3 SUBDIVISION, LOT "A", RITAGLEN SUBDIVISION, AND LOTS 1-31 ORANGEWOOD SOUTH SUBDIVISION FROM R-1 (OC) TO R-1 (UDC)
- (10) LOTS 11-36, EL RANCHO SANTA CRUZ PHASE 1 SUBDIVISION, LOTS 5 AND 6, EL RANCHO SANTA CRUZ SUBDIVISION PHASE 1, LOTS 5 AND 6; LOTS 37A THRU

37G INCLUSIVE EL RANCHO SANTA CRUZ SUBDIVISION PHASE 1, LOTS 37-A – 37G, LOTS 82-91, EL RANCHO SANTA CRUZ PHASE 2 SUBDIVISION, BLOCKS 108 EL RANCHO SANTA CRUZ SUBDIVISION PHASE 4, LOT 1, ISELA AND JOPSE FUENTES SUBDIVISION, LOTS 1-3, SNELL SUBDIVISION, LOT 1, FUENTES DAVILA SUBDIVISION, LOT 1, FUENTES II SUBDIVISION, LOTS 1-3, R. MARTINEZ SUBDIVISION, LOTS 1-4, R. MARTINEZ FAMILY SUBDIVISION, LOT 1, MAXIMO JR. SUBDIVISION, LOTS 1-2, OLYMPIA PLACE SUBDIVISION, LOT 1, LARA SUBDIVISION, LOTS 1-6 RANCHO CRUZ SUBDIVISION AND PIDS: 273940, 273944, 273942, 273939, 273938, 273937, 273936, 273946, 273947, 273948, 273949, 273950, 273951, 273952, 273954, 273955, 273956, 273960, 273961, 273957, 273923, 273919, 273914, 273908, 167594, 273921, 273926, 273930 AND 273931, 273934, 274158, 273909, 274155

(11) LOTS 1-60, LAS CABANAS SUBDIVISION, LOTS 1-51 PASEO DEL LAGO SUBDIVISION, AND PIDS: 231361, 231262, 231264, 231266, 231259, 344482, 231259, 344482, 231263, 351364, 231265, AND 538337 FROM R-1 (OC) TO R-1 (UDC)

NOW, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS,
THAT:

SECTION I: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from C-3 (General Business-OC) District to R31 (High-Density Residential-UDC) District:

BEING 10.18 ACRES OF LAND OUT OF LOT SIX (6), BLOCK TWENTY TWO (22), OF THE STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.18 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 22, OF THE STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING WITHIN THE RIGHT-OF-WAY OF DICKER ROAD (F.M. 3072)

THENCE, ALONG THE EAST LINE OF SAID LOT 6, BLOCK 22, NORTH 08 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 95.00 FEET, TO A SET ½ INCH IRON ROD WITH A SURVEYORS CAP STAMPED "RIOS 4642" LYING ON THE

NORTH RIGHT-OF-WAY LINE OF SAID DICKER ROAD AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DICKER ROAD, NORTH 81 DEGREES 20 MINUTES 13 SECONDS WEST, A DISTNACE OF 38.50 FEET, TO A POINT, LYING IN THE APPROXIMATE CENTERLINE OF A CANAL, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE CENTERLINE OF SAID CANAL, NORTH 27 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 672.07 FEET, TO A POINT, BEING AN INTERIOR CONER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE CENTERLINE OF SAID CANAL, NORTH 78 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 325.02 FEET, TO A POINT, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE APPROXIMATE CENTERLINE OF SAID CANAL, SOUTH 08 DEGREES 39 MINUTES 47 BSECONDS WEST, AT A DISTANCE OF 75.09 FEET, PASSING A SET ½ INCH IRON ROD WITH A SURVEYORS CAP STAMPED "RIOS4642" FOR REFERENCE, LYING ON THE SOUTH LINE OF A CERTAIN 150.0 FOOT DRAINAGE EASEMENT AS RECORDED IN VOLUME 1589, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS CONTINUING IN ALL A TOTAL DISTANCE OF 360.00 FEET, TO A SET ½ INCH IRON ROD WITH A SURVEYORS CAP STAMPED "RIOS 4642" , BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81 DEGREES 20 MINUTES 13 SECONDS WEST, A DISTNACE OF 804.50 FEET, TO A FOUND ½ INCH IRON ROD, BEING THE NORTHWEST CORNER OF A CERTAIN 1.19 ACRE TRACT AS RECORDED IN DOCUMENT NUMNER: 2763735, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND LYING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH MCCOLL ROAD (80.00 FOOT RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH MCCOLL ROAD, NORTH 08 DEGREES 39 MINUTES 47 SECONDS EAST, AT A DISTANCE OF 324.53 FEET, PASSING A SET ½ INCH IRON ROD WITH A SURVEYORS CAP STAMPED "RIOS 4642" FOR REFERENCE, LYING ON THE SOUTH LINE OF SAID 150.00 DRAINAGE EASEMENT, CONTINUING IN ALL A TOTAL DISTANCE OF 474.71 FEET, TO A SET ½ INCH IRON ROD WITH A SURVEYORS CAP STAMPED "RIOS 4642", LYING ON THE NORTH LINE OF SAID DRAINAGE EASMENT, BEING

THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH LINE OF SAID DRAINAGE EASEMENT, SOUTH 78 DEGREES 31 MINUTES 02 SECONDS EAST, A DISTANCE OF 1169.92 FEET, TO T A SET ½ INCH IRON ROD WITH A SURVEYORS CAP STAMPED "RIOS 4642", BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

LOT 6, BLOCK 22, OF THE STEELE AND PERSHING SUBDIVISION, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASET LINE OF DAID LOT 6, BLOCK 22, SOUTH 08 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 74.33 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.18 ACRES OF LAND.

SECTION II: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from R-1 (Single family Residential-OC) District to R-1 (Low Density Residential-UDC) District:

Lot 1, Block 2, Maple Heights Subdivision, as recorded in volume 7, page 25, Map Records of Hidalgo County, Texas

SECTION III: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from C-1 (Office Building-OC) District and C-3 (General Business-OC) to R-1 (Low-Density Residential-UDC) District:

BEING A 2.34 ACRE TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT FIVE (5), BLOCK FIFTEEN (15), STEELE AND PERSHING SUBDIVISION OF THE EAST HALF (1/2) OF PORCION 66 AND ALL OF PORCION 67, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS FO HIDALGO COUNTY, TEXAS, AND SAID 2.34 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTEAST CORNER OF SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF MCCOLL ROAD;

THENCE 8°40'36" E ALONG THE EASE LINE OF THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, A DISTANCE OF 330.00 FEET TO A COTTON-PICKER-SPINDLE SET, A POINT WITHIN THE RIGHT-OF-WAY OF S. MCCOLL ROAD;

THENCE, 81°22'36" W ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING IN PART ALONG THE NORTH BOUNDARY LINE OF LOT 1, YUMA SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3434009, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 50.0 FEET A ½-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 238.50 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, 81°23'36" W CONTINUING ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING IN PART ALONG THE NORTH BOUNDARY LINE OF THE SAID YUMA SUBDIVISION, SAME BEING IN PART ALONG THE NORTH BOUNDARY LINE OF MFTWS LLC SUBDIVISION, RECORDED IN DOCUMENT NO. 3354796, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO THE SOUTHEAST CORNER OF TEXAS STATE VETERANS' HOMES SUBDIVISION, RECORDED IN VOLUME 43, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 249.25 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°40'37" E ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID TEXAS STATE VETERANS' HOME SUBDIVISION, A DISTANCE OF 475.00 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'36" W ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID TEXAS STATE VETERANS' HOME SUBDIVISION, RECORDED IN VOLUME 38, PAGE 78A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 32.06 FEET TO A ½-INCH IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°37'24" E ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID CAMELOT RETIREMENT COMMUNITY SUBDIVISION, TO THE SOUTHWEST CORNER OF PALMRIDGE PARK SUBDIVISION, RECORDED IN VOLUME 38, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE EXISTING SOUTH-RIGHT-OF-WAY LINE E. WICHITA AVENUE, A DISTANCE OF 105.00 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°2'36" E ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. WICHITA AVENUE, TO THE NORTHWEST CORNER OF PALMRIDGE PARK IV SUBDIVISION, RECORDED IN VOLUME 43, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 69.91 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°40'37" W ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID PALMRIDGE PARK IV SUBDIVISION, A DISTANCE OF 218.00 FEET TO A 5/8-INCH IRON ROD FOUND, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°22'36" E ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID PALMRIDGE PARK IV SUBDIVISION, A DISTANCE OF 211.50 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°40'37" W ACROSS THE SAID LOT 5, BLOCK 15, STEELE AND PERSHING SUBDIVISION, A DISTANCE OF 362.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.34 ACRES OF LAND, MORE OR LESS.

SECTION IV: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District:

A 6.989 ACRE TRACT OF LAND COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:

LOT ONE (1), CHILI PEPPER EXPRESS, AND ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT ONE (1), VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION (PRIVATE SUBDIVISION), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3736758, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 6.989 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a ½" iron rod with a cap stamped "MELDEN" found [N:16635019.6700, E:1077809.9190] at the southwest corner of said Lot 1, Vacate a Portion of Racquet Club Subdivision to Replat of Park West Subdivision being on the north right of way line of Sprague Road for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE, North 08 degrees 44 minutes 29 seconds East along the west line of said Lot 1 a distance of 1,219.97 feet to a calculated point at the northwest corner of said Lot 1 on the south right of way of Johnson Creek Avenue for the Northwest corner of this tract of land;

THENCE, South 80 degrees 56 minutes 31 seconds East along the north line of said Lot 1 on and the south right of way line of said Johnson Creek Avenue a distance of 263.04 feet to a ½" iron rod with a cap stamped "Melden" found at the northerly northeast corner of said Lot 1 for the Northerly Northeast corner of this tract of land;

THENCE, South 35 degrees 47 minutes 02 seconds East along the north line of said Lot 1 on and the south right of way line of said Johnson Creek Avenue a distance of 42.31 feet to a ½" iron rod with a cap stamped "Melden" found at the southerly northeast corner of said Lot 1 being on the west right of way line of N. 10th Street (S.H. 336) for the Southerly Northeast corner of this tract of land;

THENCE, South 08 degrees 35 minutes 29 seconds West along the east line of said Lot 1, and the west right of way line of said N. 10th Street (S.H. 366), at a distance of 847.20 feet pass a ½" iron rod bent found at the northerly southeast corner of corner of said Lot 1, Vacate a Portion of Racquet Club Subdivision to Replat of Park West Subdivision, same being the northeast corner of said Lot 1, Chili Pepper Express, continuing a total distance of 998.00 feet to a calculated point at the southeast corner of said Lot 1, Chili Pepper Express for the Northerly Southeast corner of this tract of land;

THENCE, North 80 degrees 56 minutes 33 seconds West along the south line of said Lot 1, Chili Pepper Express, at a distance of 269.95 feet pass a ½" iron rod with a cap stamped "MELDEN" found at the southwest corner of said Lot 1, Chili Pepper Express, same being an external corner of said Lot 1, Vacate a Portion Of Racquet Club Subdivision to Replat of Park West Subdivision, for an internal corner of this tract of land;

THENCE, South 08 degrees 35 minutes 26 seconds West along the east line of said Lot 1 a distance of 191.99 feet to a ½" iron rod with a cap stamped "Melden" found at the southerly southeast corner of said Lot 1 being on the north right of way line of said Sprague Road for the Southerly Southeast corner of this tract of land;

THENCE, North 80 degrees 56 minutes 31 seconds West along the south line of said Lot 1 and the north right of way line of said Sprague Road a distance of 14.25 feet to the POINT OF BEGINNING, containing 6.989 acres of land, more or less.

SECTION V: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District:

Lots 1-7 Shops at Tres Lagos Subdivision, as recorded in instrument number 3378531, Map Records of Hidalgo County, Texas

SECTION VI: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from A-O (Agricultural & Open Space-OC) District to A-O (Agricultural & Open Space-UDC) District:

Lots 1-3, Augusta Village Subdivision, as recorded in instrument number 3711035, Map Records of Hidalgo County, Texas

Hidalgo County PID: 290268 - Temporary Address: 702 East El Rancho Road

Hidalgo County PID: 290273 - Temporary Address: 704 East El Rancho Road

Hidalgo County PIDs: 290271 and 500072 - Temporary Address: 708 East El Rancho Road and Rear

Hidalgo County PID: 290272 - Temporary Address: 706 East El Rancho Road

Hidalgo County PID: 290269 - Temporary Address: 712 East EL Rancho Road (Drive)

Hidalgo County PIDs: 290270 and 290291 - Temporary Address: 800 East El Rancho Road and Rear

Hidalgo County PIDs: 290270 and 796354 - Temporary Address: 810 East El Rancho Road and Rear

Hidalgo County PIDs: 2082614, 290264, 290261, and 290262 -
Temporary Address: 900 East El Rancho Road

Hidalgo County PID: 290265 - Temporary Address: 1000 East El
Rancho Road

Hidalgo County PID: 290266 - Temporary Address: 3401 South
McColl Road

Hidalgo County PID: 290267 - Temporary Address: 3413 South
McColl Road

Hidalgo County PID: 625707 - Temporary Address: 3417 South
McColl Road

Hidalgo County PID: 695405 - Temporary Address: 3419 South
McColl Road

Hidalgo County PID: 290258- Temporary Address: 3421 South
McColl

Hidalgo County PID: 290259 - Temporary Address: 3501 South
McColl

Hidalgo County PID: 290278 - Temporary Address: 3521 South
McColl Road

Hidalgo County PID: 290279 - Temporary Address: 705 East
Agusta Avenue

Hidalgo County PID: 290280 - Temporary Address: 709 East
Agusta Avenue

Hidalgo County PID: 290281 - Temporary Address: 825 East
Agusta Avenue

Hidalgo County PID: 290282 - Temporary Address: 901 East
Agusta Avenue

Hidalgo County PID: 290283 - Temporary Address: 905 East
Agusta Avenue

Hidalgo County PID: 290284 - Temporary Address: 909 East
Agusta Avenue

Hidalgo County PID: 290285 - Temporary Address: 1001 East
Agusta Avenue

Hidalgo County PID: 290288 - Temporary Address: 1101 East
Agusta Avenue

Hidalgo County PID: 290289 - Temporary Address: 1109 East
Agusta Avenue

Hidalgo County PID: 943783 - Temporary Address: 3551 South "K"
Center Street

SECTION VII: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from R-1 (Single Family Residential-OC) Districts to R-1 (Low Density Residential-UDC) District:

Lots 1-58 , Las Vinas Subdivision, Lots 1-6 and 9-29 Orangewood
East Subdivision, Lots 8-a and 30-41, Orangewood East Addition
Subdivision, as recorded in volume 44, page 13, volume 31, page
114, and volume 41, page 132, Map Records of Hidalgo County,
Texas

SECTION VIII: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District:

Lots 1-39 and Common Area & Private Lake, Del Lago Subdivision,
Lots 1-55 Lago Vista Subdivision, as recorded in volume 46, page
117, volume 51, page 151, Map Records of Hidalgo County, Texas

SECTION IX: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from R-1 (Single Family Residential -OC) District to R-1 (Low Density Residential-UDC) District:

Lots 1-18, Orangewood Subdivision Unit No.1 Subdivision, Lot 1,
Orangewood Subdivision Unit No. 3 Subdivision, Lot "A" Ritaglen
Subdivision, and Lots 1-31, Orangewood South Subdivision as
recorded in volume 19, page 10, volume 23, page 89, volume 24,
page 96, Map Records of Hidalgo County, Texas

SECTION X: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from R-1 (Single Family Residential -OC) District to R-1 (Low Density Residential-UDC) District:

Lots 11-36, El Rancho Santa Cruz Phase 1 Subdivision, Lots 5 and
6, El Rancho Santa Cruz Subdivision Phase 1, Lots 5 and 6; Lots
37A thru 37G Inclusive El Rancho Santa Cruz Subdivision Phase
1, Lots 37-A – 37G, Lots 82-91, El Rancho Santa Cruz Phase 2
Subdivision, Blocks 1-8 El Rancho Santa Cruz Subdivision Phase
4, Lot 1, Isela and Jose Fuentes Subdivision, Lots 1-3, Snell
Subdivision, Lot 1, Fuentes Davila Subdivision, Lot 1, Fuentes II
Subdivision, Lots 1-3, R. Martinez Subdivision, Lots 1-4, R.
Martinez Family Subdivision, Lot 1, Maximo Jr. Subdivision, Lots 1-
2, Olympia Place Subdivision, Lot 1, Lara Subdivision, Lots 1-6

Rancho Cruz Subdivision as recorded in volume 24, page 155A, volume 33, page 100A, volume 25, page 84A, volume 24, page 178A, volume 24, page 78, instrument number 2002644, volume 31, page 158A, volume 31, page 12A, instrument number 296175, volume 36, page 178B, instrument number 2233630, volume 56, page 25, volume 40, page 104, instrument number 2694955, volume 32, page 152A, Map Records of Hidalgo County, Texas

Hidalgo County PID: 273940 - Temporary Address: 3021 South "J" Street

Hidalgo County PID: 273944 - Temporary Address: 3017 South "J" Street

Hidalgo County PID: 273942 - Temporary Address: 3013 South "J" Street

Hidalgo County PID: 273939- Temporary Address: 3001 South "J" Street

Hidalgo County PID: 273938 - Temporary Address: 2909 South "J" Street

Hidalgo County PID: 273937 - Temporary Address: 2905 South "J" Street

Hidalgo County PID: 273936 - Temporary Address: 2901 South "J" Street

Hidalgo County PID: 273946 - Temporary Address: 2900 South "J" Street

Hidalgo County PID: 273947 - Temporary Address: 2904 South "J" Street

Hidalgo County PID: 273948 - Temporary Address: 2908 South "J" Street

Hidalgo County PID: 273949 - Temporary Address: 3000 South "J" Street

Hidalgo County PID: 273950 - Temporary Address: 3004 South "J" Street

Hidalgo County PID: 273951 - Temporary Address: 3008 South "J" Street

Hidalgo County PID: 273952 - Temporary Address: 3012 South "J" Street

Hidalgo County PID: 273954 - Temporary Address: 901 East Pineridge Avenue

Hidalgo County PID: 273955 - Temporary Address: 3013 South "H" Street

Hidalgo County PID: 273957 - Temporary Address: 3009 South "H" Street

Hidalgo County PID: 273960 - Temporary Address: 2905 South "H" Street

Hidalgo County PID: 273961 - Temporary Address: 2901 South "H" Street

Hidalgo County PID: 273957 - Temporary Address: 841 East Pineridge Avenue

Hidalgo County PID: 273923 - Temporary Address: 825 East Pineridge

Hidalgo County PID: 273919 - Temporary Address: 821 East Pineridge

Hidalgo County PID: 273914 - Temporary Address: 817 East Pineridge

Hidalgo County PID: 273908 - Temporary Address: 3005 South McColl Road

Hidalgo County PID: 167594 - Temporary Address: 835 East Olympia Avenue

Hidalgo County PID: 273921 - Temporary Address: 828 East Nassau Avenue

Hidalgo County PID: 273926 - Temporary Address: 832 East Nassau Avenue

Hidalgo County PID: 273930 and 273931 - Temporary Address: 836 East Nassau Avenue

Hidalgo County PID: 273934 - Temporary Address: 844 East Nassau Avenue

Hidalgo County PID: 274158 - Temporary Address: 812 East Pineridge

Hidalgo County PID: 273909 - Temporary Address: 3009 South McColl Road

Hidalgo County PID: 274155 - Temporary Address: 1021 East El Rancho Road

SECTION XI: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from R-1 (Single Family Residential -OC) District to R-1 (Low Density Residential-UDC) District:

Lots 1-60, Las Cabanas Subdivision, Lots 1-51 Paseo Del Lago Subdivision, as recorded in volume 47, page 178, volume 46, page 157

Hidalgo County PID: 231261 - Temporary Address: 3912 South Jackson Road

Hidalgo County PID: 231262 - Temporary Address: 3908 South Jackson Road

Hidalgo County PID: 231264 - Temporary Address: 3820 South Jackson Road Unit A

Hidalgo County PID: 231266 - Temporary Address: 3820 South Jackson Road Unit D

Hidalgo County PID: 231259 - Temporary Address: 3830 South Jackson Road

Hidalgo County PID: 344482 - Temporary Address: 3800B South Jackson Road

Hidalgo County PID: 231259, 344482, 231263, 351364, 231265, and 538337-133 Clearview Place, Clearview Drive- Temporary Address: 3820 South Jackson Road and Rears

SECTION XII: This Ordinance shall become effective immediately upon its passage and publication in accordance with the law.

SECTION XIII: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners and the caption of this Ordinance shall be published according to Section 2-56 of the Code of Ordinances of the City of McAllen.

SECTION XIV: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION XV: This ordinance shall not be published in the Code of Ordinances of the City of McAllen, Texas, as it is not amendatory thereof, however, it shall be cited in the appropriate appendix of the Code of

Ordinances.

CONSIDERED, PASSED and APPROVED this 24th day of August 2026, at a regular meeting of the Board of Commissioners of the City of McAllen at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of August 2026.

CITY OF MCALLEN

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.A.

DATE SUBMITTED

08/13/2026

MEETING DATE

8/24/2026

1. Agenda Item: Approval of Minutes of Retreat, Budget Workshop held August 4th, Workshop and Regular Meeting held August 10, 2026.
2. Party Making Request: Perla Lara
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Victor Castro	Created/Initiated - 08/13/2026
Perla Lara	Final Approval - 08/13/2026
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

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

The McAllen Board of Commissioners convened in a Retreat on **Tuesday, August 4, 2026**, at 11:30 am, at Quinta Mazatlán, CUE, Palm Room.

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 were present

Also, present City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Elvira Alonso, Director of Strategy Management Cesar Rodriguez, Deputy City Secretary Cindy Zuniga

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order 11:30 am.

1. **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).**

No action.

ADJOURN

Without objection, the meeting adjourned at 1:27 p.m.

Javier Villalobos
Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened in a Workshop on **Tuesday, August 4, 2026**, at 4:00 pm, at Champion Lakes Golf Course, 2701 South Ware Road, McAllen, Texas.

Mayor Javier Villalobos, Mayor Pro Tem Jose R. Pepe Cabeza de Vaca, Commissioner Antonio “Tony” Aguirre, 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 Jeff Johnston, Deputy City Manager Michelle Rivera, Assistant City Manager Elvira Alonso, Assistant City Manager Juan Olaguibel, Deputy City Secretary Cindy Zuniga, Budget Director Angie Rodriguez, Cesar Rodriguez Director of Strategy Management, Sonia Resendez Finance Director

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

1. DISCUSSION OF FY 2026-2027 CITY OF MCALLEN BUDGET.

City Manager Isaac Tawil welcomed everyone and provided a brief overview of the scheduled budget workshop meetings. He then highlighted key elements of the 2025-2026 budget:

- **Property Tax Rate Reduction:** Proposed rate of \$.478989 was presented and mentioned as pending
- **Total Budget:** \$622 million
- **Capital Outlay/Projects:** \$ 245 million vs las year (\$221 million)
- **New Positions:** 7 total new positions (5 General Fund and 2 Enterprise Funds)
- **General Fund Ending Balance:** 110 million
- **Total Ending Balance Across All Funds:** \$ 352 million
- **General Fund Revenue/Expenditures:** \$ 1.6 million
- **Working Capital:** 242 days for the General Fund (Policy requires 140 days)
- **Departmental Funding:** Over \$9 million General Fund Departments, \$22 million requests
- **Sales Tax Collection:** \$ 103 million
- **Sales Tax Allocation to Development Corporation:** \$ 26 million
- **Sales Tax Impact:** Reduces property tax rate by 18.74%
- **Capital Improvement Program (CIP):** Continued to fund a CIP through segregated Sales Tax from Insight and Gas Royalties
- **Street Maintenance** – Continue funding for streets revaing in the amount of \$3.6 Million

City Manager briefly mentioned that he reviewed with Deparment Heads. He mentioned protecting City of McAllen future through disciplined budgeting and briefly touched on:

- Credit Rating (valuable asset that most residents never see)
- The Budget: The City’s Annual Report Card

- Intentional Targeted Growth (Financial discipline today creates opportunities for tomorrow)
- Structural Balance
- Credit Ratings Matter

Six Areas Rating Agencies and what they evaluate

- Economic strength
- Financial Performance
- Management
- Debt and Liabilities
- Institutional Framework
- Governance and Risk

It was mentioned that every budget request matters and highlighted the following:

- Essential
- Sustainable
- Improves Efficiency
- Reduces Future Risk
- Lower Cost Alternatives
- Supports City's Strategic Priorities
- Expectations and thinking beyond department / divisions, reasonable, responsible requests

A discussion followed, with Council sharing comments and posing questions, which were addressed by staff.

A brief overview of the proposed FY 2026-2027 budget was presented, covering the following areas:

- General Fund
- General Fund Departments
- Enterprise Fund
- Internal Service Fund
- General Fund Revenues by Source
- General Fund Expenditures by Service Area
- Recommended New Positions (General Fund and Enterprise Fund)
- Departmental Budget Requests
- General Fund Decision Package Summary
- Capital Projects Fund Appropriations
- Development Corporation Fund
- Convention Center Fund
- Performing Arts Center Fund
- Hotel Occupancy Tax Fund
- Venue Tax Fund
- Airport Fund
- Toll Bridge Fund
- Anzalduas Crossing Fund
- Anzalduas CIP Fund
- Anzalduas Cargo Fund

- CIP Fund
- Drainage Fee Fund
- Traffic/Drainage Bond Fund
- Parks Facility Construction Fund
- Infrastructure & Improvement Fund (ARPA)
- Health Insurance Fund
- Agencies
- Outstanding Issues

City Manager reviewed the federal fund decision package recap and recommendations for the following:

- City Commission
- City Manager Office
- International Relations
- City Secretary
- Audit
- Vitals
- Passport Facilities
- Municipal Court
- Finance
- Management and Budget
- Tax Office
- Purchasing
- City Attorney's Office
- Grants administration
- Human Resources
- Planning
- Information Technology
- McAllen 311 Call Center
- City Hall
- Building Maintenance
- Development Center
- Police
- Animal Care
- Radio Shop
- Fire
- Emergency Medical Services
- Traffic Operations
- Building Permits & Inspections
- Engineering
- Street Maintenance
- Street Lighting

- Sidewalk Construction
- Drainage
- Environmental Health Code Compliance
- Graffiti
- Parks Administration
- Parks
- Recreation
- Pools
- Las Palmas Community Center
- Quinta Mazatlan
- Library, Lark, & Palmview
- Agencies

The Development Corporation Fund and a breakdown of recurring expenses were briefly reviewed by the City Manager. Staff provided a general overview of the items in the fund and discussed recurring expenditures. It was noted that additional details regarding these expenses, including specific line items and funding considerations, will be presented and discussed in greater depth during upcoming workshops.

A capital projects presentation was discussed, city manager on page 82 of the presentation a list of capital projects, recurring projects, and proposed new projects was provided. Discussion centered on the City's ongoing commitment to infrastructure and development initiatives, as well as the increasing number of projects currently being undertaken.

It was noted that the City is proactively preparing through strategic planning efforts, including potential land acquisition opportunities and maintaining projects in a "shovel-ready" status to take advantage of future funding opportunities as they become available.

Traffic bond projects were discussed, and a list of projects funded through the Drainage Bond Improvement Fund was reviewed. Staff provided an overview of the capital improvement projects included in the fund and their anticipated role in addressing infrastructure needs throughout the community.

