

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

The McAllen Board of Commissioners convened a **Regular Meeting** on Monday, **July 27, 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, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios and Commissioner Michael Fallek

Absent: Commissioner Rodolfo "Rudy" Castillo

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 5:00pm)

1. PUBLIC HEARING

Mayor Javier Villalobos called the Public Hearing to order.

- A) ROUTINE ITEMS: (ALL REZONINGS AND CONDITIONAL USE PERMITS LISTED UNDER THIS SECTION COME WITH A FAVORABLE RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION AND WILL BE ENACTED BY ONE MOTION. HOWEVER, IF THERE IS OPPOSITION AT THE MEETING OR A DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE ROUTINE ITEMS SECTION OF THE AGENDA AND WILL BE CONSIDERED SEPARATELY.)**

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. No one spoke.

Commissioner Michael Fallek announced that he had a conflict with Item 1A6 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 Joaquin Zamora. The motion carried unanimously by those present.

- 1. REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 1.25 ACRES (E. 341'- S. 160'), AND 0.26 ACRES (W. 280.98'- E. 340.91'- N. 40'- S. 200') OUT OF LOT 3, J.H. BEATTY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 4811 NORTH WARE ROAD. REZ2026-0082**

Approved the C-2 (UDC) Zoning at 4811 North Ware Road, in accordance with the Planning and Zoning Commission.

- 2. REZONING FROM C-2 (NEIGHBORHOOD COMMERCIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 1, LAR-LIN UT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 721 NORTH MCCOLL ROAD. REZ2026-0083**

Approved the C-2 (UDC) Zoning at 721 North McColl Road, in accordance with the Planning and Zoning Commission.

3. REZONING FROM C-2 (NEIGHBORHOOD COMMERCIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 1, HUNTER'S COVE COMMERCIAL PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 5600 NORTH WARE ROAD. REZ2026-0084

Approved the C-2 (UDC) Zoning at 5600 North Ware Road, in accordance with the Planning and Zoning Commission.

4. REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT-OC) AND C-3 (GENERAL COMMERCIAL-OC) DISTRICTS TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT: 11.183 ACRES OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 2801 NORTH JACKSON ROAD. REZ2026-0088

Approved the R-3 (UDC) Zoning at 2801 North Jackson Road, in accordance with the Planning and Zoning Commission.

5. REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO M-2 (REGIONAL MIXED USE-UDC) DISTRICT: LOTS 47-58, BLOCK 2, INTERNATIONAL CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 4400, 4502, 4504, 4506, AND 4508 NORTH 23RD STREET. REZ2026-0092

Approved the M-2 (UDC) Zoning at 4508 North 23rd Street, in accordance with the Planning and Zoning Commission.

6. ROUTINE CITY INITIATED REZONINGS

A. REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

MCALLEN SOUTH INDUSTRIAL PARK PHASE 1 SUBDIVISION, LOTS 3-5; MCALLEN SOUTH INDUSTRIAL PARK PHASE 2 SUBDIVISION, LOTS 1-2 AND 6-10; LAS PALMAS INDUSTRIAL PARK SUBDIVISION, LOTS 2-4, 6-8 AND 10-12; LAS PALMAS INDUSTRIAL PARK PHASE 1 LOTS 1A, 5A & 9A SUBDIVISION, LOTS 1A, 5A AND 9A, HIDALGO COUNTY, TEXAS

7601, 7701 AND 7801 SOUTH 10TH STREET

601, 701 AND 801 OAXACA AVENUE

5701 AND 6201 SOUTH MAIN STREET

1401-1601 DURANGO AVENUE

5700 – 6600 SOUTH 16TH STREET

600-801 NICARAGUA AVENUE

7701 SOUTH 6TH STREET AND REARS 1-2 (PID: 189984, 1460822 AND 189987)

7600 SOUTH 10TH STREET AND REARS 1-2 (PID: 1036805, 1020462 AND 1020519)

7601 SOUTH 10TH STREET (PID: 1128287)

7609 SOUTH 10TH STREET (PID: 1123003)

7900 SOUTH 10TH STREET (PID: 189954)

212 DICKER ROAD (PID: 1473427)

8024 SOUTH 10TH STREET (PID: 517619)

8400 SOUTH 10TH STREET (PID: 189996)

7501 SOUTH 10TH STREET REAR 3(PID: 1020775)

7509 SOUTH 10TH STREET REARS 1-2 (PID: 1019727 AND 1179789)

1401 DURANGO AVENUE REAR (PID: 190019)

8401 SOUTH 10TH STREET (PID: 189992)

1319 SOUTH ST HWY 336 (PID: 343376)

1099 SOUTH ST HWY 336 (PID: 189989)

700 DICKER ROAD (PID: 189990)

7401 SOUTH 10TH STREET REAR (PID: 1020775)

7401 SOUTH 10TH STREET AND REARS 1-7 (PID: 458478, 189950, 1460818, 189951, 189949, 517050, 189948 AND 1380619)

7405 SOUTH 10TH STREET (PID: 189952)

7501 SOUTH 10TH STREET AND REAR (PID: 189981 AND 1380586)

8217 SOUTH 10TH STREET AND REAR (PID: 189986 AND 816595)

8413 SOUTH 10TH STREET AND REAR (PID: 189985 AND 1467799)

500 DICKER ROAD (PID: 189988)

600 DICKER ROAD (PID: 189993) REZ2026-0089

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

McAllen South Industrial Park Phase 1 Subdivision, Lots 3-5; McAllen South Industrial Park Phase 2 Subdivision, Lots 1-2 and 6-10; Las Palmas Industrial Park Subdivision, Lots 2-4, 6-8 and 10-12; Las Palmas Industrial Park Phase 1 Lots 1A, 5A & 9A Subdivision, Lots 1A, 5A and 9A, Hidalgo County, Texas

7601, 7701 and 7801 South 10th Street

601, 701 and 801 Oaxaca Avenue

5701 and 6201 South Main Street

1401-1601 Durango Avenue

5700 – 6600 South 16th Street

600-801 Nicaragua Avenue

7701 South 6th Street and Rears 1-2 (PID: 189984, 1460822 and 189987)

7600 South 10th Street and Rears 1-2 (PID: 1036805, 1020462 and 1020519)

7601 South 10th Street (PID: 1128287)

7609 South 10th Street (PID: 1123003)

7900 South 10th Street (PID: 189954)

212 Dicker Road (PID: 1473427)

8024 South 10th Street (PID: 517619)

8400 South 10th Street (PID: 189996)

7501 South 10th Street Rear 3 (PID: 1020775)

7509 South 10th Street Rears 1-2 (PID: 1019727 and 1179789)

1401 Durango Avenue Rear (PID: 190019)

8401 South 10th Street (PID: 189992)

1319 South St Hwy 336 (PID: 343376)

1099 South St Hwy 336 (PID: 189989)

700 Dicker Road (PID: 189990)

7401 South Street Rear (PID: 1020775)

7401 South 10th Street and Rears 1-7 (PID: 458478, 189950, 1460818, 189951, 189949, 517050, 189948 and