The list of agencies supported through the General Fund and those supported through the Development Corporation was briefly reviewed. Staff provided an overview of the recommended funding allocations and discussed each agency's funding source.

It was noted that funding for Affordable Homes was not recommended for the current fiscal year due to challenges the organization has experienced. Discussion included the organization's recent circumstances and the recommendation not to include funding at this time.

It was further noted that Christian's Manor and Development Corporation was recommended for funding, and the proposed budget includes funding for Affordable Homes.

Further discussion took place, with staff continuing to respond to Council's questions.

Mayor Javier Villalobos expressed appreciation to staff for their presentation.

EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH CITY ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

ADJOURNMENT

Without objection, the meeting was adjourned at 4:53 pm.

Javier Villalobos, Mayor

Attest

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened a **Workshop** on **Monday, August 10, 2026**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

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

Absent: Commissioner Joaquin Zamora

Also, present City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Elvira Alonzo, City Secretary Perla Lara

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order at 4:02 pm.

- 1. PRESENT QUESTIONS RELATING TO STAFF RELATING TO THE AUGUST 10, 2026, REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH A MEETING.**

There were no questions regarding August 10, 2026, regular meeting agenda.

Mayor Javier Villalobos recessed the meeting at 4:03 to go into Executive Session.

- 2. 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 ASPECT OF CONTRACTS. TEX. GOV'T. CODE 551.071.**

Mayor Villalobos reconvened the meeting at 5:00 pm and announced that any action would be taken at the Regular City Commission meeting.

PUBLIC COMMENT: No one spoke.

ADJOURNMENT

Without objection, the meeting adjourned at 5:00 p.m.

Javier Villalobos
Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened a **Regular Meeting** on Monday, **August 10, 2026**, at **5:00 PM**, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

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

Absent: Commissioner Joaquin Zamora

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.

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.

Commissioner Michael Fallek announced that he had a conflict with Item 1A5 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 and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

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

Approved the C-2 (UDC) Zoning at 3300 South Jackson Road, in accordance with the Planning and Zoning Commission.

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

Approved the R-2 (UDC) Zoning at 2501 State Highway 107, in accordance with the Planning and Zoning Commission.

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

Approved the C-2 (UDC) Zoning at 2517 State Highway 107, in accordance with the Planning and Zoning Commission.

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

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a smoke shop at 5212 North 10th Street, 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 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. The establishment is within 300 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 Dove Avenue;
- 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. seven parking spaces are required and are provided on the existing shared parking area;
- 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

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

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar at 2022 Nolana Avenue, 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 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 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 Nolana Avenue;
- 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 the square footage of the establishment where the bar is proposing to operate, 29 parking spaces are required and 101 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes.
- 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 taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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**

Approved the C-1 (Local-Commercial - UDC) Zoning for the following property:

3920 South Jackson Road (PID: 231267) REZ2026-0097, in accordance with the Planning and Zoning Commission.

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**

Approved the C-2 (Regional Commercial - UDC) Zoning 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, in accordance with the Planning and Zoning Commission.

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**

Approved the I-1 (Light Industrial - UDC) Zoning 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, in accordance with the Planning and Zoning Commission.

**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**

Approved the R-1 (Low Density Residential - UDC) Zoning for the following property:

3621 Colbath Road (PID: 211105) REZ2026-0101, in accordance with the Planning and Zoning Commission.

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

Approved the R-2 (Medium Density Residential - UDC) Zoning for the following properties:

Commissioner Michael Fallek announced that he had a conflict with Item 1A5 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict with the City Secretary.

2100 South Jackson Road Rears 1-2 (PID: 231198 and 557793) REZ2026-0102, in accordance with the Planning and Zoning Commission.

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

Staff recommended disapproval of the I-1 (Light Industrial - UDC) Zoning at 4716 Buddy Owens Boulevard, in accordance with the Planning and Zoning Commission.

Commissioner Michael Fallek moved to disapprove of the I-1 (Light Industrial - UDC) Zoning as recommended. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously by those present.

D) 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 Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

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 exception of Items 2B, 2D and 2E to be addressed separately. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr. and carried unanimously by those present.

A) APPROVAL OF MINUTES OF WORKSHOP AND REGULAR MEETING HELD JULY 27, 2026.

Approved the Minutes of the Workshop and Regular Meeting held July 27, 2026, as submitted.

B) AWARD OF CONTRACT FOR AIRPORT RESCUE FIREFIGHTING APPARATUS FOAM TRANSITION PROJECT (PROJECT NO. 06-26-S83-497).

Staff recommended to table said item.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to table. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

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).

Approved 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).

Staff recommended approval of an emergency purchase order in the amount of \$263,000.00 to Daikin Applied Americas, Inc. for AC Unit replacements at the McAllen Incubator.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the emergency purchase as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

E) CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 1 FOR ADDITIONAL SERVICES TO RRP CONSULTING ENGINEERS, LLC. (PROJECT NO. 03-24-S35-01).

Staff recommended approval of Contract Amendment No. 1 for additional services to RRP Consulting Engineers, LLC. (Project No. 03-24-S35-01).

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the emergency purchase as recommended. The motion was seconded by Commissioner Rodolfo "Rudy" Castillo and carried unanimously by those present.

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).

Approved 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.**

Approved authorization to remove 1st Quarter of Fiscal Year 2025-2026 Uncollectible Sanitation and Drainage Accounts from General Ledger and begin Write -Off procedures.

H) CONSENT RESOLUTIONS

1. RESOLUTION ACCEPTING FEDERAL AVIATION ADMINISTRATION (FAA) GRANT NO. 69.

Approved a 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.

Approved a 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).**

Staff recommended approval of Contract Amendments No. 1-2025GECSEH with Short Elliot Hendrickson, Inc. for the General Aviation Infrastructure Improvements in the amount of \$1,250,000.00, subject to budget reclassification.

Commissioner Antonio “Tony” Aguirre, Jr. moved to approve the contract as recommended. The motion was seconded by Commissioner Michael Fallek and carried unanimously by those present.

4. ORDINANCES

- A) PROVIDING FOR THE ADOPTION OF THE 2024 INTERNATIONAL FIRE CODE.**

Staff recommended approval to adopt an ordinance to implement the 2024 International Fire Code (IFC), with any locally approved amendments, like the City’s fire prevention and life safety code.

Commissioner Rolando “Rolly” Rios moved to adopt the ordinance as recommended. The motion was seconded by Mayor Pro Tem Jose R. “Pepe” Cabeza de Vaca and carried unanimously by those present.

- B) PROVIDING FOR A BUDGET AMENDMENT FOR GENERAL DEPRECIATION TO FUND ROLLING STOCK.**

Said item was withdrawn.

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**

Staff recommended approval of a variance request for a cul-de-sac street to exceed the maximum length allowed at 3912 S. Jackson Road.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the variance as recommended. The motion was seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca and carried unanimously by those present.

- 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**

Staff Recommended approval of a variance request to not provide for the East-West ¼ Mile Collector Street at 4901 S. Old 10th Street.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the variance as recommended. The motion was seconded by Commissioner Antonio "Tony" Aguirre, Jr. and carried unanimously by those present.

- 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**

Staff recommended approval of a variance request to waive the Sidewalks on East Pineridge Avenue and require sidewalks on East Nassau Avenue and South "H" Street.

Commissioner Antonio "Tony" Aguirre, Jr. moved to table said item. The motion was seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca and carried unanimously by those present.

6. MANAGER'S REPORT

- A) BOARDS AND COMMITTEES SERVED BY ELECTED OFFICIALS.**

Commissioner Michael Fallek was nominated to the Convention center Food and Beverage Board, Downtown Improvements Board, IMAS Board, Joint City/School Board, Ordinance Review Committee, Stadium Improvements Board and TIRZ #2A.

Commissioner Rolando “Rolly” Rios was nominated to the McAllen Chamber Board.

Commissioner Antonio “Tony” Aguirre, Jr. moved to accept the nominations as recommended. The motion was seconded by Commissioner Rodolfo “Rudy” Castillo and carried unanimously by those present.

B) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: Presentation of Community Survey

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**

Mayor Pro Tem Jose R. “Pepe” Cabeza de Vaca moved to remove said item from the table and seconded by Commissioner Antonio “Tony” Aguirre, Jr. The motion carried unanimously by those present.

Staff recommended approval of a conditional use permit, for six months, and adoption of an ordinance for a nightclub/bar (MK’Z Night Club, LLC) at 2021 Orchid Avenue.

Mayor Pro Tem Jose R. “Pepe” Cabeza de Vaca moved to approve the conditional use permit for six months as recommended. The motion was seconded by Commissioner Rodolfo “Rudy” Castillo and carried unanimously by those present.

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.**

Mayor Pro Tem Jose R. “Pepe” Cabeza de Vaca moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Antonio “Tony” Aguirre, Jr. The motion carried unanimously by those present.

ADJOURNMENT

Without objection the meeting was adjourned at 5:30 p.m.

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.B.
08/12/2026
8/24/2026

1. Agenda Item: Subdivision Monthly Report.

2. Party Making Request: Omar Sotelo

3. Applicant:

4. Nature of Request: Subdivision Monthly Report

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Jessica Cavazos
Omar Sotelo
Martin Canales
Michelle Rivera

Created/Initiated - 08/12/2026
Approved - 08/12/2026
Approved - 08/12/2026
Final Approval - 08/12/2026

8. Staff Recommendation: Staff Recommends Approval

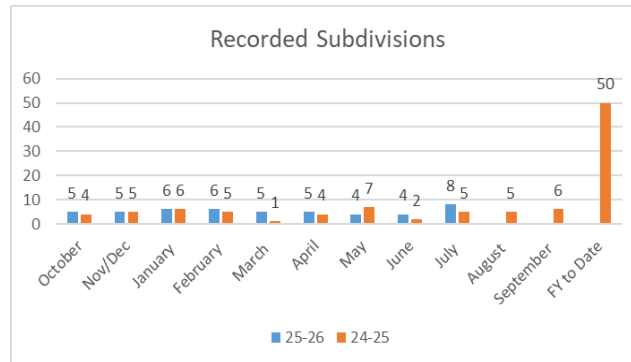
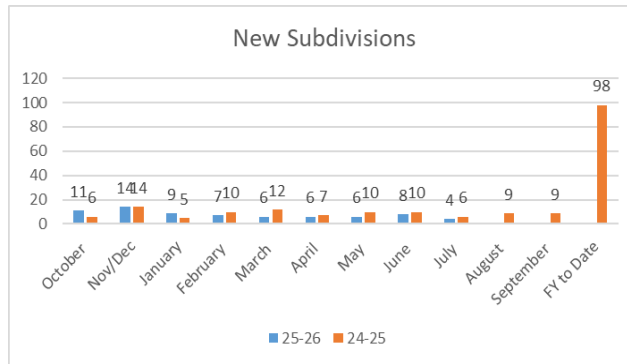
9. Advisory Board:

10. City Attorney: Approve -AS

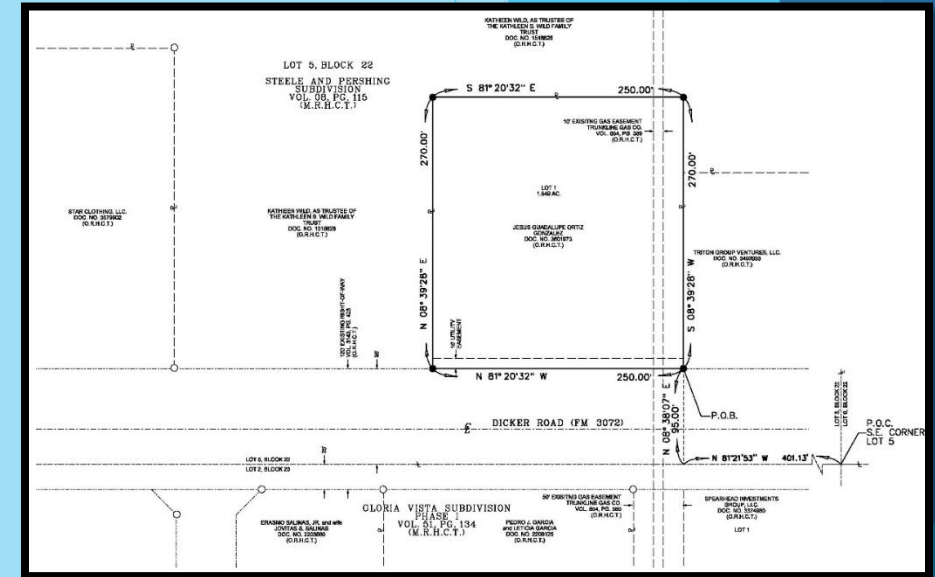
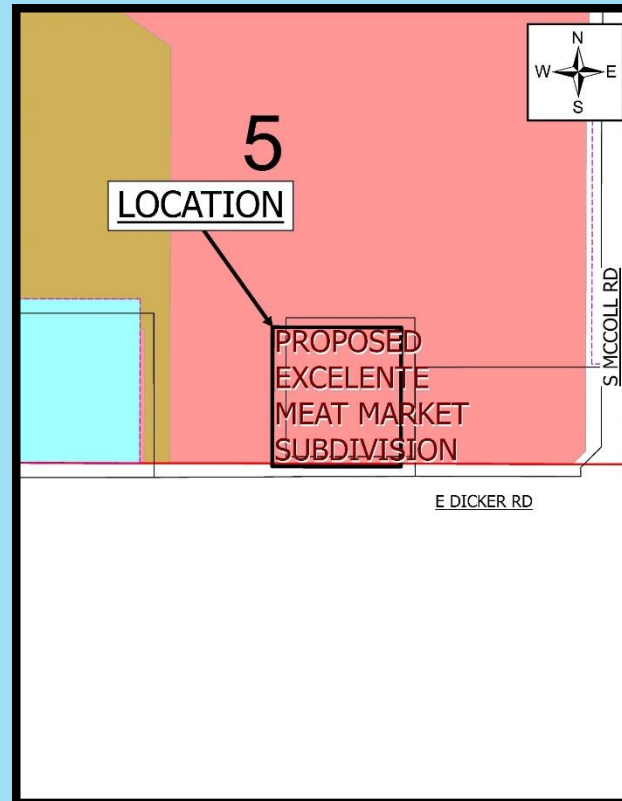
11. Manager's Recommendation: Approve - IJT



	Zoning	Type of Development	Number of Lot:	Acres
New Subdivisions				
1. Excelente Meat Market Subdivision	C-3	Commercial	1	1.55
2. Live Oak Subdivision	ETJ	Residential	47	8.62
3. Versailles Estates Subdivision	R-1	Residential	37	7.18
4. Victory Landing Subdivision	R-3A	Multi-family	22	8.92
Recorded Subdivisions				
1. Barton Subdivision	R-1	Residential	4	12.80
2. Hobb's Farm Subdivision	R-1	Residential	1	0.90
3. Jackson Commerce Development Subdivision Lot 9A & 11A Phase IV	I-1	Commercial	2	4.15
4. Mariel Lucille Subdivision	R-1	Single-Family Residential	3	0.60
5. Northgate Estates Subdivision	R-1	Residential	13	8.88
6. Rancho Lot 45A Subdivision	R-1	Single-Family Residential	1	0.14
7. The Shoppes on 2nd Subdivision	C-2	Commercial	2	5.29
8. The Ware District Subdivision	C-3	Commercial	1	3.92



Acres: 1.55



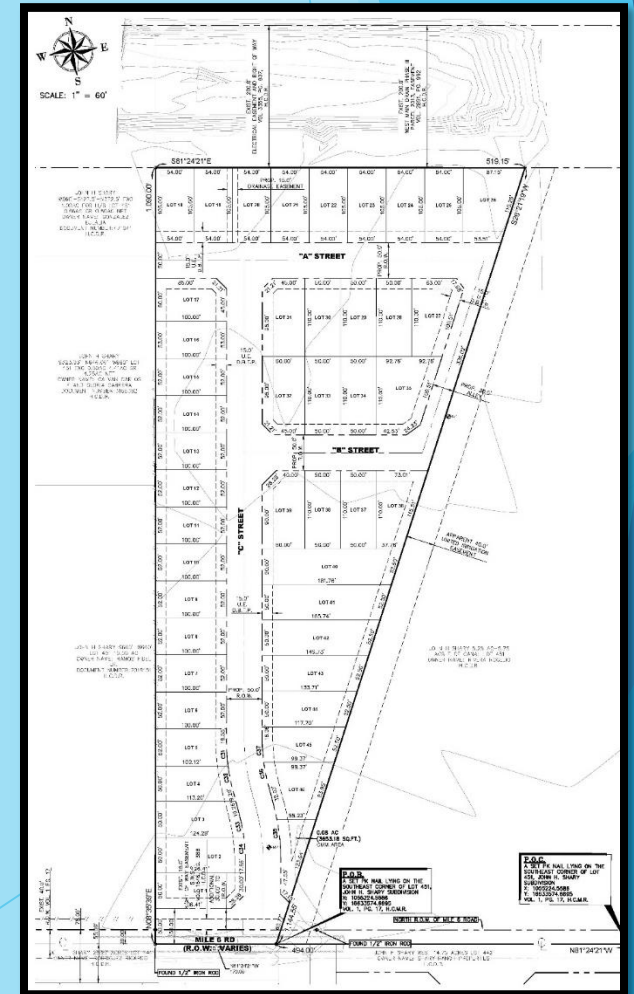
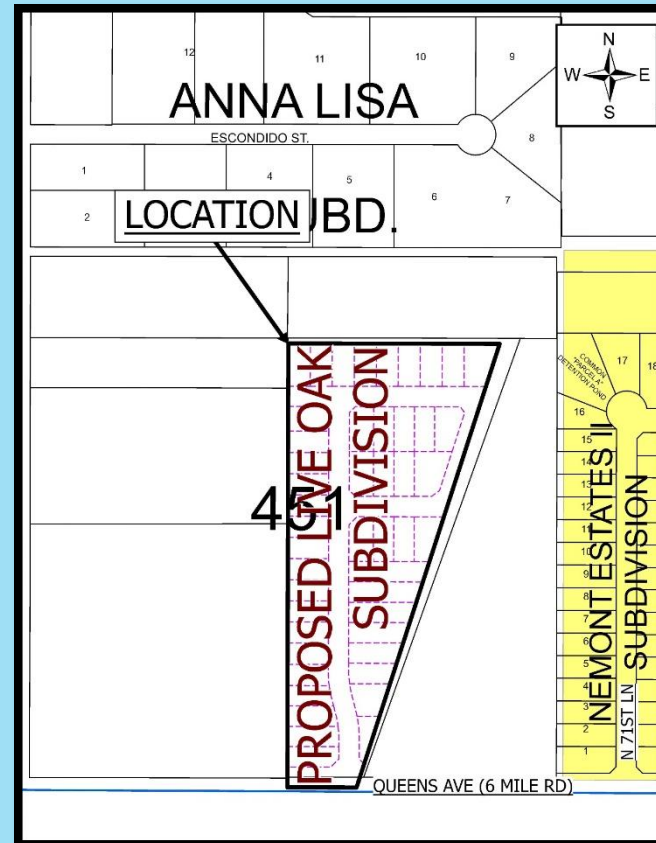
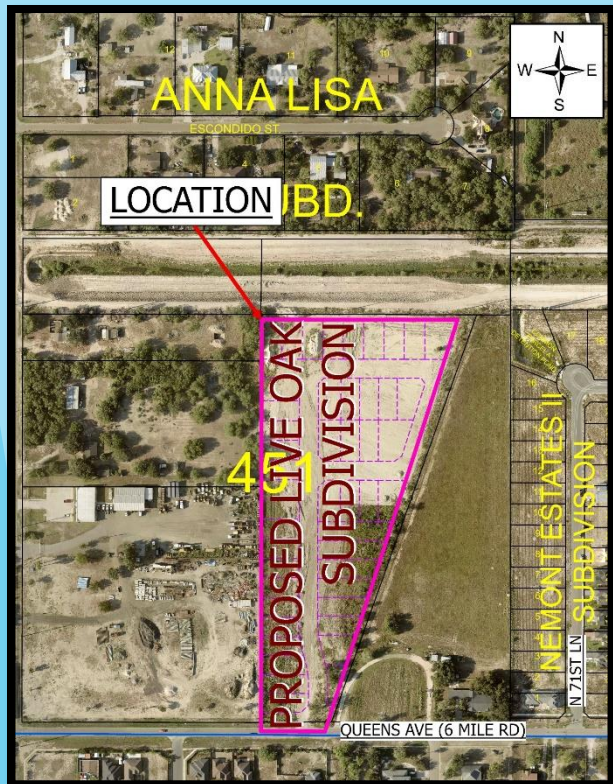
Live Oak Subdivision

Zoning: ETJ

Type of Development: Residential

Lots: 47

Acres: 8.62



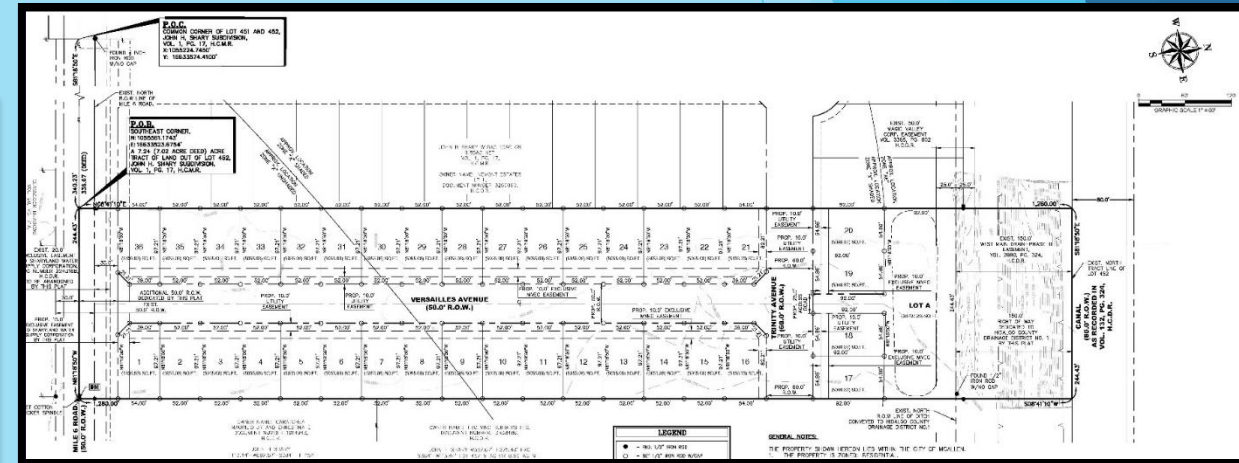
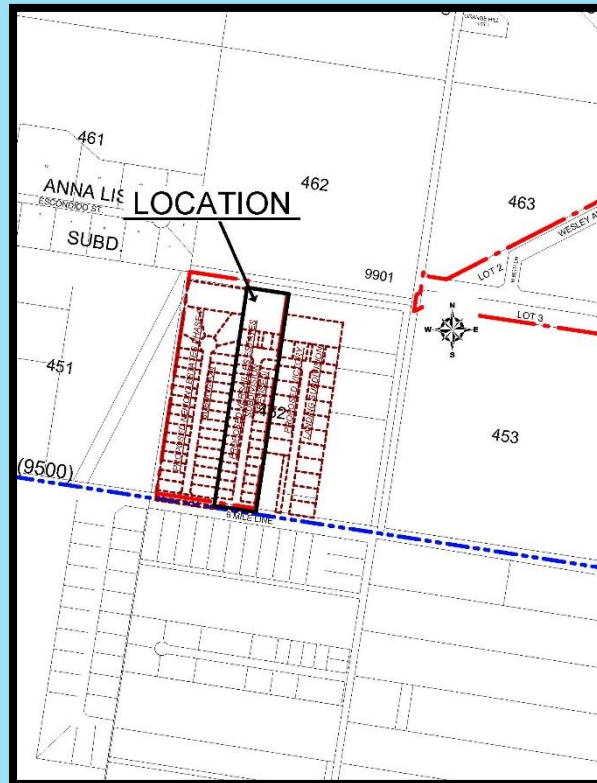
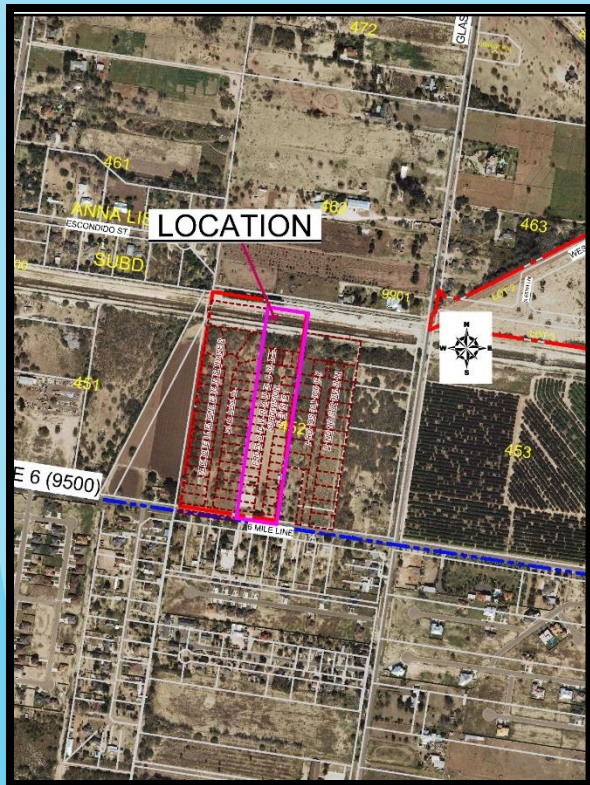
Versailles Estates Subdivision

Zoning: R-1

Type of Development: Residential

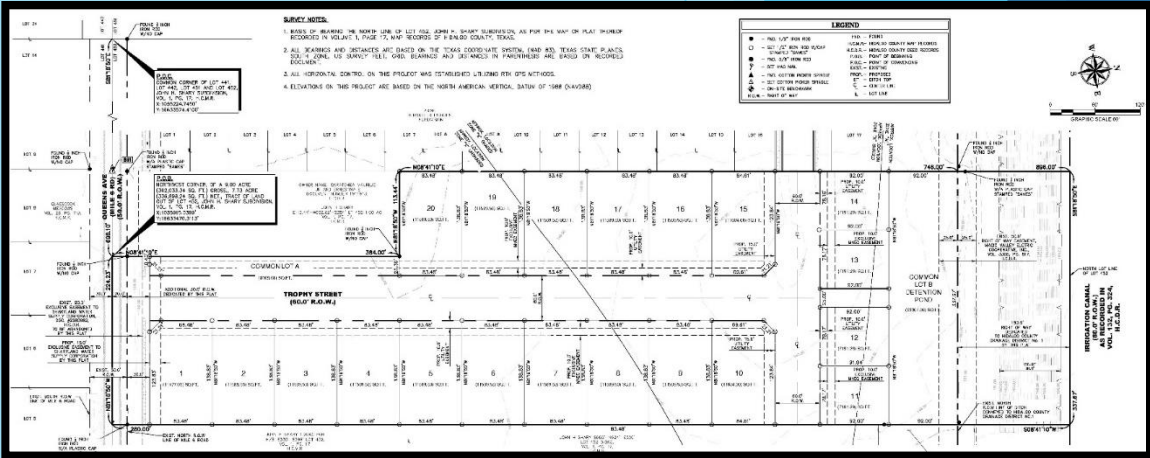
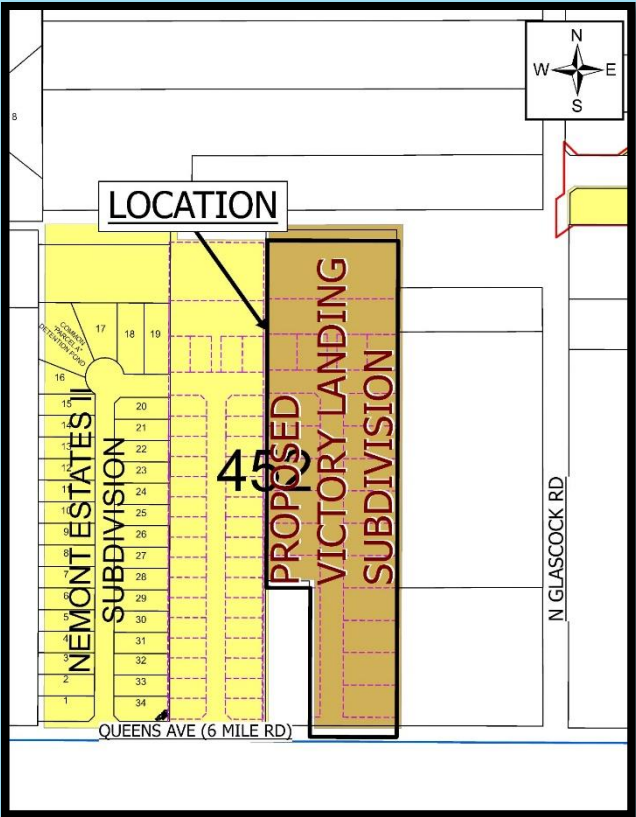
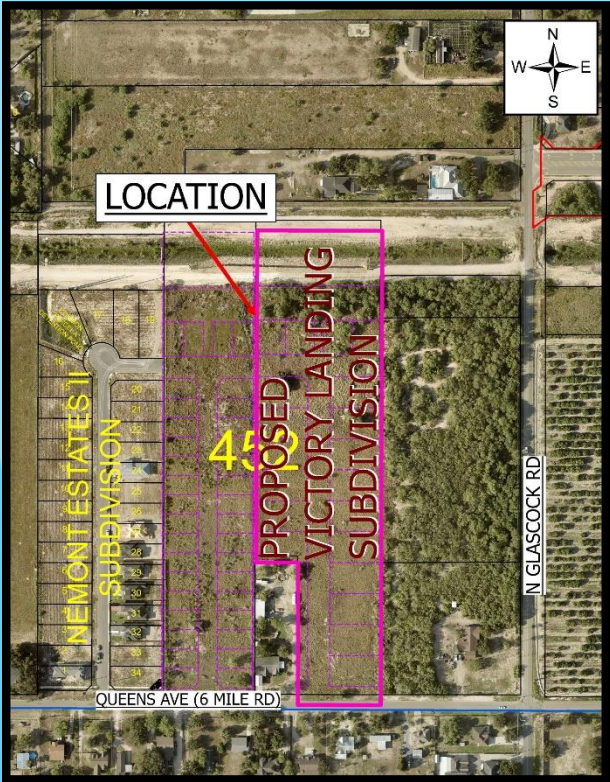
Lots: 37

Acres: 7.18



Victory Landing Subdivision

Zoning: R-3A
Type of Development: Multi-Family
Lots: 22
Acres: 8.92



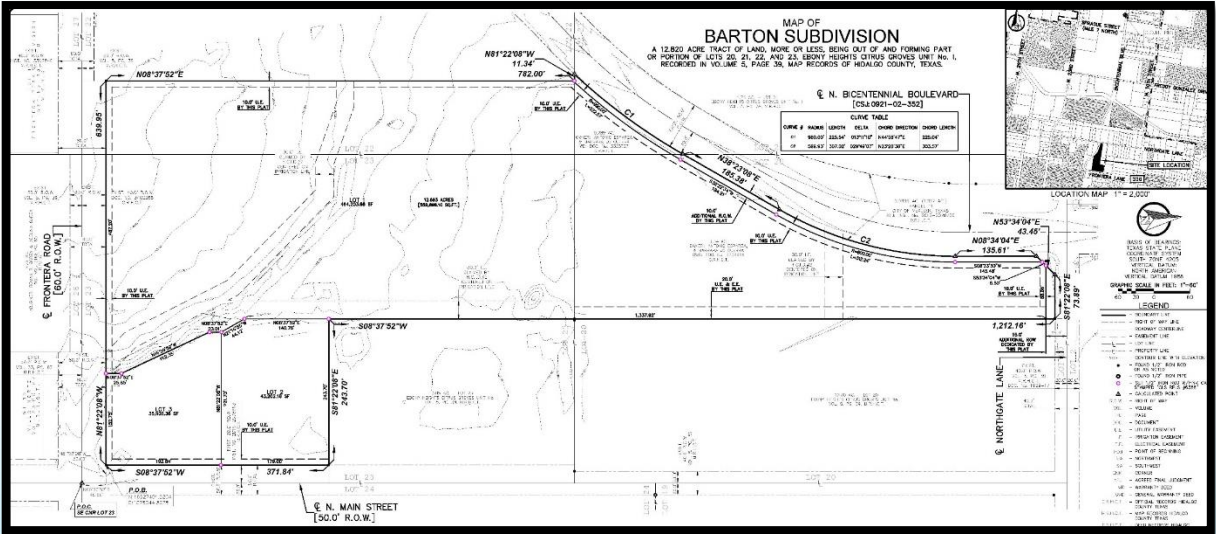
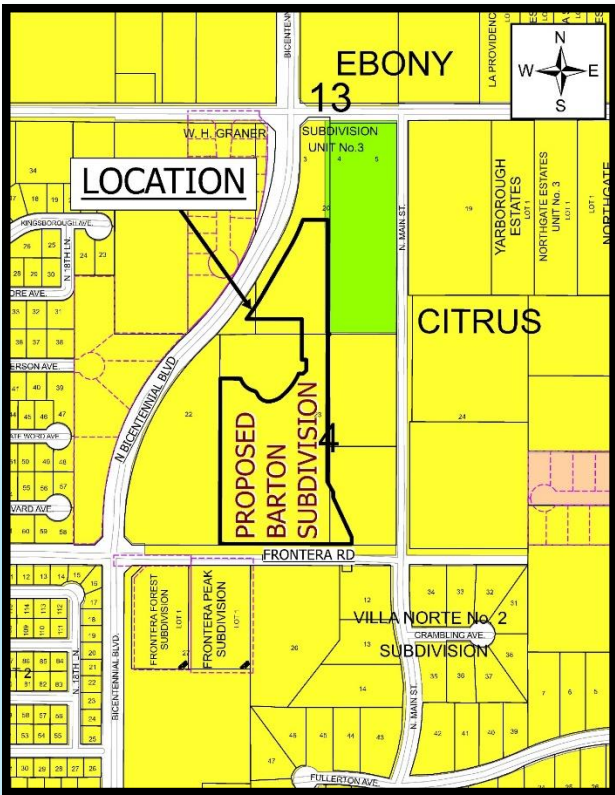
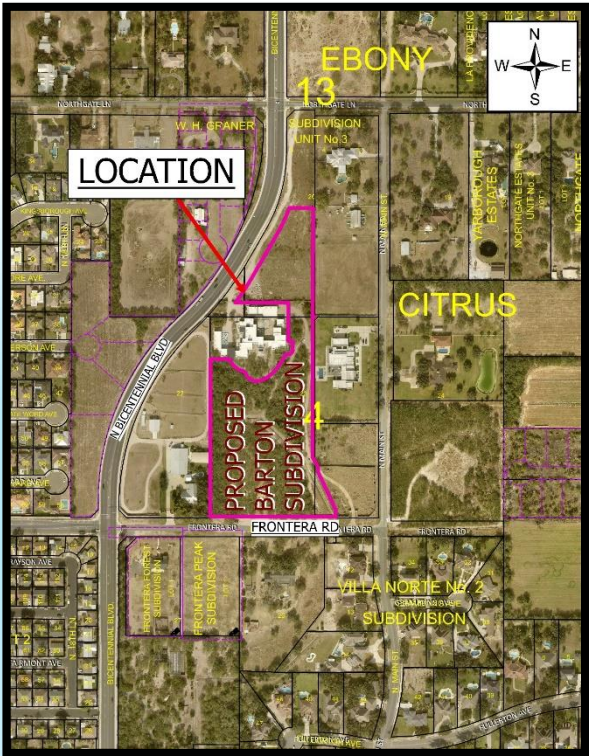
Barton Subdivision

Zoning: R-1

Type of Development: Residential

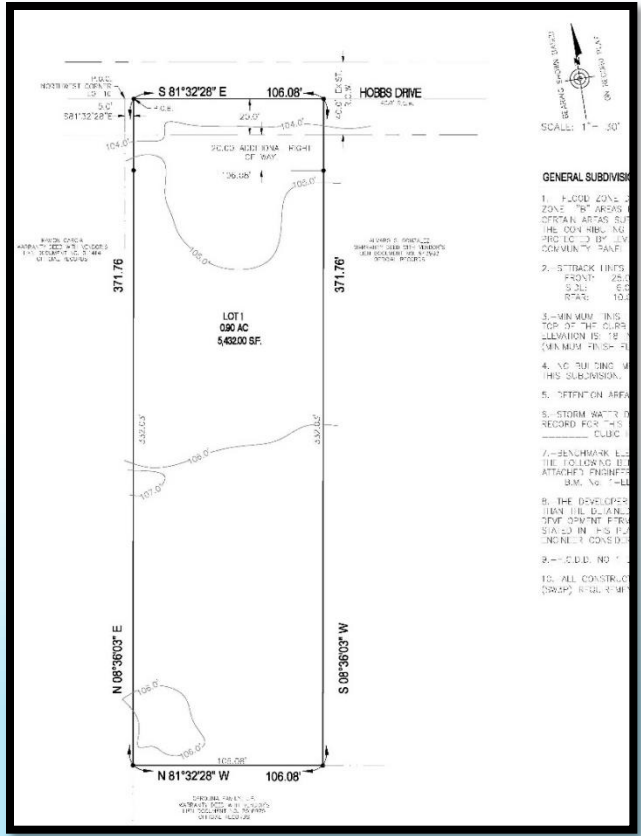
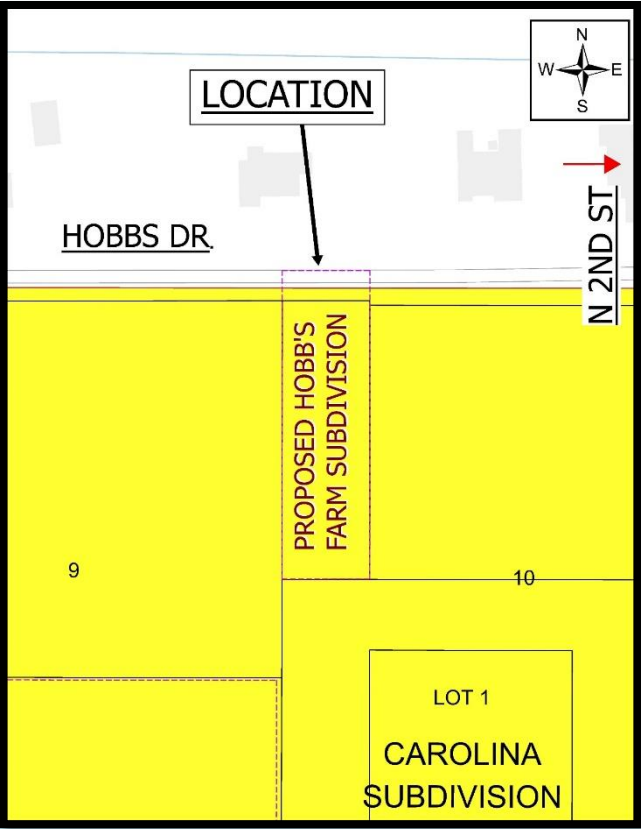
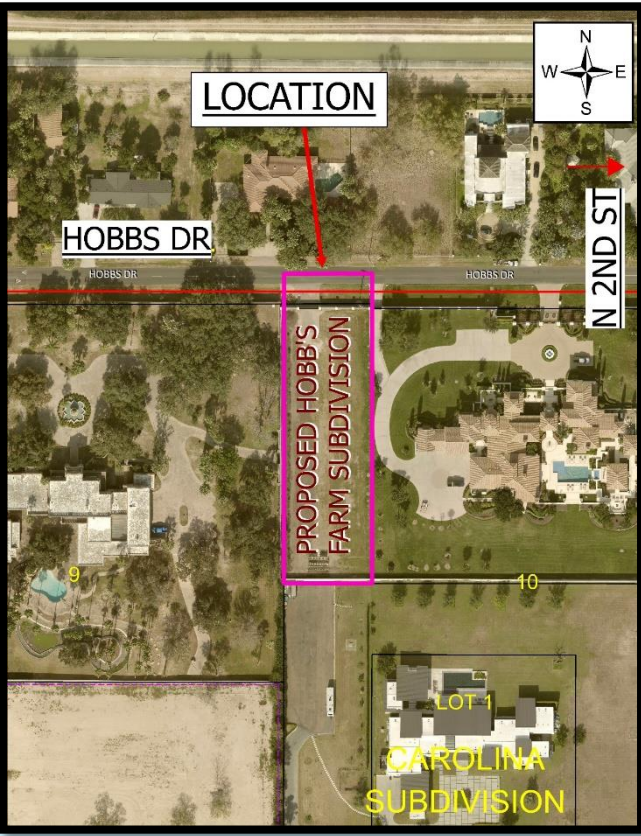
Lots: 4

Acres: 4.15



Hobb's Farm Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 1
Acres: 0.90



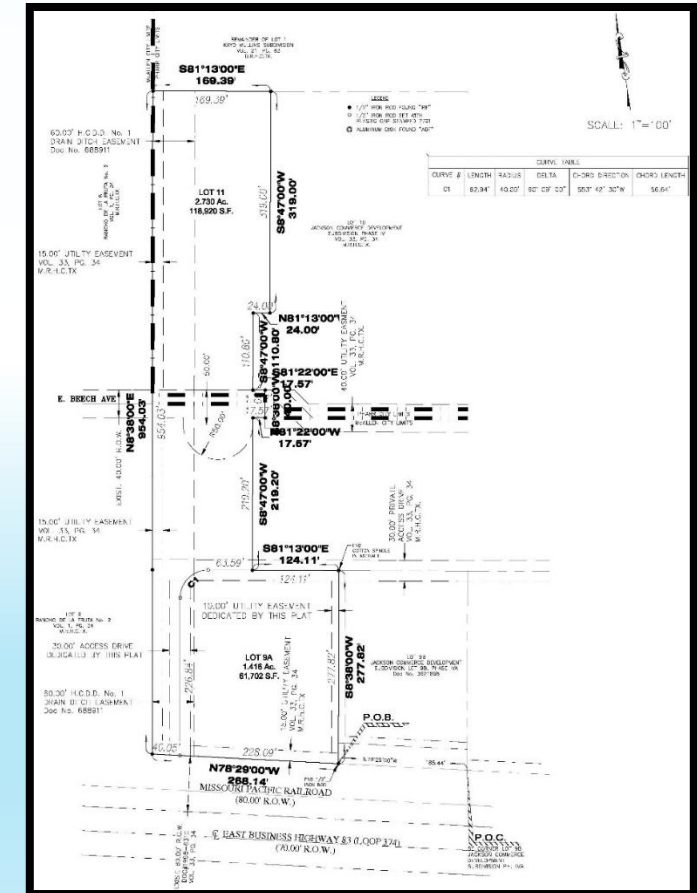
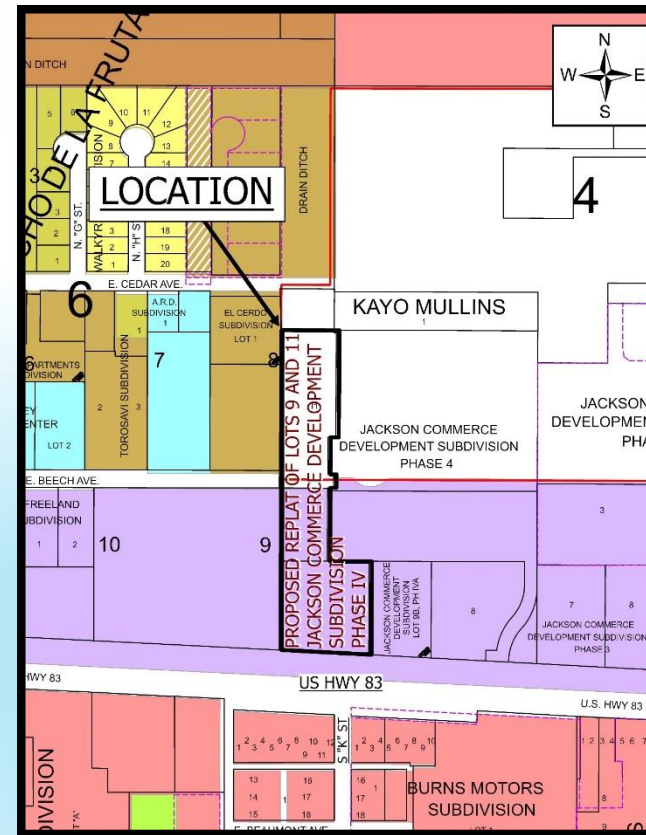
Jackson Commerce Development Subdivision Lot 9A & 11A Phases IV

Zoning: I-1

Type of Development: Commercial

Lots: 2

Acres: 4.15



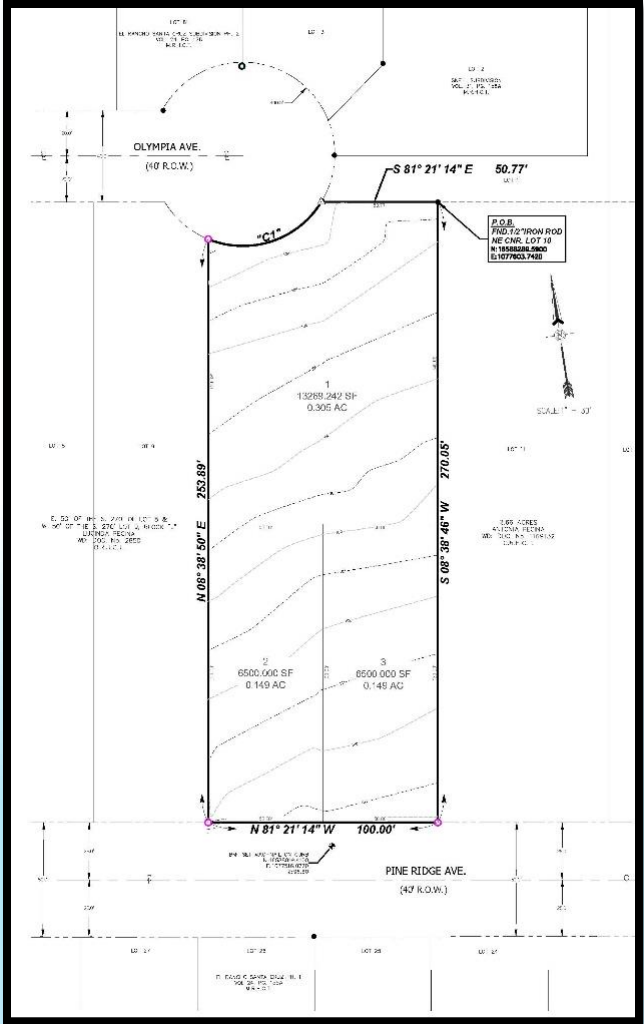
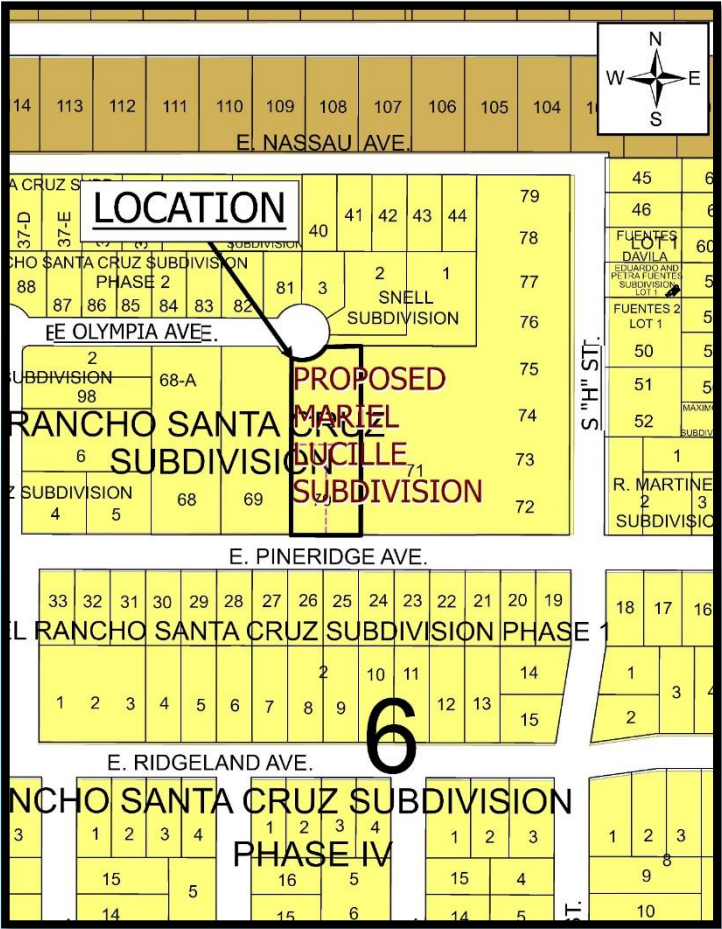
Mariel Lucille Subdivision

Zoning: R-1

Type of Development: Single-Family Residential

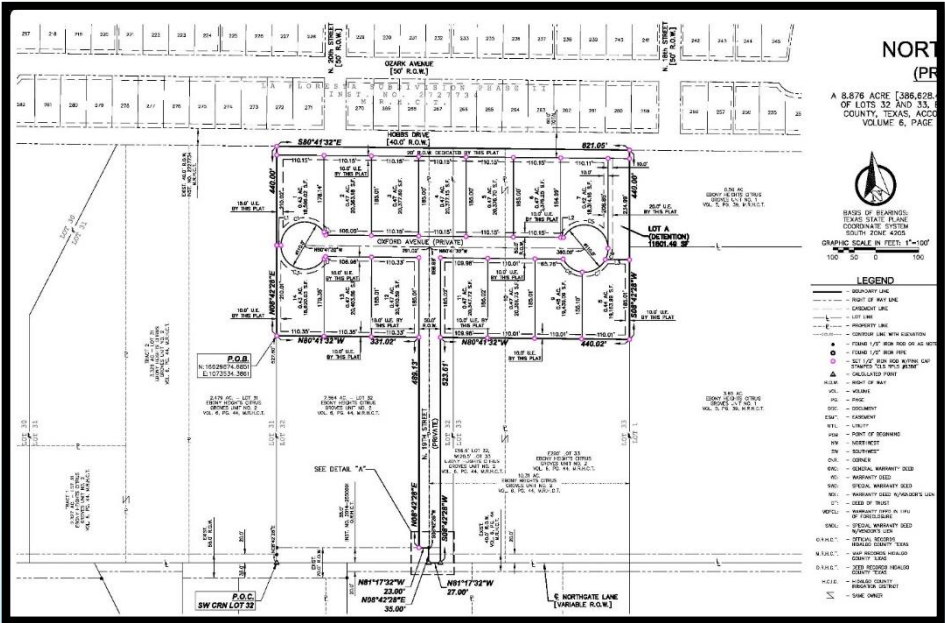
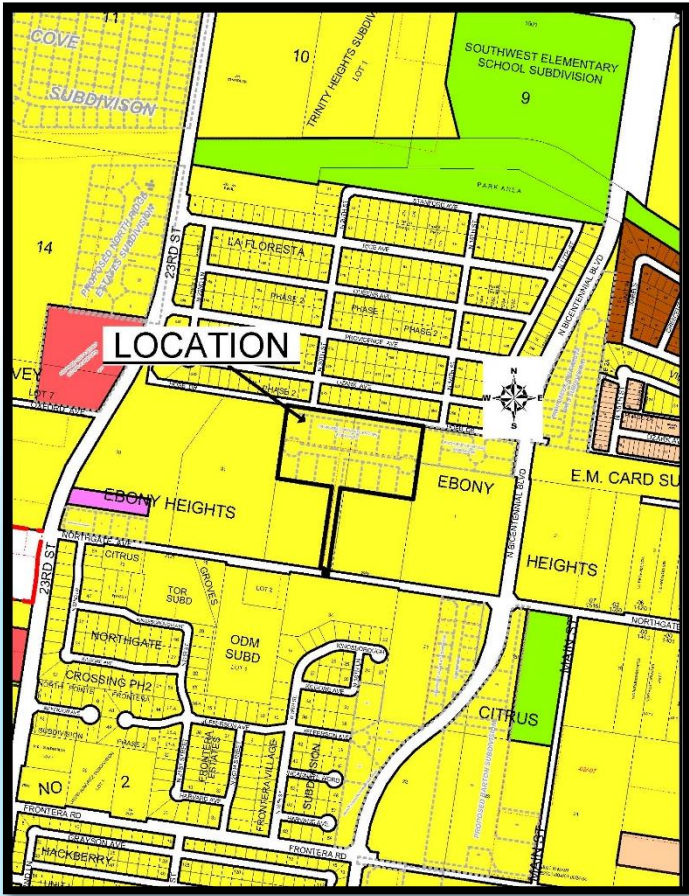
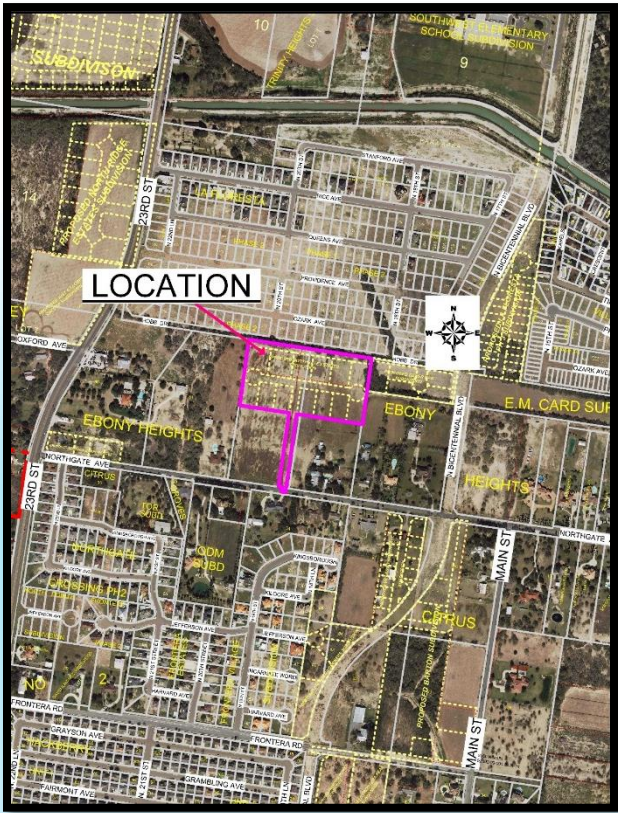
Lots: 3

Acres: 0.60



Northgate Estates Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 13
Acres: 8.88



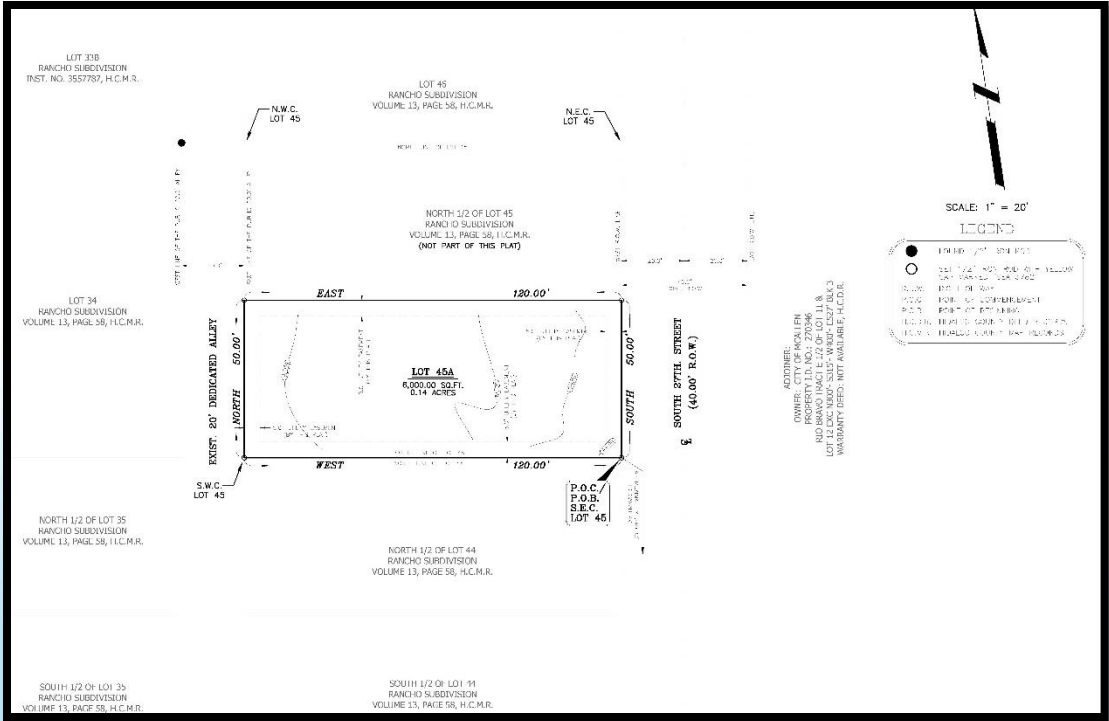
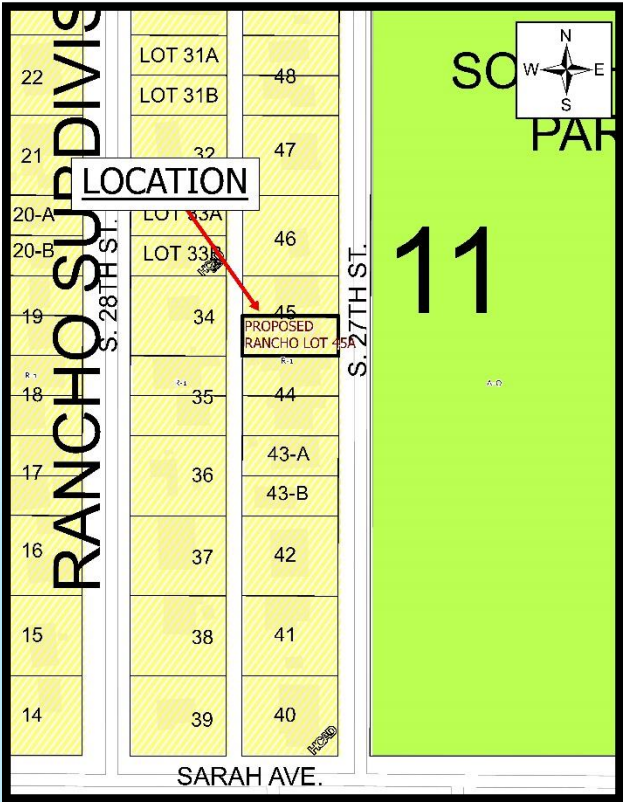
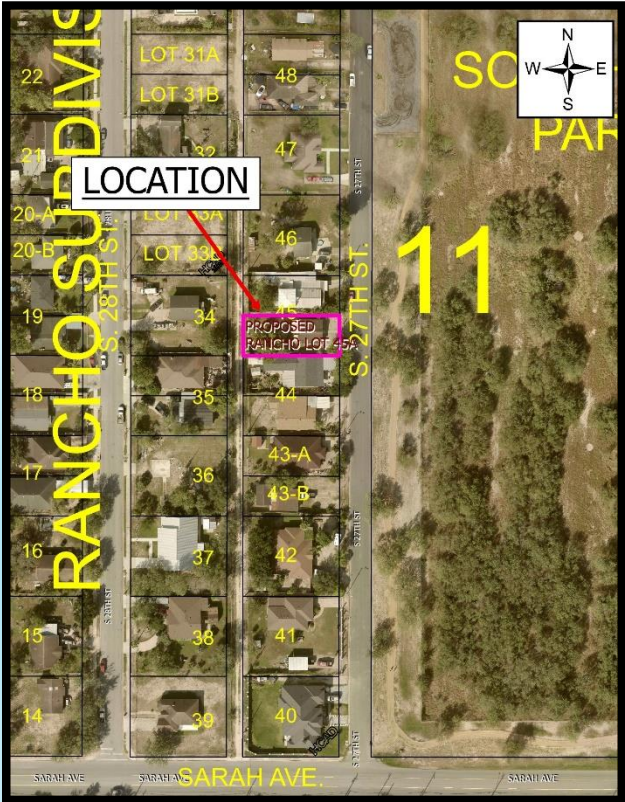
Rancho Lot 45A Subdivision

Zoning: R-1

Type of Development: Single-Family Residential

Lots: 1

Acres: 0.14



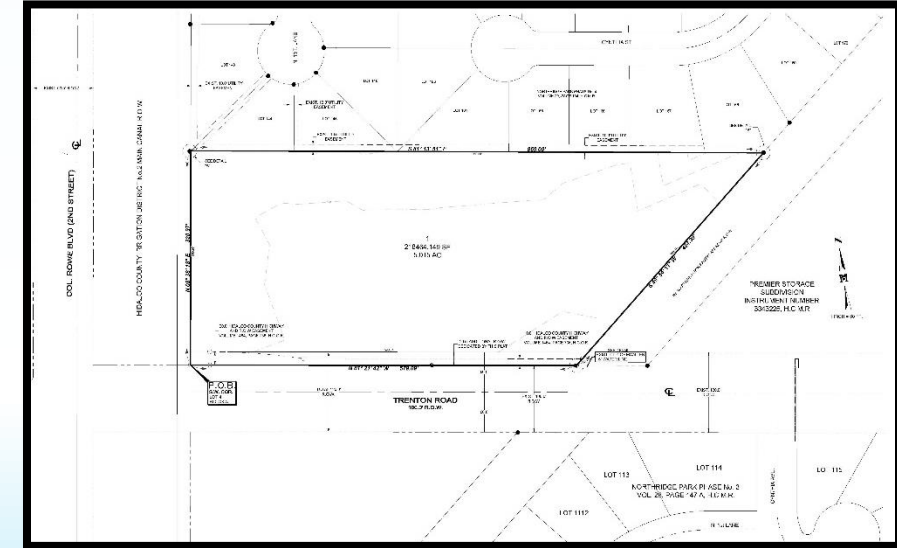
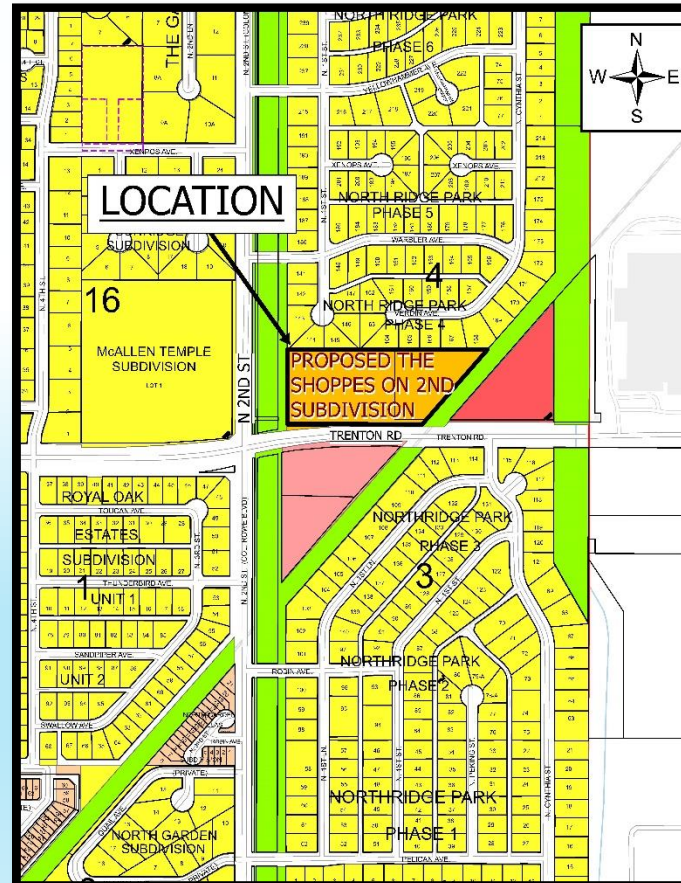
The Shoppes on 2nd Subdivision

Zoning: C-2

Type of Development: Commercial

Lots: 2

Acres: 5.29



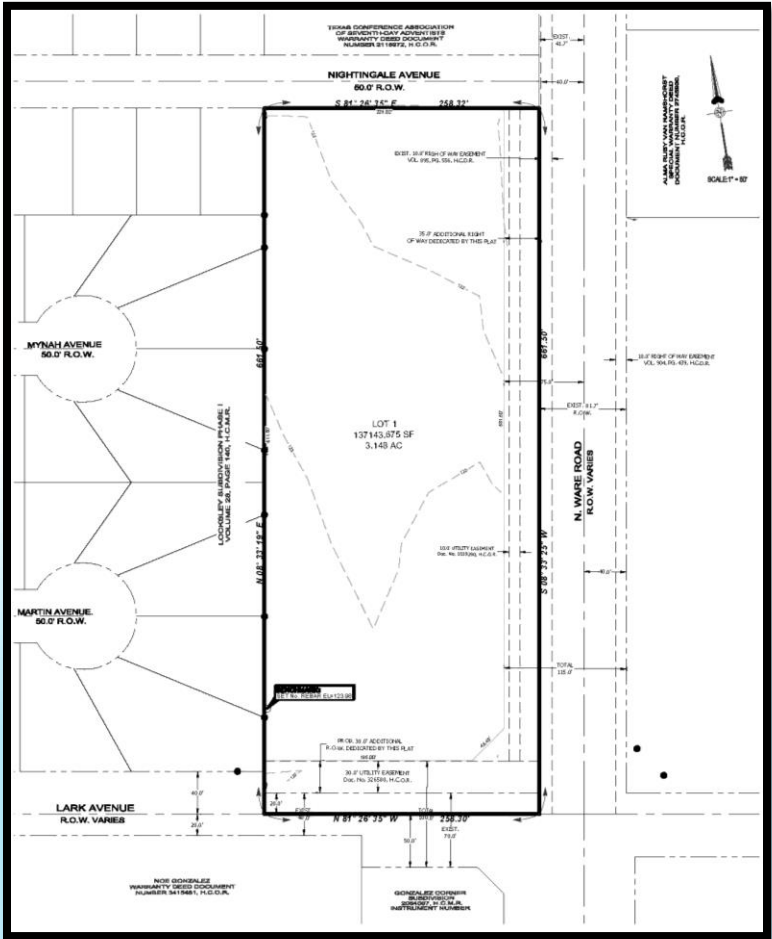
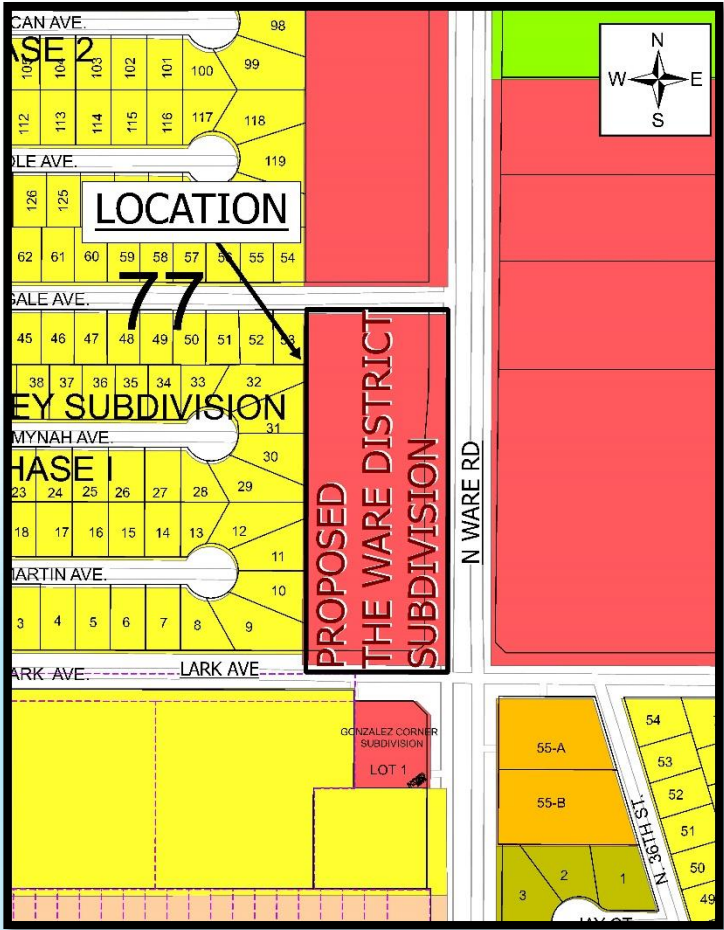
The Ware District Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 3.92





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.C.
08/17/2026
8/24/2026

1. Agenda Item: Project Status Monthly Report through July 31, 2026.

2. Party Making Request: Eduardo Mendoza

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Gabriela Cantu
Eduardo Mendoza
Michelle Rivera

Created/Initiated - 08/17/2026
Approved - 08/18/2026
Final Approval - 08/18/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: None. IJT



ENGINEERING DEPARTMENT
MEMORANDUM

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer
Date: August 24, 2026
Subject: **Project Status Report through July 31, 2026**

Please find attached a list of various projects that are currently under construction and for which the Engineering Department performs Construction Management services. The work depicted is work performed through July 31, 2026.

The following projects are included:

1. Taylor Road Widening (I2 to Daffodil Avenue)
2. Balboa Acres Storm water Pump Station Improvements.
3. McAllen Lateral Drainage Channel Improvements
4. Champion Lakes Golf Course Erosion Control Phase II
5. Pump Bypass 254/255
6. South 2nd Street at Byron Nelson Avenue Drainage Improvements
7. Robin Ditch – Northwest Blueline Interconnect Improvements
8. Dallas Avenue and 1st Street Drainage Improvements



PROJECT STATUS REPORT

Through July 31, 2026

By Eduardo Mendoza, P.E., P.T.O.E., City Engineer

Taylor Road Widening (I2 to Daffodil Avenue)

The Taylor Road Widening Project involves expanding the existing roadway to a four-lane urban curb-and-gutter paved road, extending from 2 Mile Line (Daffodil Avenue) to I-2 (US 83), covering a total distance of 3.0 miles. The project includes the installation of a stormwater management system and the addition of dedicated left-turn lanes at all major intersections.

This project is being developed under an interlocal agreement with the City of Mission, which is serving as the fiduciary agent for project development. The project is divided into two phases:

Phase 1: Segment from U.S. Business 83 to I-2

Status: Complete

Phase 2: Segment from 2 Mile Line (Daffodil Avenue) to U.S. Business 83

Status:

1. Right-of-way acquisition is complete.
2. Utility relocation is currently in progress.
3. Railroad crossing construction is currently in progress.
4. The project has been bid and awarded to **Gonzalez Engineering and Management, LLC** by the City of Mission. The construction began January 2026.

Balboa Acres Stormwater Pump Station Improvements

The scope of this project focuses on upgrading the existing stormwater pump station serving the Balboa Acres subdivision and neighboring areas. Work consists of demolishing the existing single-unit pump station and building a new dual-unit pump station.

Contractor:	Mor-Wil, LLC.
Original Contract Amount/Time:	\$1,945,979.00 / 365-calendar days
Original Completion Date :	April 5, 2025
Change Order(s) Amount/Time	\$0 / 214-calendar days
Current Contract Amount/Time:	\$1,945,979.00 / 579-calendar days
Substantial Completion Date:	September 30, 2026

Work this Period:

Crews continue to work on preparation for concrete access road. Premanufactured metal building (pump house) arriving in September. Coordination with utility reconnections (electrical and gas) ongoing.



McAllen Lateral Drainage Channel Improvements

The scope of work focuses on expanding the stormwater conveyance and storage capacity for a segment of the McAllen Lateral Drainage Channel between the Morris and Northeast Regional Stormwater Detention Facilities. The project consists of excavating and grading nearly 150,000-cubic yards of earth and replacing the single-span bridge at N. 2nd Street with multiple box culvert structures. The project also includes construction of a new Hike & Bike trail along the extents of the channel improvements. Once complete, the trail will provide connectivity of the N. 10th Street and N. 2nd Street trail system and introduce two below grade road crossings. The project is funded under the Drainage Fee Fund.

Contractor:	ECON Group, LLC.
Original Contract Amount/Time:	\$5,689,125.11 / 360-Working days
Original Completion Date :	May 5, 2027
Change Order(s) Amount/Time	\$0 / 0-calendar days
Current Contract Amount/Time:	\$5,689,125.11 / 360-working days
Current Completion Date:	May 5, 2027

Work this Period:

Irrigation aerial line (HCID#3) installation ongoing. Storm sewer connections along 10th Street ROW completed. Excavation and grading activities east of 2nd Street commenced.



Champion Lakes Golf Course Erosion Control PH II

This project focuses on addressing erosion along the lake feature between holes 3 and 4 by shoring the existing banks with a combination of vinyl sheet piles and stone gabions.

Contractor:	4MA Construction, LLC.
Original Contract Amount/Time:	\$521,504.05 / 120-working days
Original Completion Date :	April 3, 2026
Change Order(s) Amount/Time	\$29,071.80 / 50-working days
Final Contract Amount/Time:	\$550,575.85 / 170-Working days
Completion Date:	June 12, 2026

Work this Period:

The Champions Lake Golf Course Erosion Control Phase II project has been completed. Change Order No. 1 included the installation of additional drainage catch basins at various locations, installation of filter fabric behind the existing gabions to control soil migration and reduce scour, and an extension of 25 working days to complete the additional work. Change Order No. 2 provided an additional 25 working days due to construction delays caused by inclement weather and scheduled golf tournaments that limited access to the project site.



PUMP BYPASS 254/255

This project consist of two (2) pump bypass structures (254,255), earth embankment and grading, and levee road construction.

Contractor:	GO Underground, LLC.
Original Contract Amount/Time:	\$516,152.91 / 100-working days
Original Completion Date :	July 16,2026
Change Order(s) Amount/Time	\$0 / 0-working days
Current Contract Amount/Time:	\$516,152.91 / 100-Working days
Substantial Completion Date:	July 02, 2026

Work this Period:

Project substantially complete. Pending grates and ladders.



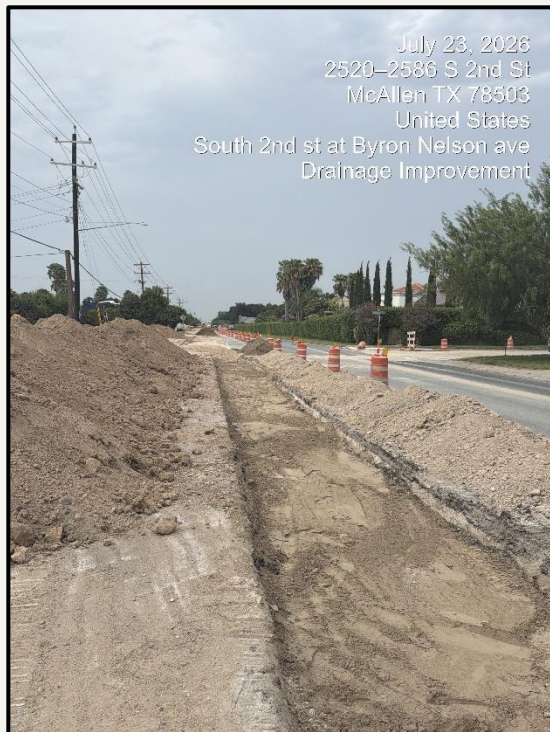
South 2nd Street at Byron Nelson Avenue Drainage Improvements

This project scope includes installation of approximately 4000 linear feet of new storm sewer reinforced concrete pipe, related appurtenances, and associated pavement reconstruction.

Contractor:	Texas Corida Construction, LLC.
Original Contract Amount/Time:	\$908,910.00 / 120-calendar days
Original Completion Date :	July 24, 2026
Change Order(s) Amount/Time	\$0 / 0-working days
Current Contract Amount/Time:	\$908,910.00 / 120-Working days
Substantial Completion Date:	July 29, 2026

Work this Period:

All storm sewer infrastructure as been istalled. Waterline improvements along Bales Rd and 2nd Street completed. Coordination continues for waterline improvements along Byron Nelson. Trench reconstruction along Bales Rd complete. Crews continue with trench reconstruction along 2nd Street and Byron Nelson.



Robin Ditch – Northwest Blueline Interconnect Improvements

This project scope includes the furnish and installation of a new 42-inch in line check valve, concrete headwall, and erosion control measures.

Contractor:	Artillery Construction, LLC.
Original Contract Amount/Time:	\$125,000 / 90-working days
Original Completion Date :	May 6, 2026
Change Order(s) Amount/Time	\$0 / 0-working days
Current Contract Amount/Time:	\$125,000 / 90-Working days
Current Completion Date:	May 6, 2026 (pending material delay time)

Work this Period:

Concrete headwall and storm sewer connection completed. Final grading and erosion control measures in place. Project complete.



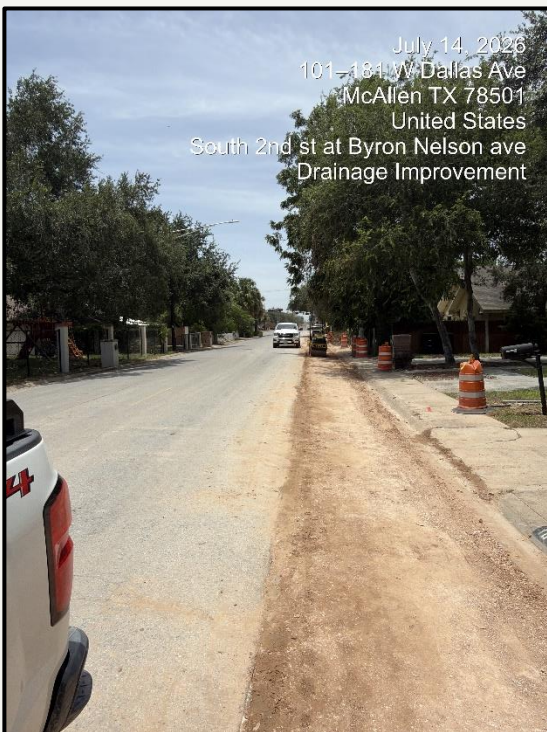
Dallas Avenue and 1st Street Drainage Improvements

This project scope includes storm sewer infrastructure improvements with the installation of approximately 500 linear feet of new 24-inch pipe, related appurtenances, and associated pavement reconstruction. The project also includes approximately 1,445 linear feet of new low profile concrete curb/gutter.

Contractor:	Saenz Utility Constructors, LLC.
Original Contract Amount/Time:	\$191,614.00 / 75-working days
Original Completion Date :	October 6, 2026
Change Order(s) Amount/Time	\$0 / 0-working days
Current Contract Amount/Time:	\$191,614.00 / 75-Working days
Current Completion Date:	October 6, 2026

Work this Period:

All storm sewer infrastructure along Dallas Ave has been installed. Trench reconstruction efforts ongoing. Crew has commenced with laydown curb installation along 1st Street between Dallas and Fresno.





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.D.
08/14/2026
8/24/2026

1. Agenda Item: Parks Monthly Status Report.
2. Party Making Request: Denny Meline
3. Applicant:
4. Nature of Request: To provide a clear picture of the project's current state, ensuring commissioners are aware of progress to make informed decisions, and address any potential issues proactively.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Dulce Landeros	Created/Initiated - 08/14/2026
Denny Meline	Approved - 08/14/2026
Elvira Alonzo	Approved - 08/14/2026
Evaristo Garcia	Final Approval - 08/14/2026
8. Staff Recommendation: N/A
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT



City of McAllen

Parks & Recreation

PROJECT STATUS REPORT

By Denny Meline, Parks and Recreation Department Director

August 24, 2026

Camp McAllen - Campground Project - COMPLETE

Camp McAllen is a beautiful 20+ acre park designed for outdoor adventure and family fun. Enjoy a variety of amenities, including a kayak dock, fishing docks, and a shaded gazebo.

Exercise Equipment Project: Parks Department in Congunction with Park Place Recreation Will be installting 10 Exercise equipment stations throughout the walking trail.

Estimated Cost: \$22,640.45 Funded by PCT 4

Estimated Completion: July 21, 2026



Parcourse Project: This game promotes balance, agility, coordination and overall motor skills. It can be used by several users simultaneously, promoting collaborative and social games.

Estimated Cost: \$95,439.50

Estimated Completion: September 2026



Camp McAllen Pergola Project: Camp McAllen is receiving 7 new pergolas that are built in house by the Parks Trades Division. So far team has completed

Project Status: 50% Complete

Estimated Cost: \$6,842.07

Estimated Completion: September 2026



Los Encinos Turf Field

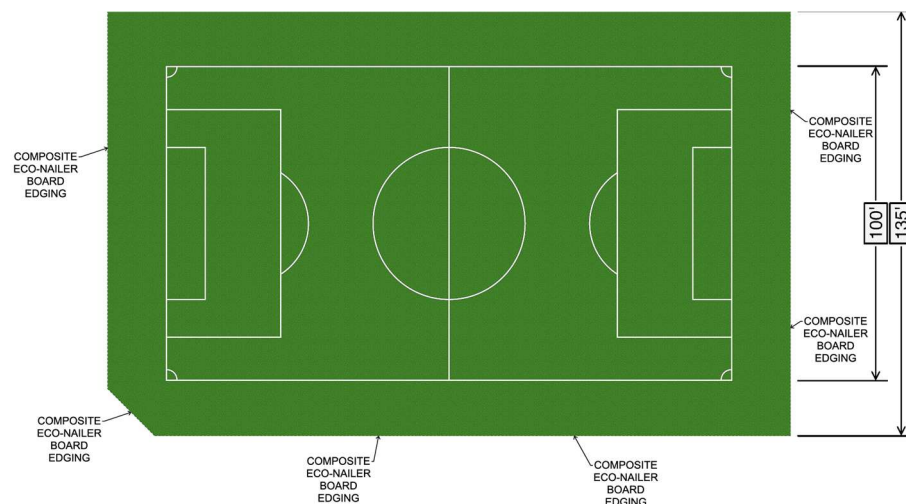
Project: Conversion of one baseball field into a multipurpose artificial turf field.

Project Status: Notice to Proceed to be Issued 8/17/2026

Budgeted: \$395,000.00

Estimated Cost: \$345,026.17

Estimated Completion: September 2026



2nd St and Bentsen Trail Restrooms

Project: Addition of two single user restrooms to existing 2nd St Trail and two restroom on Bentsen trail.

Project Status: Permits have been approved as of 8/14/2026

Budgeted: \$400,000.00

Expenses to Date: \$345,026.17

Estimated Completion: September 2026



National Fitness Zone at Bill Schupp - COMPLETE

Project: Addition of a National Fitness Zone to the existing Bill Schupp Park.

Budgeted: \$200,000.00

Expenses to Date: \$180,656.39

Estimated Completion: September 2026



El Rancho Community Park

Project: New community park on El Rancho Rd, consists of new all inclusive playground, parking lot, and walking trail.

Project Status: Playground Complete, Walking Trail Complete, Parking Lot Pending, Restroom construction has commenced.

Budgeted: \$769,786.00

Park Construction: \$263,724.00

Playground Cost: \$500,112.25

Estimated Completion: September 2026



Springfest Parking Lot

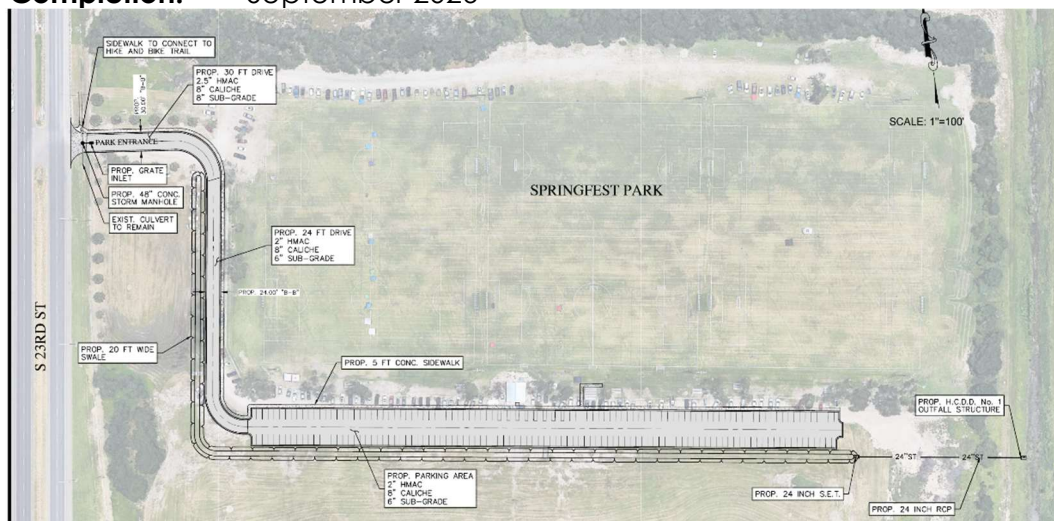
Project: New 200 space parking lot at the existing multi field soccer complex.

Project Status: PCT is schedule to commence construction in early September.

Budgeted: \$395,000.00

Cost Estimate: \$369,790.12

Estimated Completion: September 2026



La Floresta - COMPLETE

Project: New amenities to the existing neighborhood park, amenities include new large playground, soccer field, half basketball court, volleyball court, dog run, and a bike trail.

Project Status: Dog run complete, basketball court foundation complete, soccerfield complete.

Budgeted: \$250,000.00

Expenses to date: \$162,167.44

Estimated Completion: September 2026



Retama Playground

Project: New inclusive playground to replace existing playground.

Project Status: Playground installation has commenced.

Budgeted: \$372,062.00

Expenses to date: \$349,968.40

Estimated Completion: September 2026



Escandon Field Lighting & Electrical

Project: New sports lighting to existing field.

Project Status: Electrical submittals have been reviewed and approved.

Budgeted: \$260,000.00

Expenses to date: \$193,915.00

Estimated Completion: September 2026



Bentsen Rd Hike and Bike Trail Extension

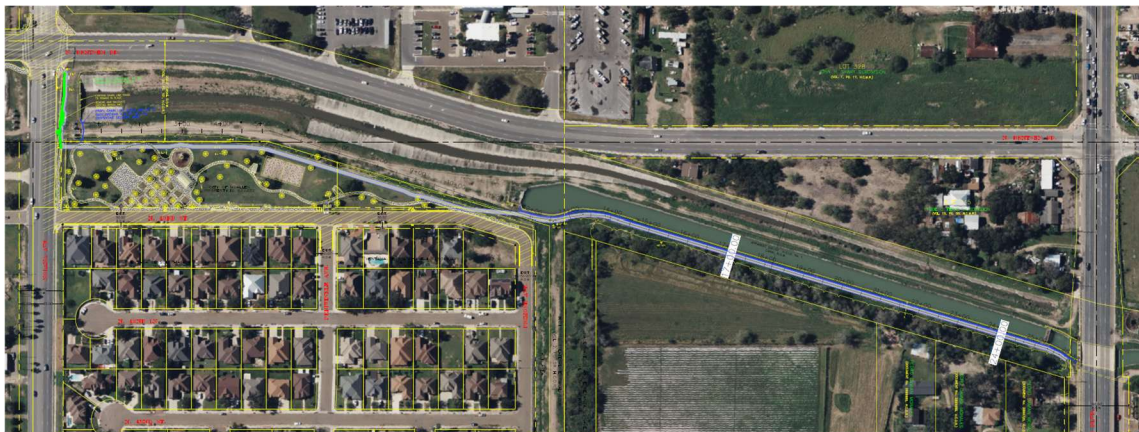
Project: Extension of hike and bike trail on Bentsen Rd.

Project Status: Marcia Tapia is working on design.

Budgeted: \$1,800,000.00

Estimated Design Fee: \$ 194,813.00

Estimated Completion: TBD



Navarro Playground - COMPLETE

Project: New inclusive playground to replace existing playground.

Budgeted: \$80,000.00

Expenses to date: \$79,907.00



Morris Sensory & Exercise Equipment - COMPLETE

Project: New inclusive playground to replace existing playground.

Budgeted: \$100,000.00

Expenses to date: \$ 97,445.24



Parking Lot Package - COMPLETE

Project: Repairs a various park facilities parking lots, 2nd & Nolana, 2nd & Bus 83, 2nd & La Vista, 2nd & Houston, De Leon, Uvalde Park, Neuhaus Park, Morris Park, Bicentennial & Nolana.

Budgeted: \$60,000.00

Expenses to date: \$44,521.80





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.E.

DATE SUBMITTED

08/14/2026

MEETING DATE

8/24/2026

1. Agenda Item: Award of Contract for Professional Engineering and Construction Phase Services - Industrial Park Development (Project No. 02-26-S41-658).
2. Party Making Request: Eduardo Mendoza
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
000-0000-000-00-00-000000 \$7,500,000 Development Corporation Fund

Contract Amount: \$730,750.00 (*Subject to Budget Amendment*)

6. Budgeted: Yes

Bid Amount: \$730,750
Under Budget: \$0.00

Budgeted Amount: \$7,500,000
Over Budget: \$0.00
Amount Remaining: \$0.00

7. Routing:

Mario Cruz	Created/Initiated - 08/14/2026
Eduardo Mendoza	Approved - 08/14/2026
Angie Rodriguez	Denied - 08/18/2026
Sonia Resendez	-
Gerardo Noriega	-
Martin Canales	-
Michelle Rivera	-

8. Staff Recommendation: Staff recommends award of contract for professional engineering and construction phase services to **South Texas Infrastructure Group, LLC., of Mission Texas**, in the total amount of **\$730,750.00.00**, subject to a budget amendment.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT



MEMORANDUM

To: Isaac J. Tawil, City Manager

From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer

Date: August 24, 2026

Subject: **Award of Contract for Professional Engineering and Construction Phase Services - Industrial Park Development (Project No. 02-26-S41-658).**

Goal

Staff is seeking to award a professional services contract for engineering design and construction phase services for development of an industrial park.

Explanation

The City Commission previously authorized staff to negotiate scope of services and fee schedule(s) with the top-ranked firm, South Texas Infrastructure Group, LLC., of Mission, Texas.

The proposed industrial park, situated along Military Highway approximately ¼ mile west of South 10th Street, encompasses approximately 52-acres and is programmed to include 9 individual lots. Public improvements include water, sanitary sewer, stormwater management system, and concrete paving improvements. This project is public/private partnership partially funded by the U.S. Economic Development Administration (EDA) and a City 380-agreement.

The consultant's scope of services includes the full design of all public infrastructure improvements, preparation of construction documents for public bid, construction phase services, and administrative support services.

Staff negotiated a fee of \$730,750.00, approximately 12% of the estimated construction cost of \$5,998,750.00.

Options

1. Approve award of contract.
2. Disapprove award of contract and request staff to renegotiate the fee schedule.

Recommendation

Staff recommends award of contract for professional engineering and construction phase services to **South Texas Infrastructure Group, LLC., of Mission Texas**, in the total amount of **\$730,750.00.00**, subject to a budget amendment.

FEE SCHEDULE Scope of Services	Cost
1.0 Construction Plans & Specifications	
1.1 Project Management & Coordination	
1.2 Project Kickoff Meetings & Data Collection	
1.3 Final Engineering Design	
1.4 Drainage Analysis & Storm Sewer Design	
1.5 Water Distribution System Design	
1.6 Wastewater Collection System Design	
1.7 Roadway & Pavement Design	
1.8 Construction Plans & Technical Specifications	
1.9 Opinion of Probable Construction Cost	
1.10 Bid Documents & Bid Item Tabulation	
1.11 Bid Phase Services (Pre-Bid, Addenda, Bid Review)	
Subtotal Cost - 1.0	\$491,600.00
2.0 Topographic Survey & Construction Staking Services	
2.1 Project Control & Horizontal/Vertical Control	
2.2 Topographic Survey	
2.3 Boundary Verification	
2.4 Utility Location Coordination	
2.5 Construction Layout/Staking	
2.6 Final As-Built Survey Support	
Subtotal Cost - 2.0	\$122,900.00
3.0 Subdivision Platting Services	
3.1 Final Plat Preparation	
3.2 City Review Comments & Revisions	
Subtotal Cost - 3.0	\$3,000.00
4.0 Geotechnical Services	
4.1 Geotechnical Report, including Pavement Recommendations, Earthwork and Site Grading, Utility Backfill and Trenching.	
Subtotal Cost - 4.0	\$39,000.00
5.0 Project Resident Inspection Services	
4.1 Pre-Construction Conference	
4.2 Full-Time Resident Project Representative	
4.3 Pay Application Review	
4.4 RFI & Submittal Review	
4.5 Construction Progress Meetings	
4.6 Punch List & Final Inspection	
4.7 Record Drawings & Project Closeout	
Subtotal Cost - 5.0	\$54,250.00
6.0 Grant Coordination Services w/Grant Administrator	
6.1 Grant Coordination Services w/Grant Administrator	
Subtotal Cost - 6.0	\$20,000.00
Total Lump-Sum Fee	\$730,750.00

**CONTRACT AGREEMENT
FOR
ENGINEERING/PROFESSIONAL SERVICES**

STATE OF TEXAS
COUNTY OF HIDALGO

PART I. PARTIES AND PROJECT

THIS AGREEMENT is made on the **24th** day of **August**, in the year **2026** between the CITY OF MCALLEN, hereinafter called the OWNER and **SOUTH TEXAS INFRASTRUCTURE GROUP, LLC.**, hereinafter called the ENGINEER for **DEVELOPMENT OF AN INDUSTRIAL PARK**, hereinafter called the PROJECT.

PART II. ENGINEERING FEES

FOR BASIC SERVICES

There shall be a flat fee of **\$730,750.00**.

PART III. TERM OF AGREEMENT

This agreement shall be in effect for **731 calendar days**, through **August 24, 2028**.

PART IV. NOTICES

Reports and notices shall be made by ENGINEER to OWNER'S representative:

City of McAllen
Attention: Mr. Isaac J. Tawil, City Manager
P.O. Box 220
McAllen, Texas 78505-0220

and his representative of the User Agency:

Eduardo Mendoza, P.E., P.T.O.E., Director of Engineering
Mario A. Cruz, P.E., CFM, Deputy Director of Engineering
PO Box 220
McAllen, TX 78505-0220

Notices or other communications by the OWNER to the ENGINEER, shall be made to the ENGINEER's representative:

South Texas Infrastructure Group, LLC.
Attn: Mr. Julio Cerda, P.E.
900 S. Stewart Road
Mission, Texas 78572

PART V. TERMS AND CONDITIONS

ARTICLE 1. - ENGINEER'S SERVICES

1.1 Basic Services

The ENGINEER agrees to perform professional services in connection with the project, including normal civil engineering services related thereto, as set forth below and contained within this Agreement.

1.2 Study and Report Phase

After written authorization to proceed, ENGINEER shall:

1.2.1 Consult with the OWNER to clarify and define the OWNER'S requirements for the project and review available data.

1.2.2 Advise the OWNER as to the necessity of his providing or obtaining additional services such as described within Article 2, Paragraph 2.1 "Additional Services" and if authorized by the OWNER, shall provide, or assist him in procuring such additional services.

1.2.3 Provide analysis of OWNER'S needs, planning surveys, site evaluations and comparative studies of prospective sites and solutions.

1.2.4 Provide a general economic analysis of OWNER'S requirements applicable to various alternatives.

The duties and responsibilities of ENGINEER during this Phase are amended and supplemented as indicated in Exhibit A "Scope of Services".

1.3 Design Phase

After written authorization to proceed with the Preliminary Design Phase, ENGINEER shall:

1.3.1 In consultation with OWNER and on the basis of the accepted Report, determine the extent of the Project.

1.3.2 Prepare for incorporation in the contract Documents final drawings to show the character and extent of the Project (hereinafter called "Drawings") and Specifications.

1.3.3 Furnish to OWNER such documents and design data as may be required for, and assist in the preparation of, the required documents so that OWNER may apply for approvals of such governmental authorities as have jurisdiction over design criteria applicable to the Project, and assist in obtaining such approvals by participating in submissions to and negotiations with appropriate authorities.

1.3.4 Advise OWNER of any adjustments to the latest opinion of probable Project Cost caused by changes in extent or design requirements of the Project or Construction Costs and furnish a revised opinion of probable Project Cost based on the Drawings and Specifications.

1.3.5 Prepare for review and approval by OWNER, his legal counsel and other advisors contract agreement forms, general conditions and supplementary conditions, and (where appropriate) bid forms, invitation to bid and instructions to bidders, and assist in the preparation of other related documents.

1.3.6 Furnish one (1) copy of the above documents and present and review them in person with OWNER.

The duties and responsibilities of ENGINEER during this Phase are amended and supplemented as indicated in Exhibit A "Scope of Services".

1.4 Bidding or Negotiating Phase

After written authorization to proceed with the Bidding or Negotiating Phase, ENGINEER shall:

- 1.4.1 Distribute one (1) set of plans and specifications to plan review rooms as designated by OWNER.
- 1.4.2 Conduct a pre-bid conference, inviting all prospective bidders and prospective subcontractors to discuss all aspects and requirements to the proposed work.
- 1.4.3 Issue all addenda which do not affect the scope of the proposed project. Obtain OWNER'S approval prior to issuance of addenda which affect the scope of the project or significantly alters the project as approved by OWNER.
- 1.4.4 Assist the OWNER in obtaining bids and prepare tabulations of bids received; submit one (1) copy of the bid tabulation and the ENGINEER'S recommendation for the award of contract to the OWNER.
- 1.4.5 Consult with and advise OWNER as to the acceptability of subcontractors and other persons and organizations proposed by the prime contractor(s) (hereinafter called Contractor(s)) for those portions of the work as to which such acceptability is required by the bidding documents.
- 1.4.6 Consult with and advise OWNER as to the acceptability of substitute materials and equipment proposed by Contractor(s) when substitution prior to the award of contracts is allowed by the bidding documents.

The duties and responsibilities of ENGINEER during this Phase are amended and supplemented as indicated in Exhibit A "Scope of Services".

1.5 Construction Phase

During the Construction Phase, ENGINEER shall:

- 1.5.1 Perform the duties and discharge the responsibilities stated in project specifications after receiving written authorization to proceed with construction. The extent and limitations of the duties, responsibilities and authority of ENGINEER as assigned in Project Specifications shall not be modified, except to the extent provided Exhibit A "Further Description of Basic Engineering Services and Related Matters" and except as ENGINEER may otherwise agree in writing. All of OWNER'S instructions to Contractor(s) will be issued through ENGINEER who will have authority to act on behalf of OWNER to the extent provided in said Standard General Conditions except as otherwise provided in writing.
- 1.5.2 Make visits to the site at intervals appropriate to the various stages of construction to observe as an experienced and qualified design professional the progress and quality of the executed work of Contractor(s) and to determine if such work is proceeding in accordance with the Contract Documents. During such visits and on the basis of on-site observations ENGINEER shall keep OWNER informed of the progress of the work, and shall notify OWNER of defects and deficiencies and may disapprove or reject work failing to conform to the Contract Documents.
- 1.5.3 Review and approve or take other appropriate action in respect of Shop Drawings and samples, the results of tests and inspections and other data which each Contractor is required to submit but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents (but such review and approval or other action shall not extend to means, methods, sequences, techniques or procedures of construction or to safety precautions and programs incident thereto: determine the acceptability of substitute materials and equipment proposed by Contractor(s); and receive and review (for general content as required by the Specifications) maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection which are to be assembled by contractor(s) in accordance with the Contract Documents.

1.5.4 Issue all instructions of OWNER to Contractor(s): issue necessary interpretations and clarifications of the Contract Documents and in connection therewith prepare change orders as required; have authority as OWNER'S representative to require special inspection or testing of the work; act as initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the work thereunder and make decisions on all claims of OWNER and Contractor(s) relating to the acceptability of the work or the interpretation of the Contract Documents pertaining to the execution and progress of the work: but ENGINEER shall not be liable for the results of any such interpretation or decisions rendered by him in good faith.

1.5.5 Based on ENGINEER'S on-site observations as an experienced and qualified design professional and on review of applications for payment and the accompanying data schedules, determine the amounts owing to Contractor(s) and recommend in writing payments to Contractor(s) in such amounts; such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated, that, to the best of ENGINEER'S knowledge, information and belief, the quality of such work is in accordance with the Contract Documents (subject to an evaluation of such work as a functioning Project upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents, and to any qualifications stated in his recommendation), and that payment of the amount recommended is due Contractor(s); but by recommending any payment ENGINEER will not thereby be deemed to have represented that continuous or exhaustive examinations have been made by ENGINEER to check the quality or quantity of the work or to review the means, methods, sequences, techniques or procedures of construction or safety precautions or programs incident thereto or that ENGINEER has made an examination to ascertain how or for what purposes any Contractor has used the monies paid on account of the contract price.

1.5.6 Conduct an inspection to determine if the Project is substantially complete and a final inspection to determine if the work has been completed in accordance with the Contract Documents and if each Contractor has fulfilled all of his obligations thereunder so that ENGINEER may recommend, in writing, final payment to each Contractor and may give written notice to OWNER and the contractor(s) that the work is acceptable (subject to any conditions therein expressed), by any such recommendation and notice shall be subject to the limitations expressed in Paragraph 1.5.5.

1.5.7 Revise contract drawings, with the assistance of the Contractor and OWNER. Provide OWNER with one (1) set of record drawings on mylar film and two (2) sets on blue line or equivalent.

1.5.8 ENGINEER shall not be responsible for the acts or omissions of any Contractor, or subcontractor, or any of the Contractor(s)' or subcontractors' agents or employees or any other persons (except ENGINEER'S own employees and agents) at the site or otherwise performing any of the Contractor(s)' work; however, nothing contained in Paragraphs 1.5.1 through 1.5.8, inclusive, shall be construed to release ENGINEER from liability for failure, to properly perform duties undertaken by him in the Contract Documents.

The duties and responsibilities of ENGINEER during this Phase are amended and supplemented as indicated in Exhibit A "Scope of Services".

1.6 Period of Service

1.6.1 The provisions of this Section 1 and the various rates of compensation for the ENGINEER'S services provided for elsewhere in this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the Construction Phase. ENGINEER'S obligation to render services hereunder will extend for a period which may reasonably be required for the design, award of contracts and construction of the Project including extra work and required extensions thereto.

1.6.2 If OWNER has requested significant modifications or changes in the extent of the Project, the time of performance of ENGINEER'S services and his various rates of compensation shall be adjusted appropriately.

ARTICLE 2. - Additional Services

2.1 If authorized in writing by OWNER, ENGINEER shall furnish or obtain from Additional Services of the following types which are not considered normal or customary Basic Services except to the extent provided otherwise in Exhibit A "Further Description of Basic Engineering Services and Related Matters"; these will be paid for by OWNER as provided in Section 4.

2.1.1 Preparation of applications and supporting documents for governmental grants, loans or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effect on the design requirements of the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.

2.1.2 Services resulting from significant changes in extent of the Project or its design including, but not limited to, changes in size, complexity, OWNER'S schedule, or character of construction or method of financing; and revising previously accepted studies, reports, design documents or Contract Documents when such revisions are due to causes beyond ENGINEER'S control.

2.1.3 Providing renderings or models for OWNER'S use.

2.1.4 Preparing documents for alternate bids requested by OWNER for Contractor(s) work which is not executed or documents for out-of-sequence work.

2.1.5 Investigations involving detailed consideration of operations, maintenance and overhead expenses; the preparation of feasibility studies, cash flow and economic evaluations, rate schedules and appraisals; assistance in obtaining financing for the Project; evaluating processes available for licensing and assisting OWNER in obtaining process licensing; detailed quantity surveys of material, equipment and labor; and audits or inventories required in connection with construction performed by OWNER.

2.1.6 Furnishing the services of special consultants for other than the normal civil design.

2.1.7 For services resulting from the arranging for performance by persons other than the principal prime contractors of services for the OWNER and administering OWNER'S contracts for such services.

2.1.8 Services in connection with change orders to reflect changes requested by OWNER where such changes are outside the normal scope of this Project.

2.1.9 Services during out-of-town travel required of ENGINEER other than visits to the site as required in Article 1.

2.1.10 Additional or extended services during construction made necessary by (1) work damaged by fire or other cause during construction; (2) a significant amount of defective or neglected work of Contractor(s); (3) prolongation of the contract time of any prime contract by more than sixty (60) days; (4) acceleration of the progress schedule involving services beyond normal working hours; and (5) default of Contractor(s).

2.1.11 Preparing to serve or serving as a consultant or witness for OWNER in any litigation, public hearing or other legal or administrative proceeding involving the Project (except as agreed to under Basic Services).

2.1.12 Additional services in connection with the Project, including services normally furnished by OWNER and services not otherwise provided for in the Agreement.

2.2 Resident Services During Construction

2.2.1 If requested by OWNER or recommended by ENGINEER and agreed to in writing by the other, a Resident Project Representative will be furnished and will act as directed by ENGINEER in order to assist

ENGINEER in observing performance of the work of Contractor(s). Such services will be paid for by OWNER as indicated in Paragraph 5.1.2.3.

2.2.2 The duties and responsibilities and the limitations on the authority of the Resident Project Representative and assistants will be set forth in Exhibit B which is to be identified, attached to and made a part of this Agreement before such services begin.

2.2.3 Through more extensive on-site observations of the work in progress and field checks of materials and equipment by the Resident Project Representative (if furnished) and assistants, ENGINEER shall endeavor to provide further protection for OWNER against defects and deficiencies in the work of Contractor(s); but the furnishing of such Resident Project representation will not make ENGINEER responsible for construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or for Contractor(s)' failure to perform their work in accordance with the Contract Documents.

2.2.4 If OWNER designates another person to represent OWNER at the Project Site who is not ENGINEER'S agent or employee, the duties, responsibilities and limitations of authority of such other person and the effect thereof on the duties and responsibilities of ENGINEER under this Agreement will be set forth in an exhibit that is to be identified, attached to and made a part of this Agreement before such services begin.

ARTICLE 3. - Owner's Responsibilities

OWNER shall:

3.1 Provide all criteria and full information as to OWNER'S requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards which OWNER will require to be included in the Drawings and Specifications.

3.2 Assist ENGINEER by placing at his disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

3.3 Furnish to ENGINEER, as required for performance of ENGINEER'S Basic Services (except to the extent provided otherwise in Exhibit A "Further Description of Basic Engineering Services and Related Matters"), data prepared by or services of others, including without limitation core borings, probings and subsurface explorations, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements; property, boundary, easement, right-of-way; property descriptions; zoning, deed and other land use restriction; and other special data or consultations not covered in Section 2; all of which ENGINEER may rely upon in performing his services.

3.4 Arrange for access to and make all provisions for ENGINEER to enter upon public and private property as required for ENGINEER to perform his services.

3.5 Examine all studies, reports, sketches, Drawings, Specifications, proposals and other documents presented by ENGINEER, obtain advice of an attorney, insurance counselor and other consultants as OWNER deems appropriate for such examination and render in writing, decisions pertaining thereto within a reasonable time so as not to delay the services of ENGINEER.

3.6 Provide such accounting, independent cost estimating and insurance counseling services as may be required for the Project, such legal services as OWNER may require or ENGINEER may reasonably request with regard to legal issues pertaining to the Project including any that may be raised by Contractor(s). Such auditing service as OWNER may require to ascertain how or for what purpose any Contractor has used the moneys paid to him under the construction contract and such inspection services as OWNER may require to ascertain that Contractor(s) are complying with any law, rule or regulations applicable to their performance of the work.

3.7 Give prompt written notice to ENGINEER whenever OWNER observes or otherwise becomes aware of any development that affects the scope or timing of ENGINEER'S services, or any defect in the work of Contractor(s).

3.8 Furnish, or direct ENGINEER to provide necessary Additional Services as stipulated in Section 2 of this Agreement or other services as required.

3.9 Bear all costs incident to compliance with the requirements of this Section 3.

METHOD OF PAYMENT

ARTICLE 4. - Payments to Engineer

4.1 Methods of Payment for Services and Expenses of ENGINEER.

4.1.1 For Basic Services. OWNER shall pay ENGINEER for Basic Services rendered under Section I (as amended and supplemented by Exhibit A "Further Description of Basic Engineering Services and Related Matters") as follows:

Preliminary Design and Survey Phase	Not to Exceed 20%
Design Phase	Not to Exceed 60%
Construction Document Preparation	Not to Exceed 75%
Construction Phase	Not to Exceed 85%
Project Close-out	Not to Exceed 100%

4.1.2 For Additional Services. OWNER shall pay ENGINEER for Additional Services rendered under Section 2 as follows.

4.1.2.1 General. For Additional Services rendered under Paragraphs 2. 1. I through 2.1.4 inclusive and services as a consultant or witness under Paragraph 2.1.13. On the basis of a negotiated fee, prior to commencing Additional Services.

4.1.2.2 Serving as a Witness. For the services rendered by principals and employees as consultants or witnesses in any litigation, hearing or proceeding in accordance with Paragraph 2.1.13 at the rate of \$ 50.00 per hour or any portion thereof (but compensation for time spent in preparing to appear in any such litigation, hearing or proceeding will be on the basis provided in Paragraph 4. 1. 1).

4.1.2.3 Resident Project Services. For resident services during construction furnished under Paragraph 2.2. 1, on the basis of a negotiated daily, weekly or monthly fee.

4.1.3 The terms "Payroll Costs" and "Expenses" will have the meanings assigned to them in Paragraph 4.4.

4.2 Times of Payments

4.2.1 ENGINEER shall submit monthly statements for Basic and Additional Services rendered and for Reimbursable Expenses incurred. The statements will be based upon ENGINEER'S estimate of the proportion of the total services actually completed at the time of billing. OWNER shall make prompt monthly payments in response to ENGINEER'S monthly statements.

4.3 Other Provisions Concerning Payments

4.3.1 If OWNER fails to make any payment due ENGINEER for services and expenses within thirty (30) days after receipt of ENGINEER'S bill therefore, the amounts due ENGINEER shall include a charge of 10% per annum interest from said thirtieth day, and in addition, ENGINEER may, if himself not in default, after

giving seven (7) days written notice to OWNER, suspend services under this Agreement until he has been paid in full all amounts due him for services and expenses.

4.3.2 In the event of termination by OWNER under Paragraph 5.1 upon the completion of any phase of the Basic Services, progress payments due ENGINEER for services rendered through such phase shall constitute total payment for such services. In the event of such termination by OWNER during any phase of the Basic Services, ENGINEER will be paid for services rendered to the termination notice date including reimbursable expenses.

4.4 Definitions

4.4.1 The Payroll Costs used as a basis for payment mean salaries and wages (basic and incentive) paid to all personnel engaged directly on the Project, including, but not limited to, engineers, architects, surveyors, designers, draftsmen, specification writers, estimators, other technical personnel, stenographers, typists and clerks; plus the cost of customary and statutory benefits including but not limited to social security contributions, unemployment, excise and payroll taxes, workers compensation, health and retirement benefits, sick leave, vacation and holiday pay applicable thereto.

4.5. Request for Payment. On or before noon of the first Monday of each month during the performance of the services, ENGINEER shall submit to OWNER for its approval a request for payment ("Request for Payment") in form and substance satisfactory to OWNER. Each Request for Payment shall set forth the amount and the sums of all prior Services rendered, a detailed breakdown of the amount and the sum of all prior payments. OWNER shall review each such Request for Payment and may make such exceptions, as OWNER reasonably deems necessary or appropriate under the circumstances then existing. About five (5) working days after the OWNER's Board of Commissioners meets approving such payment, the OWNER shall make payment to ENGINEER in the amount approved as aforesaid subject to section 4.7, below.

4.6. Final Payment. After final completion of the work and acceptance thereof by OWNER, ENGINEER shall submit a final request ("Final Request") which shall set forth all amounts due and remaining unpaid to ENGINEER and upon approval thereof by OWNER, OWNER shall pay to ENGINEER the amount due (Final Payment") under such Final Request in accordance with the provisions of 4.5.

The Final Request for Payment shall not be made until ENGINEER delivers to OWNER an affidavit that so far as ENGINEER has knowledge or information, all materials and services over which ENGINEER has control have been paid.

4.7. Qualifications on Obligations to Pay. Any provision hereof to the contrary notwithstanding, OWNER shall not be obligated to make any payment (whether a payment under Article 4.5 hereof or Final Payment) to ENGINEER hereunder if any one or more of the following conditions precedent exist:

4.7.1 ENGINEER is in default of any of its obligations hereunder or otherwise is in default under this Agreement or any of the Contract documents;

4.7.2 Any part of such payment is attributable to Services which are not performed in accordance with this Agreement; provided however, such payment shall be made as to the part thereof attributable to Services which were performed in accordance with this Agreement;

4.7.3 ENGINEER has failed to make payments promptly to consultants or other third parties used in connection with the Services for which OWNER has made payment to ENGINEER;

4.7.4 If OWNER, in its good faith judgment, determines that the portion of the compensation then remaining unpaid will not be sufficient to complete the Services in accordance with this Agreement, no additional payments will be due ENGINEER hereunder unless and until ENGINEER, at its sole cost, performs a sufficient portion of the Services so that such portion of the compensation then remaining unpaid is determined by OWNER to be sufficient to so complete the services.

4.8 No partial payment made hereunder shall be or construed to be final acceptance or approval of that part of the services to which such partial payment relates or relieves ENGINEER of any of its obligations hereunder with respect thereto.

ENGINEER shall promptly pay all bills for labor and material performed and furnished by others in connection with the performance of the Services.

4.9. Waiver. The making of the Final Payment shall constitute a waiver of all claims by the OWNER except those arising from (1) faulty or defective services appearing after completion of the Work, (2) failure of the services to comply with the requirements of this Agreement or the Contract documents or (3) terms of any special warranties required by this Agreement or provided at law or in equity. The acceptance of Final Payment shall constitute a waiver of all claims by the ENGINEER except those previously made in writing and identified by the ENGINEER as unsettled at the time of the Final Request for payment.

ARTICLE 5. - General Considerations

5.1 Termination. The obligation to provide further services under this Agreement may be terminated by the OWNER upon ten (10) days written notice at the sole discretion of the OWNER or either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.

5.2 Ownership of Documents. Original documents (plans, specifications, drawings, designs and survey notes) developed in connection with services performed hereunder belong to, and remain the property of the OWNER, in consideration of which it is mutually agreed that the OWNER will use them solely in connection with the project. The ENGINEER may retain reproducible copies of such documents. The plan sheets will be prepared on mylar film.

5.3 Controlling Law. This agreement is to governed by the Law of the State of Texas. Venue shall be in Hidalgo County.

5.4 Successors and Assigns

5.4.1 OWNER and ENGINEER each binds himself and his partners, successors, executors, administrators, assigns and legal representatives to the other party to this Agreement and to the partners, successors, executors, administrators, assigns and legal representatives of such. other party in respect to all covenants, agreements, and obligations of this Agreement.

5.4.2 Neither OWNER nor ENGINEER shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other except as stated in Paragraph 5.4.1 and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent ENGINEER from employing such independent consultants, associates and sub-contractors as he may deem appropriate to assist him in the performance of services hereunder.

5.5 Attorney's Fees. In the unlikely event that a dispute occurs which is litigated or arbitrated, or a cause of action in law or equity is filed concerning the operation, construction, interpretation or enforcement of this agreement, the losing party shall bear the cost of the attorney's fees incurred by the prevailing party and any and all costs applicable thereto, including but not limited to court costs, deposition fees, expert witness fees, out of pocket expenses and travel expenses which are incurred by the prevailing party.

5.6 Engineer's accounting records

5.6.1 Records of Reimbursable Expense and expenses pertaining to Additional Services and services performed on the basis of a multiple of Direct Personnel Expense shall be kept on the basis of generally accepted accounting principles and shall be available to the OWNER or the OWNER's authorized representative at mutually convenient times.

5.6.2 The OWNER or any duly authorized representative of the funding agency shall have access to any books, documents, papers, and records of the ENGINEER which are directly pertinent to this project for the purpose of making audit, examination, excerpts, and transcriptions.

ARTICLE 6. - Special Provisions, Exhibits and Schedules

6.1 This Agreement is subject to the following special provisions.

6.1.1 ENGINEER's Insurance. The ENGINEER shall acquire and maintain statutory workmen's compensation insurance coverage, employer's liability, and comprehensive general liability insurance coverage and shall provide certificates of insurance to the OWNER.

6.1.2 Indemnity. The OWNER will require that any contractor or subcontractors performing work in connection with drawings and specifications produced under this Agreement to hold harmless, indemnify and defend, the OWNER and the ENGINEER, their consultants, and each of their officers, agents, and employees from any and all liability claims, losses or damage arising out of or alleged to arise from the contractor's (or subcontractor's) negligence in the performance of the work described in the construction contract documents.

6.2 The following Exhibits are attached to and made a part of this Agreement:

6.2.1 Exhibit A "Further Description of Basic Engineering Services and Related Matters" consisting of ___ pages.

6.3 This Agreement (consisting of Pages 1 to 12, inclusive), together with the Exhibit(s) and schedule(s) identified above constitute the entire agreement between OWNER and ENGINEER and supersedes all prior written or oral understandings. This Agreement and said Exhibit(s) and Schedule(s) may only be amended, supplemented, modified or canceled by a duly executed written instrument.

6.4 Non-Binding Mediation

6.4.1 In the event of a dispute or claim between the ARCHITECT and OWNER arising out of or related to this agreement, both parties agree to submit to a Non-Binding Mediation with the hope of achieving a satisfactory resolution prior to proceeding with formal litigation processes, including the filing of claims against parties (unless a failure to file causes waiver or loss of rights of subsequent action).

6.4.2 Such Non-binding Mediation shall be conducted by a mediator and rules agreed to by both parties. Both parties shall mediate through a selected and mutually agreed to senior representative of each respective party.

6.4.3 Both the ENGINEER and OWNER will bind their respective consultants, contractors, vendors, fabricators, and suppliers involved in this Project to contracts which provide similar Non-Binding Mediation as the primary dispute resolution method to other agreements.

ARTICLE 7. OTHER CONDITIONS OR SERVICES

7.1. Notwithstanding anything to the contrary contained in this Agreement, OWNER and ENGINEER agree and acknowledge that OWNER is entering into this Agreement in reliance on ENGINEER's experience and abilities with respect to performing the Services. The ENGINEER accepts the relationship of trust and

confidence established between it and the OWNER by this Agreement. ENGINEER covenants with OWNER to use its best efforts, skill, judgment and abilities to design the project and to further the interests of OWNER in accordance with OWNER's requirements and procedures, in accordance with the National Society for Professional ENGINEERS' professional standards, and in compliance with all applicable national, federal, state and municipal laws, regulations, codes, ordinances, orders and with those of any other body having jurisdiction. Prior to the commencement of construction, ENGINEER shall certify in writing to OWNER that the Drawings and Specifications and all drawings and the improvements when built in accordance therewith shall conform to all applicable governmental regulations, statutes and ordinances then in effect. ENGINEER represents, covenants and agrees that there are no obligations, commitments or impediments of any kind that will limit or prevent performance of the Services.

7.2 The ENGINEER represents, covenants and agrees that all of the Services to be furnished by the Engineer under or pursuant to this Agreement, from the inception of the Agreement until the Project has been fully completed, shall be of the standard and quality which prevail among ENGINEERS of similar experience, knowledge, skill and ability engaged in engineering practice throughout Texas under the same or similar circumstances involving the the design and construction of a project such as the Project with all the amenities as set forth in the Drawings and Specifications.

7.3 The ENGINEER represents, covenants and agrees that its special talent, training and experience cause it to be the prime professional on the Project and that because of such talent and training, ENGINEER envisions the construction of the Project in its entirety and possesses the special skills which enable it to recognize dangerous conditions that a reasonable, prudent ENGINEER having such special skills could anticipate may arise from the proper use of the Project after accepted by OWNER; as the design professional, it has knowledge which will enable it to recognize specific dangers that may arise from the proper use of the Project after accepted by OWNER; and, it recognizes that any management, employees, and agents of the OWNER, plus guests and visitors are within a class of foreseeable persons who will be relying on the Project being designed in a professional and safe manner.

ENGINEER represents, covenants and agrees that its Project Drawings and Specifications will be accurate and free from any material errors and the shop drawings that it must approve will be accurate and free from any material errors relating to design intent. ENGINEER additionally represents, covenants and agrees to the following: The design of the Project will conform to its foreseeable use as a project with all the amenities as set forth in the Drawings and Specifications; the result of the drawings and Specifications, if built in accordance therewith, will be suitable for purposes for which the Project is designed; and the Project will be designed and construction will be inspected in a workmanlike, professional manner and will be suitable for human occupancy and use. The ENGINEER's responsibilities as set forth herein shall at no time be in any way diminished by reason of any approval by the OWNER of the Drawings and specifications nor shall the Engineer be released from any liability by reason of such approval by the OWNER, it being understood that the OWNER at all times is ultimately relying upon the ENGINEER's skill and knowledge in preparing the Drawings and specifications. Notwithstanding the immediately preceding sentence, ENGINEER may rely on any documents or information forwarded by OWNER pursuant to Article 2 hereof.

7.4 The ENGINEER represents, covenants and agrees that the person directly in charge of the professional engineering work is duly registered under the applicable Texas law.

7.5 Notwithstanding any provisions herein to the contrary, it is agreed that if the ENGINEER's final written estimate of construction cost is less than the low bona fide bid for construction and such low bid is not accepted by the OWNER, the ENGINEER, at his expense, will make all necessary revisions to the plan and specifications to lower the construction to an amount acceptable to OWNER.

7.6 The OWNER agrees to give the ENGINEER the latitude to make the required changes to the plans and specifications to achieve the required reduction in construction costs; however, the ENGINEER shall consult with the OWNER on all necessary changes.

7.7 Controlling Law. This agreement is to be governed by the Law of the State of Texas. Venue shall be in Hidalgo County.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first above written.

OWNER:

CITY OF McALLEN

ENGINEER:

South Texas Infrastructure Group, LLC.

Isaac J. Tawil, City Manager

Julio Cerda, P.E.
President

ATTEST:

Perla Lara, City Secretary

APPROVED AS TO FORM

Austin Stevenson, City Attorney

REVIEWED

Gerardo Noriega, CPPB
Director of Purchasing & Contracting

EXHIBIT A

FURTHER DESCRIPTION OF BASIC ENGINEERING SERVICES
AND RELATED MATTERS

INSURANCE REQUIREMENTS FOR CONSTRUCTION/SERVICES/PROFESSIONAL SERVICES

The term “City” shall include the City of McAllen and/or McAllen Public Utility (MPU) and their employees, officers, officials, agent, and volunteers in respect to the contracted services. Any failure on the part of the City to request required insurance documentation shall not constitute a waiver of the insurance requirement.

All Certificates of Insurance must be received prior to commencement of service/work and shall be reviewed by the Purchasing & Contracting department. Any exceptions or variations to these insurance requirements shall be approved by the Director of Risk Management or his/her designated representative prior to the commencement of any work. These insurance requirements shall be complied with by any and all sub-contractors, and/or lower-tier sub-contractors.

All insurance carriers shall be rated A6 or better and be published on a current A.M. Best Rating Guide, or some other recognized equivalent rating service (e.g., Moody’s, Standard & Poor’s). The City of McAllen may request a copy of the insurance policy according to the nature of the project and reserves the right to accept or reject the insurance carrier. All Certificates of Insurance shall be provided on an Acord 25 Form.

The Certificate of Insurance shall be made to the City of McAllen, P.O. Box 220, McAllen, TX 78505- 0220, (1300 Houston, McAllen, Texas 78501). This information shall be listed under “Certificate Holder.

In the event the insurance coverage expires prior to the completion of the contract, a renewal certificate shall be issued thirty (30) days prior to said expiration date. The City must be notified at least thirty (30) days prior to any material change in and/or cancellation and/or non-renewals of such policies.

The City reserves the right to make reasonable requests or revisions pertaining to the types and limits of that coverage.

During the term of the Contract, the successful contractor/respondent/selected firm shall acquire and maintain, for the duration of the contract period the following insurances:

A. Comprehensive Commercial General Liability: The Contractor/Respondent/Selected Firm shall provide minimum limits of \$250,000 Each Occurrence, \$500,000 General Aggregate combined single limit for bodily injury and property damage liability. This shall include premises/operations, independent contractors, products, completed operations, personal and advertising injury, and contractual liability. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs maintained by the City and shall name the “City of McAllen” as an additional insured with a waiver of subrogation. The policy of insurance shall be written on an “occurrence” form. Blanket “XCU” – Explosion, Collapse & Underground Independent Contractors Care, Custody and Control Contractual Liability No endorsements excluding these coverages are allowed.

Additional Insured Requirement: To the fullest extent of coverage allowed under Chapter 151 of the Texas Insurance Code, the City of McAllen and/or McAllen Public Utility shall be included as additional insured under the CGL policy, using ISO Additional Insured Endorsements CG20101001 and CG20371001, or endorsements providing equivalent coverage, including products completed operations

B. Business Automobile Liability: The Contractor/Respondent/Selected Firm shall maintain limits of no less than \$500,000 combined single limit (each accident). This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs maintained by the City and shall name the "City of McAllen" as an additional insured with a waiver of subrogation. The policy of insurance shall be written on an "occurrence" form.

Applicable as long as no fragile or perishable products are transported; otherwise, Cargo Insurance is required.

Additional Insured Requirement: To the fullest extent of coverage allowed under Chapter 151 of the Texas Insurance Code, the City of McAllen and/or McAllen Public Utilities (MPU) shall be included as additional insured under the CGL policy, using ISO Additional Insured Endorsements CG20101001 and CG20371001, or endorsements providing equivalent coverage, including products completed operations

C. Builder's Risk/Fire & Extended Coverage The Contractor shall insure the building or other work included in this contract on an all-risk (special causes of loss) policy, with an insurance company or companies acceptable to the Owner. The amount of the insurance at all times to be at least equal to the amount paid on account of work and material and plus the value of the work or materials furnished or delivered but not yet paid for by the Owner. Builder's Risk Policies shall cover loss of materials by theft, vandalism, malicious mischief or other loss whether materials are incorporated in the work or not. The policies shall be in the names of the City and the Contractor, as their interests may appear, and certificates of insurance shall be delivered to the Owner before monthly partial payments are made. The policy shall provide for the inclusion of names of all other contractors, subcontractors and other employed on the premises as ensured and shall stipulate that the insurance companies shall have no right to subrogation against any contractors, subcontractors or other parties employed on the premises for any work building alterations, construction or erection to the described property.

D. Workers' Compensation: The contractor/respondent/selected firm shall provide and maintain workers' compensation insurance for all employees in the full amount required by statute and full compliance with the applicable laws of the State of Texas. Employer's Liability insurance shall be provided in amounts not less than \$500,000 per accident for bodily injury by accident; \$500,000 policy limit by disease; and \$500,000 per employee for bodily injury by disease." In addition, a Waiver of Subrogation Endorsement shall be provided by the contractor naming the City of McAllen in said policy for Worker's Compensation Insurance. Contractor/Respondent/Selected Firm shall further ensure that all of its sub-contractors maintain appropriate levels of workers' compensation insurance.

E. Professional Services - Insurance Provisions: Errors & Omissions (Professional Liability): \$1,000,000 Each Claim Limit \$1,000,000 Aggregate Limit. If coverage is written on a claims-made basis, the retroactive date shall be on or prior to the date of the contractual Agreement. The certificate of insurance shall state that the coverage is claims-made and include the retroactive date. The insurance shall be maintained for the duration of the contractual Agreement and for four (4) years following completion of the services provides under the contractual Agreement or for the warranty period, whichever is longer. An annual certificate of insurance submitted to the City shall evidence coverage.

F. Deductible Clause: Contractor/Respondent/Selected Firm to declare self-insured retention or deductible amounts in excess of \$25,000.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.F.

DATE SUBMITTED

08/14/2026

MEETING DATE

8/24/2026

1. Agenda Item: Consideration and Approval of Change Order No. 1 and Final Reconciliation of Quantities for 2026 Single Machine Repaving (Project No. 02-26-C18-510).
2. Party Making Request: Eduardo Mendoza
3. Applicant:
4. Nature of Request: Consideration and approval of Change Order No. 1 and Final Reconciliation of Quantities for 2026 Single Machine Repaving.
5. Fiscal Impact Summary:
011-3022-435-65-15-0000000 \$2,97 Maintenance/Rep
1,595. aving
00
\$2,97
1,595.
00

	Amount	Calander Days
Original Contract	\$1,287,236.00	100
CO#1 Final	\$(92,382.12)	0
Final Contract	\$1,194,853.88	100

6. Budgeted: Yes

Bid Amount: \$1,287,236.00
Under Budget: \$0.00

Budgeted Amount: \$2,971,595
Over Budget: \$0.00
Amount Remaining: \$0.00

7. Routing:

Juan Pablo De La Cruz
Eduardo Mendoza
Angie Rodriguez
Sonia Resendez
Gerardo Noriega
Martin Canales
Michelle Rivera

Created/Initiated - 08/14/2026
Approved - 08/18/2026
Approved - 08/18/2026
Approved - 08/18/2026
Approved - 08/18/2026
Approved - 08/18/2026
Final Approval - 08/19/2026

8. Staff Recommendation: Staff recommends approval of Change Order No. 1 and Final Reconciliation of Quantities for the 2026 Single Machine Repaving Project in the decrease amount of **\$92,382.12** for a final contract amount of **\$1,194,853.88**.

9. Advisory Board:

¹
0. City Attorney: Approve -AS

¹
1. Manager's Recommendation: Approve - IJT



ENGINEERING DEPARTMENT

MEMORANDUM

To: Isaac J. Tawil., City Manager

From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer

Date: August 24, 2026

Subject: **Consideration and Approval of Change Order No. 1 and Final Reconciliation of Quantities for 2026 Single Machine Repaving (Prj. No: 02-26-C18-510)**

Goal

Consideration and approval of Change Order No. 1 and Final Reconciliation of Quantities for 2026 Single Machine Repaving.

Explanation

City Commission previously approved the award of contract to Cutler Repaving, Inc. for the 2026 Single Machine Repaving project in the amount of \$1,287,236.00. Change Order No. 1 is a decrease amount of \$92,382.12. The final Single Machine contract amount for the project is \$1,194,853.88. All work has been completed. Below is a summary of Single Machine Contract.

Description	Unit	ORIGINAL CONTRACT AMOUNT	CHANGE ORDER NO. 1 AND FINAL	REVISED CONTRACT AMOUNT
Single Machine Repaving	LS	\$ 1,287,236.00	\$ (92,382.12)	\$ 1,194,853.88
TOTAL- BASE BID		\$ 1,287,236.00	\$ (92,382.12)	\$ 1,194,853.88

Options

1. Approve Change Order #1 and Final Reconciliation of Quantities for the 2026 Single Machine Repaving Project.
2. Disapprove Change Order #1 and Final Reconciliation of Quantities for the 2026 Single Machine Repaving Project.

Recommendation

Staff recommends approval of Change Order No. 1 and Final Reconciliation of Quantities for the 2026 Single Machine Repaving Project in the decrease amount of **\$92,382.12** for a final contract amount of **\$1,194,853.88**.



CHANGE ORDER

NO. 1 & Final

PROJECT: 2026 SINGLE MACHINE REPAVING **DATE OF ISSUANCE:** 08/24/26

OWNER: City of McAllen

ADDRESS: P.O. Box 220

McAllen, TX 78505-0220

CONTRACTOR: CUTLER REPAVING INC. **OWNER'S PROJECT NO.** 02-26-C18-510

ADDRESS: 921 E 27TH STREET **LANDSCAPE ARCHITECT:**

LAWRENCE, KS 66046 **ENGINEER:** CITY OF MCALLEN

CONTRACT FOR: 2026 SINGLE MACHINE REPAVING **ENGINEER'S PROJECT NO.** 25-1022

You are directed to make the following changes in the Contract Documents.

Purpose of Change Order:

Staff recommends approval of Change Order No. 1 and Final Reconciliation of Quantities for the 2026 Single Machine Repaving Project in the decrease amount of \$92,382.12 for a final contract amount of \$1,194,853.88.

Attachments: (List documents supporting change): City Commission Meeting 08/24/2026 Agenda Item

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price	Original Contract Time
\$ <u>1,287,236.00</u>	<u>100</u> days
Previous Change Orders No. <u>0</u>	Net Change from Previous Change Orders
\$ <u>-</u>	<u>0</u> days
Contract Price prior to this Change Order	Contract Time prior to this Change Order
\$ <u>1,287,236.00</u>	<u>100</u> days
Net decrease of this Change Order	Net Increase of this Change Order
\$ <u>(92,382.12)</u>	<u>0</u> days
Contract Price with all approved Change Orders	Contract Time with all approved Change Orders
\$ <u>1,194,853.88</u>	<u>100</u> days

APPROVED:

by _____
Owner
Isaac J. Tawil, City Manager

ACKNOWLEDGED:

by _____
Director of Purchasing and Contracting
Gerardo Noriega, CPPB

APPROVED:

by _____
Contractor
Charles R. Veskerna
Cutler Repaving Inc.

RECOMMENDED:

by _____
City Engineer
Eduardo Mendoza, P.E., P.T.O.E.,

2026 Single Machine Repaving

Project No. 02-26-C18-510

Engineer:

 Contractor: **Cutler Repaving, Inc**

Account No: 011-3022-435-65-15-000000

Purchasing order No: 298923

2026 Single Machine Repaving PO:298923					
Item No.	Description	Unit	ORIGINAL CONTRACT AMOUNT	CHANGE ORDER NO. 1 AND FINAL	REVISED CONTRACT AMOUNT
Base	Repaving Account 011-3022-435-65-15-000000	LS	\$ 1,287,236.00	\$ (92,382.12)	\$ 1,194,853.88
	TOTAL- BASE BID		\$ 1,287,236.00	\$ (92,382.12)	\$ 1,194,853.88

	Amount	% of Original Contract
ORIGINAL CONTRACT	\$ 1,287,236.00	100.0%
CHANGE ORDER NO. 1	\$ (92,382.12)	-7.2%
REVISED CONTRACT	\$ 1,194,853.88	92.8%



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.G.

DATE SUBMITTED

08/14/2026

MEETING DATE

8/24/2026

1. Agenda Item: Consideration and Approval of an Interlocal Cooperation Contract with McAllen ISD for Quinta Mazatlan (Project No. 08-26-S116-01).
2. Party Making Request: Yajaira Flores
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary: No fiscal impact
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Svetlana Gonzalez	Created/Initiated - 08/14/2026
Yajaira Flores	Approved - 08/14/2026
Angie Rodriguez	Approved - 08/17/2026
Sonia Resendez	Approved - 08/18/2026
Gerardo Noriega	Approved - 08/18/2026
Elvira Alonzo	Final Approval - 08/18/2026
8. Staff Recommendation: Staff recommends approval.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

MCALLEN

QUINTA MAZATLAN

interoffice**MEMORANDUM****city of mcallen**

To: ISAAC J. TAWIL, CITY MANAGER

From: YAJAIRA FLORES, DIRECTOR OF MCC FACILITIES

CC: AUSTIN STEVENSON, CITY ATTORNEY
ELVIRA ALONZO, DEPUTY DIRECTOR
COLLEEN HOOK, E.D. QUINTA MAZATLAN

Subject: INTERLOCAL COOPERATION CONTRACT WITH MISD

Date: AUGUST 4, 2026

Please find the attached annual Interlocal Cooperation Contract with McAllen Independent School District (MISD) for your consideration.

Under this agreement, the City of McAllen–Quinta Mazatlán will provide environmental education programs, guided tours, and curriculum materials to support lessons conducted by and at Quinta Mazatlán.

The contract includes environmental education programming for the following grade levels:

Grade Level	Amount
3rd Grade	\$9,275
5th Grade	\$9,422
7th Grade	\$2,520
AP Environmental Science	<u>\$5,600</u>
Total	\$26,817

The total contract amount of \$26,817 covers programming for 3,831 students at a rate of \$7.00 per student.

The contract term is **September 2026 through May 2027**. Program dates may be adjusted within this period due to inclement weather or other scheduling needs.

The department recommends approval of the annual Interlocal Cooperation Contract with McAllen Independent School District.

MCALLEN

QUINTA MAZATLAN

interoffice**MEMORANDUM****city of mcallen**

To: ISAAC J. TAWIL, CITY MANAGER

From: YAJAIRA FLORES, DIRECTOR OF MCC FACILITIES

CC: AUSTIN STEVENSON, CITY ATTORNEY
ELVIRA ALONZO, DEPUTY DIRECTOR
COLLEEN HOOK, E.D. QUINTA MAZATLAN

Subject: INTERLOCAL COOPERATION CONTRACT WITH MISD

Date: AUGUST 4, 2026

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Under this agreement, the City of McAllen–Quinta Mazatlán will provide environmental education programs, guided tours, and curriculum materials to support lessons conducted by and at Quinta Mazatlán.

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Total	\$26,817

The total contract amount of \$26,817 covers programming for 3,831 students at a rate of \$7.00 per student.

The contract term is **September 2026 through May 2027**. Program dates may be adjusted within this period due to inclement weather or other scheduling needs.

The department recommends approval of the annual Interlocal Cooperation Contract with McAllen Independent School District.

INTERLOCAL COOPERATION CONTRACT

This Interlocal Cooperation Contract (this "Contract") is entered into effective **September 1, 2026** ("Effective Date") by and between the Contracting Parties shown below pursuant to authority granted in and in compliance with Chapter 791, Texas Government Code.

CONTRACTING PARTIES

Receiving Parties: McAllen Independent School District, sometimes referred to as ("MISD"), a local school district authorized by the State of Texas.

Performing Party: City of McAllen, Quinta Mazatlán, sometimes referred to as ("City"), a home rule municipal corporation.

PURPOSE

The purpose of this Contract is to provide services to MISD by the City. The services include educational driven programs through its center facility to Receiving Party. This Contract will increase the efficiency and effectiveness of the Contracting Parties.

STATEMENT OF SERVICES TO BE PERFORMED

City will perform the following work and services and MISD will make payment for the work and services performed described on Exhibits shown below and comply with all the terms and conditions of the Contract (the "Contract Documents").

- Exhibit "A" 3rd Grade
- Exhibit "B" 5th Grade
- Exhibit "C" 7th Grade
- Exhibit "D" AP Environmental Science & Aquatic Science

City will provide environmental programs, guided tours and curriculum materials for teachers and students services.

WARRANTIES

Receiving Party warrants that

- (1) the services are necessary and authorized for activities that are properly within its statutory functions and programs
- (2) it has the authority to contract for the services under authority granted in Chapter 11, Texas Education Code, and Chapter 791, Texas Government Code
- (3) it has all necessary power and has received all necessary approvals to execute and deliver this Contract, and
- (4) the representative signing this Contract on its behalf is authorized by its governing body to sign this Contract.

Performing Party warrants that

- (1) it has authority to perform the services
- (2) it has all necessary power and has received all necessary approvals to execute and deliver this Contract, and
- (3) the representative signing the Contract on its behalf is authorized by its governing body to sign this Contract.

CONTRACT AMOUNT

The total amount of this Contract shall not exceed the following amounts:

EXHIBIT	GRADE	UP TO # STUDENTS	NOT TO EXCEED
Exhibit "A"	3rd Grade	1,325	\$9,275
Exhibit "B"	5th Grade	1,346	\$9,422
Exhibit "C"	7th Grade	360	\$2,520
Exhibit "D"	AP Envr. & Aquatic Sci.	<u>800</u>	<u>\$5,600</u>
		3,831	\$26,817

PAYMENT

Receiving Party will remit payments to Performing Party within thirty (30) days for services performed under this Contract.

Payments made under this Contract

- (1) are based on cost recovery
- (2) will fairly compensate Performing Party for the services performed under this Contract, and
- (3) will be made from current revenues available to Receiving Party.

TERM

The term of this Contract, unless earlier terminated in accordance with this Contract, will be:

Exhibit "A"	3rd Grade	Sept. 1, 2026 - May 31, 2027
Exhibit "B"	5th Grade	Sept. 1, 2026 - May 31, 2027
Exhibit "C"	7th Grade	Sept. 1, 2026 - May 31, 2027
Exhibit "D"	Envr. Aquatic Sci.	Sept. 1, 2026 - May 31, 2027

NOTICES

Except as otherwise provided by this Section, all notices, consents, approvals, demands, requests or other communications provided for or permitting to be given under any of the provisions of this Contract will be in writing and will be sent via certified mail, hand delivery, overnight courier, facsimile transmission (to the extent a facsimile number is set forth below), or email (to the extent an email address is set forth below) as provided below, and notice will be deemed given (i) if delivered by certified mailed, when deposited, postage prepaid, in the United States mail, or (ii) if delivered by hand, overnight courier, facsimile (to the extent a facsimile number is set forth below) or email (to the extent an email address is set forth below), when received:

If to Performing Party: City of McAllen
Attn: City Manager
P.O. Box 220
McAllen, Texas 78505-0220

If to Receiving Party: McAllen ISD
2000 N. 23rd St.
McAllen, Texas 78501
Phone (956) 657- 4480
Fax (956) 657- 4481

Or such other person or address as may be given in writing by either party to the other in accordance with this Section.

Notwithstanding any other requirements for notices given by a party under this Contract, if Receiving Party intends to deliver written notice to Performing Party pursuant to Section 2251.054, Texas Government Code, then Receiving Party will send that notice to Performing Party as follows:

City of McAllen
Attn: City Manager
PO Box 220 McAllen, TX
78505-0220

Or other person or address as may be given in writing by Receiving Party to Performing Party in accordance with this Section.

TERMINATION

Either party may terminate this Contract for any reason and without cause without penalty or further obligation by either party upon thirty (30) days advance written notice of termination to the other party.

INDEMNIFICATION

To the extent permitted under Texas law, MISD agrees to protect, defend, indemnify and hold harmless the City of McAllen and Quinta Mazatlán and its elected officials, employees, agents, officers and servants from all losses, claims, liens, demands and causes of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interests, court costs, legal fees, and all other expenses incurred by the City of McAllen or Quinta Mazatlán arising in favor of any party, including claims, liens, debts, personal injuries, including employees of the City, death or damages to property (including property of the City) and without limitation by enumeration, all other claims or demands of every character occurring or in any ways incident to, in connection with or arising directly or indirectly out of this Agreement. MISD agrees to investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at its sole expense. This provision is not intended to create any cause of action in favor of any third party against MISD, the City of McAllen, or Quinta Mazatlán but is intended solely to provide for indemnification of the City of McAllen and Quinta Mazatlán from liability from damages or injuries to third persons or property arising under this Contract.

OTHER PROVISIONS

Venue; Governing Law. Hidalgo County, Texas shall be the proper place of venue for suit on or in respect of this Contract. This Contract and all of the rights and obligations of the parties hereto and all of the terms and conditions hereof shall be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas.

Entire Agreement; Modifications. This Contract supersedes all prior agreements, written or oral, between Performing Party and Receiving Party and shall constitute the entire agreement and understanding between the parties with respect to the subject matter hereof. This Contract and each of its provisions shall be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by Receiving Party and Performing Party.

Assignment. This Contract is not transferable or assignable except upon written approval by Receiving Party and Performing Party.

Severability. If anyone or more of the provisions contained in the Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained therein.

Public Records. It shall be the independent responsibility of Receiving Party and Performing Party to comply with the provisions of Chapter 552, Texas Government Code (the "Public Information Act"), as those provisions apply to the parties' respective information. Receiving Party is not authorized to receive public information requests or take any action under the Public Information Act on behalf of Performing Party. Likewise, Performing Party is not authorized to receive public information requests or take any other action under the Public Information Act on behalf of Receiving Party.

Rules and Regulations: Receiving Party and all students shall at all times abide by and observe the rules and regulations promulgated by Performing Party. Receiving Party understands that a student may be removed from any activity or the program by the City of McAllen or Quinta Mazatlán for non-compliance or misconduct.

Executed effective as of the Effective Date by the following duly authorized representatives of the Contracting Parties:

RECEIVING PARTY

Name: McAllen Independent School District

By: _____

Lucia Regalado, Board President

Approved as to form:

By: _____

John Ball, MISD Attorney

PERFORMING PARTY

Name: City of McAllen, Quinta Mazatlán

By: _____

Isaac Tawil, City Manager

Approved as to form:

By: _____

Austin Stevenson, City Attorney

EXHIBITS

MISD 2026-2027

EXHIBIT "A" 3RD GRADE CONTRACT

DEFINITION OF SERVICES

Contractor shall provide the following services to District at a rate of \$7.00 per student, not to exceed \$9,275 for UP TO 1,325 students during this Contract term.

PROGRAM TITLE: HABITATS, ADAPTATIONS & LIFE CYCLES

The program is for all District students in Grade Three (3) and will include a hands-on classroom lesson and guided interpretative tour on the trails.

SCHEDULE:

Departure from School Campus	8:15 AM
Arrival at Quinta Mazatlán	8:45 AM
Program begins at Quinta Mazatlán	9:00 AM
Departure from Quinta Mazatlán	1:00 PM

SCHOOL LUNCH AT QUINTA MAZATLAN:

MISD provides the students lunch at Quinta Mazatlán following their educational program. Lunch is the responsibility of the school. School is to pack lunches in igloos that can be carried off the bus by MISD staff and rolled up to the teaching center by MISD staff.

QUINTA MAZATLAN provides tables, chairs and receptacle bins for the outdoor picnic lunch in the park.

OTHER ITEMS:

- If inclement weather or other unforeseen circumstances prohibits outside time on the trails, Quinta Mazatlán has designed equivalent lesson for indoor and patio delivery of the program.
- All hands-on materials for the on-sight environmental programs are provided by the Contractor.
- City requires District to provide 1 Adult Chaperone (teacher OR parent) for every 10 students.
- City requests MISD teachers to complete a short evaluation form prior to leaving Quinta Mazatlán.

EXHIBIT "B" 5TH GRADE CONTRACT DEFINITION OF SERVICES

Contractor shall provide the following services to District at a rate of \$7.00 per student, not to exceed \$9,422 for UP TO 1,346 students during this Contract term.

PROGRAM TITLE: CONNECTIONS IN THE ECOSYSTEM

The program is for all District students in Grade Five (5) and will include a hands-on classroom lesson and guided interpretive tour on the trails.

SCHEDULE:

Departure from School Campus	8:15 AM
Arrival at Quinta Mazatlán	8:45 AM
Program begins at Quinta Mazatlán	9:00 AM
Departure from Quinta Mazatlán	1:00 PM

SCHOOL LUNCH AT QUINTA MAZATLAN:

MISD provides the students lunch at Quinta Mazatlán following their educational program. Lunch is the responsibility of the school. School is to pack lunches in igloos that can be carried off the bus by MISD staff and rolled up to the teaching center by MISD staff.

QUINTA MAZATLAN provides tables, chairs and receptacle bins for the outdoor picnic lunch in the park.

OTHER ITEMS:

- If inclement weather or other unforeseen circumstances prohibits outside time on the trails, Quinta Mazatlán has designed equivalent lesson for indoor and patio delivery of the program.
- All hands-on materials for the on sight environmental program are provided by the Contractor.
- City requires District to provide 1 Adult Chaperone (teacher OR parent) for every 10 students.
- City requests MISD teachers to complete a short evaluation form prior to leaving Quinta Mazatlán.

Contractor shall provide the following services to District at a rate of \$7.00 per student, not to exceed \$2,520 for up to 360 students during this Contract term.

PROGRAM TITLE: SAVE THE BIOME!

The program is for all District students in Grade Seven (7) and will include a hands-on classroom lesson and guided interpretive tour on the trails.

SCHEDULE:

Departure from School Campus	8:15 AM
Arrival at Quinta Mazatlán	8:45 AM
Program begins at Quinta Mazatlán	9:00 AM
Departure from Quinta Mazatlán	1:00 PM

SCHOOL LUNCH AT QUINTA MAZATLAN:

MISD provides the students lunch at Quinta Mazatlán following their educational program. Lunch is the responsibility of the school. School is to pack lunches in igloos that can be carried off the bus by MISD staff and rolled up to the teaching center by MISD staff.

QUINTA MAZATLAN provides tables, chairs and receptacle bins for the outdoor picnic lunch in the park.

OTHER ITEMS:

- If inclement weather or other unforeseen circumstance prohibits outside time on the trails, Quinta Mazatlán has designed equivalent lesson for indoor and patio delivery of the program.
- All hands-on materials for the on-site environmental program are provided by the Contractor.
- City requires District to provide 1 Adult Chaperone (teacher OR parent) for every 10 students.
- City requests MISD teachers to complete a short evaluation form prior to leaving Quinta Mazatlán.

EXHIBIT "D" HIGH SCHOOL AP SCIENCE CONTRACT DEFINITION OF SERVICES

Contractor shall provide the following services to District at a rate of \$7.00 per student, not to exceed \$5,600 for up to 800 students during this Contract term.

PROGRAM TITLE: AQUATIC FIELD SCIENCE DAY

The program is for all District students in High School AP Environmental Science and Aquatic Science and will include a hands-on classroom lesson and guided interpretive tour on the trails.

SCHEDULE:

Departure from School Campus	8:15 AM
Arrival at Quinta Mazatlán	8:45 AM
Program begins at Quinta Mazatlán	9:00 AM
Departure from Quinta Mazatlán	1:00 PM

SCHOOL LUNCH AT QUINTA MAZATLAN:

MISD provides the students lunch at Quinta Mazatlán following their educational program. Lunch is the responsibility of the school. School is to pack lunches in igloos that can be carried off the bus by MISD staff and rolled up to the teaching center by MISD staff.

QUINTA MAZATLAN provides tables, chairs and receptacle bins for the outdoor picnic lunch in the park.

OTHER ITEMS:

- If inclement weather or other unforeseen circumstance prohibits outside time on the trails, Quinta Mazatlán has designed equivalent lesson for indoor and patio delivery of the program.
- All hands-on materials for the on sight environmental program are provided by the Contractor.
- City requires District to provide 1 Adult Chaperone (teacher OR parent) for every 10 students.
- City requests MISD teachers to complete a short evaluation form prior to leaving Quinta Mazatlán.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.H.1.

DATE SUBMITTED

08/12/2026

MEETING DATE

8/24/2026

1. Agenda Item: Resolution Approving the Execution and Delivery of a Financing Agreement with the Texas Water Development Board Regarding the Issuance of Waterworks and Sewer System Bonds by the City for a Brackish Groundwater Treatment Plant, Supporting Infrastructure and Related Issuance Costs, and Approving the Obligations of the City with Respect to Such Agreement; and Resolving Other Matters Relating to the Subject.
2. Party Making Request: J.J. Rodriguez
3. Applicant: J.J. Rodriguez
4. Nature of Request: Consider the Adoption of a Resolution Approving the Execution and Delivery of a Financing Agreement with the Texas Water Development Board Regarding the Issuance of Waterworks and Sewer System Bonds by the City for a Brackish Groundwater Treatment Plant, Supporting Infrastructure and Related Issuance Costs, and Approving the Obligations of the City with Respect to Such Agreement; and Resolving Other Matters Relating to the Subject.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

J.J. Rodriguez

Created/Initiated - 08/12/2026
8. Staff Recommendation: Staff recommends favorable action.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT



Memo

To: Isaac J. Tawil, City Manager

From: Marco A. Vega, P.E., General Manager

Date: August 11, 2026

Subject: Adoption of a Resolution Approving the Execution and Delivery of a Financing Agreement with the Texas Water Development Board Regarding the Issuance of Waterworks and Sewer System Bonds by the City for a Brackish Groundwater Treatment Plant, Supporting Infrastructure and Related Issuance Costs, and Approving the Obligations of the City with Respect to Such Agreement; and Resolving Other Matters Relating to the Subject.

The City/MPU have received a commitment from the Texas Water Development Board ("TWDB") pursuant to which the TWDB agrees to loan a cumulative amount of \$195,235,000 to the City/MPU, as evidenced by the issuance of one or more series of the City's waterworks and sewer system revenue bonds to be sold to the TWDB, to fund costs related to the planning, design, and construction of a Brackish Groundwater Treatment Plant and supporting infrastructure. Last year, the City/MPU borrowed an initial \$30,000,000 from TWDB pursuant to an initial financing agreement in relation to the loan. TWDB has presented to the City/MPU a second financing agreement in an amount not to exceed \$49,355,000 in connection with the Loan (being the second installment under such loan), in which the City/MPU agree to certain conditions with respect to the Loan, including the payment by the City/MPU to TWDB of termination fees and expenses if certain specified events occur or do not occur. This Resolution approves the Financing Agreement and authorizes City officials to execute it and take any other action required in relation thereto.

Please let me know if you have any questions or need additional information.

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF MCALLEN §

WHEREAS, TWDB has presented to the City a financing agreement in an amount not to exceed \$49,355,000 (the "Financing Agreement") in connection with the Loan (being the second installment under such loan), in which the City agrees to certain conditions with respect to the Loan, including the payment by the City to TWDB of termination fees and expenses if certain specified events occur or do not occur;

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed, was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

1. The Financing Agreement, in substantially the form presented at this meeting, is hereby approved and the City Manager of the City and General Manager of the McAllen Public Utility are each hereby individually authorized and directed to execute and deliver the Financing Agreement.

3. The Mayor, City Secretary, City Manager of the City, and General Manager of McAllen Public Utility, and each of them individually, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to take such actions and to execute and deliver in the name and on behalf of the City all other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Resolution.

4. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED AND EFFECTIVE this August 24, 2026.

Javier Villalobos
Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

[CITY SEAL]



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.A.

DATE SUBMITTED

08/13/2026

MEETING DATE

8/24/2026

1. Agenda Item: Consideration and Approval of Supplemental Agreement No. 1 to Contract Amendment No. 3 - 2020 with KSA for the Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A and 4C at McAllen International Airport (Project No.11-21-S13-01 (Original Project 08-20-S52-459)).
2. Party Making Request: Jeremy Santoscoy
3. Applicant: Jeremy Santoscoy
4. Nature of Request: Consideration and Approval of Supplemental Agreement No. 1 to Contract Amendment No. 3 - 2020 with KSA for the Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A and 4C at McAllen International Airport ((Project No.11-21-S13-01 (Original Project 08-20-S52-459)).
5. Fiscal Impact Summary:
554-8708-446-66-30-CA5501 Runway & Taxiway Safety Improvements

Original Budget	\$ 1,300,000.00
Original Contract	\$ 1,248,846.00
*Proposed Supplemental Agreement No. 1	\$ 977,987.00
Final Contract Amount:	\$ 2,226,833.00

*Overrun covered by Liquidated Damages assessed to Contractor & 90% reimbursable by federal funds w/ 10% local match
6. Budgeted: Yes

Bid Amount:	<u>\$977,987</u>	Budgeted Amount:	<u>\$2,628,400</u>
Under Budget:	<u>\$1,650,413</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$1,650,413</u>
7. Routing:

Estela Velasquez	Created/Initiated - 08/13/2026
Jeremy Santoscoy	Approved - 08/14/2026
Angie Rodriguez	Approved - 08/17/2026
Sonia Resendez	Approved - 08/17/2026
Gerardo Noriega	Approved - 08/18/2026
Evaristo Garcia	Final Approval - 08/18/2026
8. Staff Recommendation: Based on review by this office, staff recommends approval of Supplemental Agreement No. 1 to Contract Amendment No. 3-2020 with KSA Engineers, Inc. for Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A and 4C in the amount of \$977,987 for a revised total amount of \$2,226,833.
9. Advisory Board:
10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memorandum

To: Isaac J. Tawil, City Manager

From: Jeremy Santoscoy, P.E., CFM, Director of Aviation 

Date: August 13, 2026

Subject: Supplemental Agreement No. 1 to Contract Amendment No. 3 - 2020 with KSA for the Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A and 4C at McAllen International Airport (Project No.08-20-S52-459)

GOAL

Consideration and approval of Supplemental Agreement No. 1 to Contract Amendment No. 3 – 2020 with KSA regarding Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A and 4C at McAllen International Airport.

EXPLANATION

The original consultant contract amendment covered Construction Administration (CA), Resident Project Representative (RPR) and Construction Materials Acceptance Testing (CMAT) for the above-mentioned project. The awarded construction contract time was 415 calendar days and the contractor is currently at 1,431 calendar days with a projected substantial completion date of September 28, 2026.

The consultant's scope of services of Construction Administration (CA) and Resident Project Representative (RPR) and Construction Materials Acceptance Testing (CMAT) has continued throughout the duration of the total contract overrun by the contractor. The additional effort has increased total fees by \$977,987.00. The proposed revised total contract amount is an increase from \$1,248,846.00 to \$2,226,833.00 and will be covered by the liquidated fees assessed to the contractor.

OPTIONS

1. Approve Supplemental Agreement No. 1 to Contract Amendment No. 3-2020. (Staff Recommendation)
2. Reject Supplemental Agreement No. 1 to Contract Amendment No. 3-2020.

RECOMMENDATION

Based on review by this office, staff recommends approval of Supplemental Agreement No. 1 to Contract Amendment No. 3-2020 with KSA Engineers, Inc. for Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A and 4C in the amount of \$977,987 for a revised total amount of \$2,226,833.00.

EXHIBIT A – AMENDMENT

Supplemental Agreement No. 1 to AMENDMENT NUMBER 3 – 2020 RUNWAY 14-32 & TAXIWAY SAFETY IMPROVEMENTS – PHASES 3, 4A AND 4C

This Amendment is made as of this ____ day of April, 2026, under the terms and conditions established in the CONTRACT AGREEMENT FOR ENGINEERING/PROFESSIONAL SERVICES, dated October 12, 2020 (the Agreement), between the City of McAllen (OWNER) and KSA Engineers, Inc. (ENGINEER). This Amendment is made for the following purpose:

Amendment No. 3-2020 was signed by the Owner on October 12, 2021 for the Runway 14-32 & Taxiway A Safety Improvements – Phases 3, 4A and 4C. The bid documents included a stipulation for a construction contract time of 415 calendar days. The final reconciliation change order to the construction contract will add three (3) calendar days to the contract time associated with the adjustment to alignment for Phase 4C storm water facilities due to the proximity of an electric transformer. The addition of 3 calendar days will bring the total adjusted contract time to 418 calendar days. KSA's original scope of Construction Administration (CA), Resident Project Representative (RPR) and Construction Materials Acceptance Testing (CMAT) did not include any effort for construction time beyond the stipulated duration. Construction is currently projected to achieve substantial completion on July 31, 2026. Therefore, at the time the Contractor is projected to achieve substantial completion, the total number of calendar days will be 1,431, which is 1,013 calendar days beyond the adjusted contract time duration.

Attachment 3 to Supplemental Agreement No. 1 is a manhour projection and fee calculation for the additional construction phase services and deduction for services that will not be required for CMAT and Structural Engineering subconsultant. Manhours are based upon the projected substantial completion date of July 31, 2026.

KSA requests an additional \$977,987 for CA and RPR Services. CMAT costs did not increase. The project completion date of July 31, 2026, represents an expenditure of 1,431 calendar days, which is a 242% overrun in contract time. This results in the contractor overrunning the adjusted contract time by 1.013 calendar days. Additionally, the final Reconciliation Change Order for the construction indicates currently that there will be an underrun of the Contractor's current contract amount, which would result in no amendment to the FAA grant being necessary.

The increase in scope results in the addition of \$977,987 to the original \$1,248,846 Amendment No. 3 - 2020. KSA requests that the total project compensation be increased from \$1,248,846 to \$2,226,833.

Section A - Scope of Services

A.1. ENGINEER shall perform the following Services: *NA*

A.2. The following Services are not included in this Amendment, but shall be provided as Additional Services if authorized or confirmed in writing by the OWNER: *NA*

A.3. In conjunction with the performance of the foregoing Services, ENGINEER shall provide the following submittals/deliverables (Documents) to OWNER: *NA*

Section B - Schedule

ENGINEER shall perform the Services and deliver the related Documents (if any) according to the following schedule: 12 (twelve) months from Notice to Proceed, including assumed review times by the Owner and FAA.

Section C - Compensation

C.1. In return for the performance of the foregoing obligations, OWNER shall pay to ENGINEER the amount of \$2,226,833. ~~as computed in Exhibit B Figures 1 & 2, payable according to Article 4, Section 4.1.1 of "Agreement"~~

C.2. Compensation for Additional Services (if any) shall be paid by OWNER to ENGINEER according to Article 4, Section 4.1.2 of "Agreement"

Section D - Other Provisions

The parties agree to the following provisions with respect to this specific Amendment: N/A

IN WITNESS WHEREOF, the OWNER and ENGINEER have executed this Amendment.

CITY OF MCALLEN, TEXAS
(OWNER)

By _____

Title City Manager

Date _____

KSA ENGINEERS, INC.
(ENGINEER)

By 

Title Vice President

Date 08/14/2026

EXHIBIT D

TITLE VI ASSURANCES

During the performance of this Agreement, the ENGINEER, for itself, its assignees and successors in interest, agrees as follows:

1. Compliance with Regulations. The ENGINEER shall comply with the Regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation (DOT) Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the regulations), which are herein incorporated by reference and made a part of this Agreement.
2. Nondiscrimination. The ENGINEER, with regard to the work performed by it during the Agreement, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The ENGINEER shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the regulations, including employment practices when the contract covers a program set forth in Appendix of the regulations.
3. Solicitations for Subcontracts, Including Procurement of Materials and Equipment. In all solicitations either by competitive bidding or negotiation made by the ENGINEER for work to be performed under a subcontract, including procurements for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the ENGINEER'S obligations under this contract and the regulations relative to nondiscrimination on the grounds of race, color or national origin.
4. Information and Reports. The ENGINEER shall provide all information and reports required by the regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information, or its facilities as may be determined by the OWNER or the Federal Aviation Administration (FAA) to be pertinent to ascertain compliance with such regulations, orders, and instructions. Where any information required of an ENGINEER is in the exclusive possession of another who fails or refuses to furnish this information, the ENGINEER shall so certify to the OWNER or the FAA, as appropriate, and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance. In the event of the ENGINEER'S noncompliance with the nondiscrimination provisions of this Agreement, the OWNER shall impose such Agreement sanctions as it or the FAA may determine to be appropriate, including, but not limited to: (a) withholding of payments to the ENGINEER under the Agreement until the ENGINEER complies, and/or (b) cancellation, termination, or suspension of the Agreement, in whole or in part.

6. Incorporation of Provisions. The ENGINEER shall include the provisions of Paragraphs 1 through 5 in every subcontract, including procurements of materials and leases of equipment, unless exempt by the regulations or directives issued pursuant thereto. The ENGINEER shall take such action with respect to any subcontract or procurement as the OWNER or the FAA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event ENGINEER becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the ENGINEER may request the OWNER to enter into such litigation to protect the interests of the OWNER and, in addition, ENGINEER may request the United States to enter into such litigation to protect the interests of the United States.

DISADVANTAGED BUSINESS ENTERPRISE (DBE) ASSURANCES

1. Policy. It is the policy of the Department of Transportation (DOT) that disadvantaged business enterprises (DBEs) as defined in 49 CFR Part 26 shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this Agreement. Consequently, the DBE requirements of 49 CFR Part 26 applies to this Agreement.
2. DBE Obligation. ENGINEER shall take all necessary and reasonable steps in accordance with 49 CFR Part 26 to ensure that DBEs have the maximum opportunity to compete for and perform contracts. ENGINEER shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of DOT-assisted contracts.
3. Required Contract Clauses. ENGINEER will ensure that the following clauses are placed in every DOT-assisted contract and subcontract:

“The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate.”

“The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than thirty (30) days from the receipt of each payment the prime contractor receives from the City of McAllen. The prime contractor agrees further to return retainage payments to each subcontractor within thirty (30) days after the subcontractor’s work is satisfactorily completed. Any delay or postponement of payment from the above-referenced time frame may occur only for good cause following written approval of the City of McAllen.”

The second clause above will apply to both DBE and non-DBE subcontractors.

Attachment 3 - Manhour Projection and Fee Calculation for Construction Phase Services

Task IDTask Description		Projected Manhours							Travel Expenses, Mileage & Per Diem (\$0.58/mile)	Printing / Outside Sources	RPR (Williams Consultants / JPG Inspection Services)	Drainage Design Subconsultant* (Perez)	Construction Verification Surveys (Half)	Construction Material Testing (RKCI)* +	Structural Engineering Subconsultant (Half)*	Subconsultant Markup (5%)	Subtotals	Phase Total
		Principal in Charge	Senior Project Manager	Senior Project Engineer	Senior Design Engineer	Sr. CAD Technician	Project Assistant	Total Man Hours										
A. Construction Administration - Phases 3A, 3B, 3C, 4A & 4C (Original = 415 Calendar Days, Actual = 1,431 Calendar Days, Overrun = 978 Calendar Days)																		
A.1	Daily Project Management	100	60	40	30	0	20	250									\$54,550.00	
A.2	Contract Document Modifications to Bid Phases 3 & 4 as stand alone project	0	0	0	0	0	0	0									\$0.00	
A.3	Preparation of Stakeholder Phasing Exhibits & Stakeholder Meetings (2 assumed)	0	0	0	0	0	0	0									\$0.00	
A.4	KSA Internal Kick-Off Meeting (Max. 1, Agenda, PIC, PM, PE)	0	0	0	0	0	0	0									\$0.00	
A.5	Virtual Pre Pre-Construction Meeting (Agenda and Minutes)	0	0	0	0	0	0	0									\$0.00	
A.6	Prepare for and attend Pre-Construction Meeting (Max. 1 - PIC,PM, Agenda and Minute	0	0	0	0	0	0	0									\$0.00	
A.7	Daily Client Coordination	240	60	40	0	0	6	346									\$87,930.00	
A.8	FAA Weekly Construction Form	10	10	20	40	0	0	80									\$14,350.00	
A.9	Weekly Progress Conference Calls (Agenda, RFI Log, Submittal Log) - 1 per week	160	80	80	80	0	60	460									\$94,300.00	
A.10	Weekly Progress Conference Calls - Meeting minutes prep. and distribution	160	40	30	60	0	50	340									\$72,750.00	
A.11	Construction Site Visits - 1 per month (3 - PIC, 3 - PM & 8 - PE)***	0	0	0	0	0	0	0									\$0.00	
A.12	Review Contractor's Safety Plan Compliance Document	0	0	0	0	0	0	0									\$0.00	
A.13	Supplemental Exhibits For Construction Coordination	20	20	40	40	80	1	201									\$30,205.00	
A.14	Review Contractor's Schedule and Schedule Updates (4 updates assumed)	60	40	20	24	0	10	154									\$33,530.00	
A.15	Submittal Reviews (50 submittals)	0	0	0	0	0	0	0									\$0.00	
A.16	Structural Submittal Reviews	0	0	0	0	0	0	0							-\$10,388	-\$519	-\$10,907.80	
A.17	RFI Review (40 assumed)	0	0	0	0	0	0	0									\$0.00	
A.18	Irrigation District (HCWID#3) Permit Documents, including construction documents	0	0	0	0	0	0	0									\$0.00	
A.19	Irrigation District Coordination, Documentation, Information Requests	0	0	0	0	0	0	0									\$0.00	
A.20	Contractor Construction Validation Surveys Review	10	20	30	10	16	0	86									\$15,390.00	
A.21	Construction Materials Acceptance Testing (MAT) Coordination & Review	0	0	0	0	0	0	0						-\$71,268		-\$3,563	-\$74,831.66	
A.22	Issue Failed MAT Reports & Corrective Action Notices to Contractor	0	0	0	0	0	0	0									\$0.00	
A.23	Virtual Pre-Pave Meeting for FAA P-401 HMAC (Max. 1, PM, PE) - Agenda, Minutes	0	0	0	0	0	0	0									\$0.00	
A.24	Contractor Pay Application Review and Processing	40	40	16	40	0	10	146									\$29,530.00	
A.25	Change Order Preparation (4 assumed)	0	0	0	0	0	0	0									\$0.00	
A.26	Subconsultant Coordination	0	0	0	0	0	0	0									\$0.00	
A.27	Utility Coordination	0	0	0	0	0	0	0									\$0.00	
A.28	Federal, State and Local Agency Coordination	0	0	0	0	0	0	0									\$0.00	
A.29	FAA 7460-1 Preparation and Submittal for Construction	0	0	0	0	0	0	0									\$0.00	
A.30	SWPPP Verification	0	4	4	2	0	2	12									\$2,080.00	
A.31	Final Walkthrough. Punchlist Preparation. Coordination (Max. 1, PM, PE)	0	0	0	0	0	0	0									\$0.00	
A.32	Verification Walkthrough For Punchlist. Documentation (Max. 1, PM, PE)	0	0	0	0	0	0	0									\$0.00	
	Totals	800	374	320	326	96	159	2075	\$0	\$0	\$0	\$0	\$0	-\$71,268	-\$10,388	-\$4,083		\$348,875.54
B. Resident Project Representative (RPR) - Phases 3A, 3B, 3C, 4A & 4C (Original = 415 Calendar Days, Actual = 1,431 Calendar Days, Overrun = 978 Calendar Days)																		
B.1	Resident Project Representative and Documentation (60 hrs/week)**							0			\$448,868						\$22,443	\$471,311.40
B.2	RPR Daily Report Reviews	20	60	200	100	0	40	420										\$73,200.00
B.3	Daily/Weekly Coordination with RPR	40	40	360	0	0	0	440										\$84,600.00
	Totals	60	100	560	100	0	40	860	\$0	\$0	\$448,868	\$0	\$0	\$0	\$0		\$22,443	\$629,111.40
Total Projected Manhours		860	474	880	426	96	199	2935										
Hourly Rate		\$280	\$215	\$180	\$145	\$90	\$105											
Total Estimated Cost		\$240,800	\$101,910	\$158,400	\$61,770	\$8,640	\$20,895	\$592,415	\$0	\$0	\$448,868	\$0	\$0	-\$71,268	-\$10,388	\$18,361		\$977,986.94



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

08/14/2026

MEETING DATE

8/24/2026

1. Agenda Item: Consideration and Authorization to remove Uncollectible Tax Accounts from the Delinquent Tax Roll.
2. Party Making Request: Rebecca Grimes
3. Applicant:
4. Nature of Request: The Tax Office is requesting authorization to remove uncollectible tax accounts from the delinquent tax roll in order to comply with the Texas Property Tax Code, Section 33.05.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Rebecca Grimes	Created/Initiated - 08/14/2026
Michelle Rivera	Approved - 08/18/2026
Martin Canales	Final Approval - 08/18/2026
8. Staff Recommendation: Approve memo as presented in order to comply with the Texas Property Tax Code.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

To: Isaac J. Tawil, City Manager
From: Rebecca M. Grimes, Tax Assessor-Collector
Date: August 24, 2026
Re: Limitation on Collection of Taxes

In an effort to streamline the tax roll, we locate accounts that must be removed from the delinquent tax roll and/or cannot be included in a lawsuit due to limitations. This usually occurs due to various reasons including but not limited to business relocation, a failed business, or mobile homes that are relocated. Our tax attorneys have advised us to comply with Section 33.05, Property Tax Code as detailed below.

According to the Property Tax Code:

(b) A tax delinquent for more than the limitation period prescribed by this section and any penalty and interest on the tax is presumed paid unless a suit to collect the tax is pending.

(c) If there is no pending litigation concerning the delinquent tax at the time of the cancellation and removal, the collector for a taxing unit shall cancel and remove from the delinquent tax roll:

- (1) a tax on real property that has been delinquent for more than 20 years.
- (2) a tax on personal property that has been delinquent for more than 10 years.

The following tax years are ready to be removed from our tax roll.

Mineral Accounts Real Estate Accounts	Mobile Home Accounts	Business Personal Property Accounts	Grand Total
2005 and Prior	2021 and Prior	2021 and Prior	
\$514.31 \$3,347.56	\$15,830.35	\$133,757.29	\$153,449.51

A tax attorney will be present to answer any questions or concerns you may have regarding this matter.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

08/14/2026

MEETING DATE

8/24/2026

1. Agenda Item: Discussion of the 2026 Proposed Tax Rate, take a record vote on the Proposed rate, and Schedule a Public Hearing. Announce the meeting date to adopt the Tax Rate.
2. Party Making Request: Rebecca Grimes
3. Applicant:
4. Nature of Request: Consider the proposed tax rate for Fiscal Year 26–27, take a record vote on the proposed rate, and schedule a Public Hearing. Announce the meeting date to adopt the 2026 Tax Rate.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Rebecca Grimes	Created/Initiated - 08/14/2026
Michelle Rivera	Approved - 08/18/2026
Martin Canales	Final Approval - 08/18/2026
8. Staff Recommendation: Take a Record Vote, schedule a Public Hearing and announce a meeting to adopt the 2026 Tax Rate.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Tax Office

MEMO

To: Isaac J. Tawil, City Manager

From: Rebecca M. Grimes, Tax Assessor-Collector

Date: August 24, 2026

Re: 2026 Proposed Tax Rate

A tax rate of **\$0.448989** per \$100 valuation has been proposed for Fiscal Year 2026-2027. In order to follow procedure, the governing body must vote for or against the proposed tax rate and a record vote is required. After proposing a tax rate, a notice of the proposed rate must be published, and a public hearing must be held before adopting the tax rate.

Although the proposed rate is the same as last year's rate, the proposed tax rate *exceeds the no-new-revenue tax rate* of **\$0.444778**, therefore, a public hearing must be scheduled. Tax Code 26.06 authorizes the governing body to vote on the proposed tax rate at the public hearing. If the tax rate is not adopted at the public hearing, a meeting to adopt the tax rate cannot be more than 7 days after the public hearing, however, no additional notice is required.

- Public hearing - Monday, September 28, 2026, at 5:00 PM at McAllen City Hall, 3rd Floor, City Commission Chambers.

Attached, please find the Notice of Public Hearing on Tax Increase to be published in the local paper, the city's channel, and on the Tax Office homepage. Please let me know if you have any questions or need additional information.

Attachment

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.448989 per \$100 valuation has been proposed by the governing body of City of McAllen.

PROPOSED TAX RATE	\$0.448989 per \$100
NO-NEW-REVENUE TAX RATE	\$0.444778 per \$100
VOTER-APPROVAL TAX RATE	\$0.517054 per \$100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for City of McAllen from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval rate is the highest tax rate that City of McAllen may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of McAllen is proposing to increase property taxes for the 2026 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 28, 2026 AT 5:00 PM AT McAllen City Hall, 3rd Floor, 1300 Houston Avenue, McAllen TX 78501.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of McAllen is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City of McAllen of City of McAllen at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED
AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal:

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of McAllen last year to the taxes proposed to be imposed on the average residence homestead by City of McAllen this year.

	2025	2026	Change
--	------	------	--------

Total tax rate (per \$100 of value)	\$0.448989	\$0.448989	increase of 0.000000 per \$100, or 0.00%
Average homestead taxable value	\$217,661	\$221,213	increase of 1.63%
Tax on average homestead	\$977.27	\$993.22	increase of \$15.95, or 1.63%
Total tax levy on all properties	\$61,503,379	\$60,828,944	decrease of \$-674,435, or -1.10%

For assistance with tax calculations, please contact the tax assessor for City of McAllen at (956) 681-1330 or rmgrimes@mcallen.net, or visit <http://mcallen.net/departments/tax> for more information.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

4.C.
08/12/2026
8/24/2026

1. Agenda Item: Future Agenda Items.

2. Party Making Request: Isaac Tawil

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Victor Castro
Perla Lara

Created/Initiated - 08/12/2026
Final Approval - 08/12/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: None -AS

11. Manager's Recommendation: None - IJT

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.A.

DATE SUBMITTED

MEETING DATE

8/24/2026

1. Agenda Item: Award of Contract for Airport Rescue Firefighting Apparatus Foam Transition Project (Project No. 06-26-S83-497).
2. Party Making Request: Juan Gloria
3. Applicant: Juan Gloria
4. Nature of Request: Airport fire trucks have traditionally used AFFF (Aqueous Film-Forming Foam) to combat aircraft fires. However, AFFF has been linked to significant health and environmental concerns and is no longer being produced. To remain compliant with FAA requirements, airports must transition to F3 (Fluorine-Free Foam), which provides effective fire suppression without the long-term health and environmental risks associated with AFFF. On June 30, 2026, the Purchasing and Contracting Department received three (3) proposals. Proposals were evaluated by an evaluation committee in accordance with the criteria established in the solicitation documents. The evaluation process was conducted fairly and consistently to best value to the City. Aerostar Environmental and Construction LLC received the highest overall ranking based on the established evaluation criteria.
5. Fiscal Impact Summary: FY 25-26 Mid-Year Adjustment: Maintenance/Vehicles 011-2020-425-65-16-000000 = \$175,000
Lowest responsive and responsible bidder, Aerostar Environmental and Construction LLC - \$174,400
Under budget - \$600
6. Budgeted: Yes

Bid Amount:	\$174,400	Budgeted Amount:	\$175,000
Under Budget:	\$600	Over Budget:	\$0.00
		Amount Remaining:	\$600
7. Routing:

Juan Gloria	Created -
Angie Rodriguez	-
Sonia Resendez	-
Gerardo Noriega	-
8. Staff Recommendation: Staff recommends approval to award a contract to the highest ranked respondent, Aerostar Environmental and Construction LLC, in the amount of \$174,400 for the Airport Rescue Firefighting (ARFF) Apparatus Foam Transition Project. The contract amount is below the project's approved budget.
9. Advisory Board:
10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

MEMORANDUM

DATE: July 29, 2026
TO: Isaac J. Tawil / City manager
FROM: Juan A. Gloria Jr. / Fire Chief
SUBJECT: Airport Firefighting Foam Transition Project

GOAL:

Award a contract to the highest ranked respondent, Aerostar Environmental and Construction LLC, in the amount of \$174,400 for the Airport Rescue Firefighting (ARFF) Apparatus Foam Transition Project. The contract amount is below the project's approved budget.

EXPLANATION:

Airport fire trucks have traditionally used AFFF (Aqueous Film-Forming Foam) to combat aircraft fires. However, AFFF has been linked to significant health and environmental concerns and is no longer being produced. To remain compliant with FAA requirements, airports must transition to F3 (Fluorine-Free Foam), which provides effective fire suppression without the long-term health and environmental risks associated with AFFF.

On June 30, 2026, the Purchasing and Contracting Department received three (3) proposals. Proposals were evaluated by an evaluation committee in accordance with the criteria established in the solicitation documents. The evaluation process was conducted fairly and consistently to best value to the City.

Aerostar Environmental and Construction LLC received the highest overall ranking based on the established evaluation criteria.

FISCAL IMPACT:

- FY 25-26 Mid-Year Adjustment:
 - Maintenance/Vehicles account 011-2020-425-65-16 for \$175,000

RECOMMENDATION:

Staff recommends approval to award a contract to the highest ranked respondent, Aerostar Environmental and Construction LLC, in the amount of \$174,400 for the Airport Rescue Firefighting (ARFF) Apparatus Foam Transition Project. The contract amount is below the project's approved budget.



City of McAllen Proposal for Airport Rescue Fire Fighting Apparatus Foam Transitioning Project

City of McAllen
 Mr. Isaac J. Tawil, City Manager
 Project No. 06-26-S83-497
 June 25, 2026



consisting primarily of personal protective equipment, absorbent materials, disposable filters, and cleaning materials used during the transition process.

Throughout the project, waste streams will be segregated and managed to prevent unnecessary cross-contamination and avoid increasing disposal volumes. All PFAS-impacted liquids and solids will be properly containerized, labeled, transported, and disposed of in accordance with applicable federal, state, and local requirements. Through proven cleaning procedures, careful planning, and disciplined field execution, Aerostar will minimize waste generation while successfully transitioning the Airport's ARFF vehicles from AFFF to F3 foam.

Aerostar will generate less than one 55-gallon drum of solids per ARFF vehicle.

5 COST

Task Description	Unit Cost	Quantity	Total Cost
Task 1 – Mobilization/Demobilization	\$20,000	1	\$20,000
Task 2 – AFFF Removal and truck rinsing (per ARFF Vehicle)	\$17,500	4	\$70,000
Task 3 – F3 Replenishment (per ARFF Vehicle)	\$13,500	4	\$54,000
Task 4 – Foam Calibration using no foam input-based testing (per ARFF Vehicle excluding 1992 Oshkosh TA-1500)	\$3,800	3	\$11,400
Task 5 – Waste Pickup and Transportation to Disposal Facility	\$19,000	1	\$19,000
Total with four (4) ARFF trucks			\$174,400

**Payment terms are NET 30. Pricing in this proposal is good for 90 days.*

CITY OF MCALLEN EVALUATION MATRIX



Project Name: AIRPORT RESCUE FIRE FIGHTING APPARATUS FOAM TRANSITIONING					
Project		06-26-S83-497			

EVALUATOR	AEROSTAR	TIDEWATER	ONTERRIS
EVALUATOR 1	90	78	82
EVALUATOR 2	95	77	83
EVALUATOR 3	91	78	82
***TOTAL POINTS	276	233	247

*** CRITERIA WAS A TOTAL MAX POINTS OF 100 POINTS PER EVALUATOR



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.B.

DATE SUBMITTED

08/12/2026

MEETING DATE

8/24/2026

1. Agenda Item: 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**
2. Party Making Request: Omar Sotelo
3. Applicant: Kelley A. Heller -Vela
4. Nature of Request: Consideration of a variance request to sidewalk requirements along E. Nassau Avenue, E. Pineridge Avenue and S. "H" Street for the proposed Pecina Estates Subdivision, Hidalgo County, Texas; 841 E. Pineridge Avenue. **VAR2026-0029**
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Jessica Cavazos	Created/Initiated - 08/12/2026
Omar Sotelo	Approved - 08/12/2026
Martin Canales	Approved - 08/12/2026
Michelle Rivera	Final Approval - 08/12/2026
8. Staff Recommendation: Staff Recommends Approval to waive the Sidewalks on E. Pineridge Ave and require sidewalks on E. Nassau Ave and S. "H" Street.
9. Advisory Board:
10. City Attorney: Approve Staff's Recommendation -AS
11. Manager's Recommendation: Approve staff recommendation — IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: August 10, 2026

SUBJECT: CONSIDERATION OF A VARIANCE REQUEST TO SIDEWALK REQUIREMENTS ALONG E. NASSAU AVE, E. PINERIDGE AVE AND S. "H" STREET FOR THE PROPOSED PECINA ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 841 E. PINERIDGE AVE.

Pecina Estates Subdivision is a proposed ten-lot single family development. The subject property is located approximately 1,000 ft. east of South McColl Road, fronting East Pineridge Avenue and extending north toward East Nassau Avenue. The property is zoned R-1 Single-Family Residential, with R-3A Multifamily Residential Apartments located to the north, and surrounding land uses consisting primarily of single-family residential with some multifamily apartments.

Mrs. Kelley A. Heller – Vela, on behalf of the owner, has submitted a variance request to waive sidewalk requirements along E. Nassau Avenue, E. Pineridge Avenue and S. "H" Street.

The variance request is from Section 134-120 of the Subdivision Ordinance which requires sidewalks to be installed by the developer at the front of all lots. The basis for this request is that there are no existing sidewalks in the surrounding area, and requiring sidewalks would create an isolated improvement not connected to a broader pedestrian network.

All reviewing City departments have evaluated the variance request. The departments have indicated objections to waiving the sidewalk requirement along E. Nassau Avenue and S. "H" Street; however, no objections were raised to waiving the sidewalk requirement along E. Pineridge Avenue.

RECOMMENDATION:

The Planning and Zoning Commission reviewed the subdivision in revised preliminary form, along with the variance requests, at their July 21, 2026 meeting. The Board approved the subdivision in revised preliminary form, subject to the stated conditions, and recommended approval approving the request to waive the sidewalk requirement along E. Pineridge Avenue only, and recommending disapproval of the request to waive the sidewalk requirement along E. Nassau Avenue and S. "H" Street. Four members were present and voting.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Approve the variances as recommended by the Planning and Zoning Commission Board.
3. Table the variance requests for additional information.
4. Disapprove the variance requests.

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Pecina Estates Subdivision</i>
Owner Name	<i>Pecina Antonia</i>
Engineering Firm	<i>Rioplex Engineering, LLC</i>
Existing Zoning	<i>R-1 Single Family Residential</i>
Proposed Zoning	<i>R-1 Single Family Residential</i>
Number of Lots	<i>10</i>

City of McAllen Planning Department

July 09, 2026

City of McAllen Planning Department
Attn: Mr. Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

RE: PECINA ESTATES SUBDIVISION – VARIANCE REQUEST TO THE CITY OF McALLEN

Dear Mr. Sotelo:

On behalf of the developer, Antonia Pecina, and in reference to the proposed Pecina Estates Subdivision, we respectfully submit this request for a variance to certain requirements of the City of McAllen's Unified Development Code (UDC). The variance is outlined as follows:

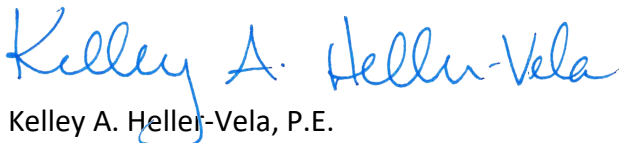
1. SIDEWALK REQUIREMENTS:

REQUIREMENT: Sidewalks are required as part of subdivision improvements and/or at the time of building permit issuance.

PROPOSAL: We are requesting a variance to waive the sidewalk requirement in its entirety. There are no existing sidewalks within the surrounding area, and requiring sidewalks for this subdivision would create an isolated improvement that is not connected to a larger pedestrian network. As such, the request is consistent with existing neighborhood conditions and does not compromise public safety or accessibility.

We respectfully request the consideration and approval of the variance request to allow the Pecina Estates Subdivision to proceed as currently designed. The proposed variance is minimal, reasonable, and are consistent with the intent of the UDC, while taking into account the existing conditions and constraints of the surrounding developed neighborhood. Granting the variance will allow for development that is compatible with the area and avoids unnecessary hardships. We greatly appreciate your time and assistance with this matter. Should you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

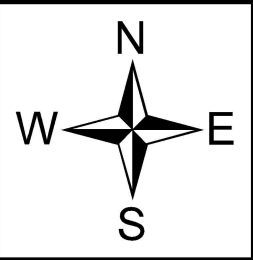
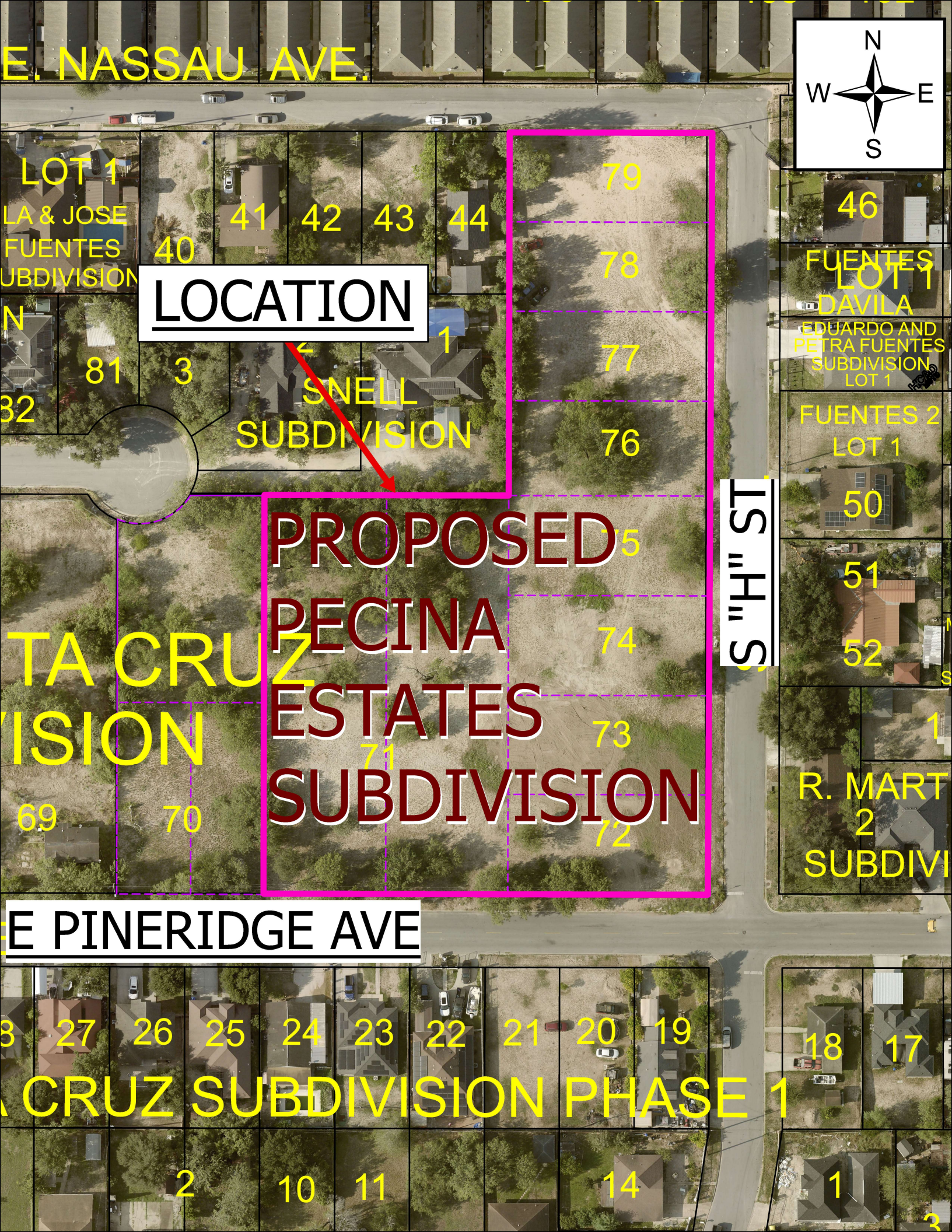


Kelley A. Heller-Vela, P.E.
Principal
Rioplex Engineering LLC



The requested variance is consistent with the surrounding area and would create an isolated improvement that is not connected to a larger pedestrian network.

No.	DESCRIPTION	DATE
<u>Issue Date</u> REIOPLEX ENGINEERING FIRM NO. 35844 1300 HEWITT AVE., SUITE 280 WAXALEN, TX. 75084 OFFICE (506) 631-8327 REIOPLEXENGINEERING.COM		
PECINA ESTATES SUBDIVISION		
Project #	Issue Date	
EXHIBIT		
01		



E. NASSAU AVE.

LOT 1
LA & JOSE
FUENTES
SUBDIVISION

LOCATION

SNELL
SUBDIVISION

TA CRUZ
VISION

**PROPOSED
PECINA
ESTATES
SUBDIVISION**

S "H" ST

46
FUENTES
LOT 1
DAVILA
EDUARDO AND
PETRA FUENTES
SUBDIVISION
LOT 1

FUENTES 2
LOT 1

50
51
52

1
R. MART
2
SUBDIVI

E PINERIDGE AVE

CRUZ SUBDIVISION PHASE 1

18 17
1 3



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.A.

DATE SUBMITTED

MEETING DATE

8/24/2026

1. Agenda Item: Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
7. Routing:

Crystal Montano	Created -
Austin Stevenson	-
Angie Rodriguez	-
Sonia Resendez	-
Gerardo Noriega	-
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: None - IJT



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.B.

DATE SUBMITTED

MEETING DATE

8/24/2026

1. Agenda Item: Consultation with City Attorney regarding pending litigation. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding pending litigation. Tex. Gov't. Code §551.071.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
7. Routing:

Crystal Montano	Created -
Austin Stevenson	-
Angie Rodriguez	-
Sonia Resendez	-
Gerardo Noriega	-
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: None - IJT



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.C.

DATE SUBMITTED

MEETING DATE

8/24/2026

1. Agenda Item: Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.

2. Party Making Request: Austin Stevenson

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Crystal Montano

Austin Stevenson

Angie Rodriguez

Sonia Resendez

Gerardo Noriega

Created -

-

-

-

-

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: None -AS

11. Manager's Recommendation: None - IJT



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.D.

DATE SUBMITTED

MEETING DATE

8/24/2026

1. Agenda Item: Consultation with City Attorney regarding personnel matters. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding personnel matters. Tex. Gov't. Code §551.071.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Crystal Montano	Created -
Austin Stevenson	-
Angie Rodriguez	-
Sonia Resendez	-
Gerardo Noriega	-
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: None - IJT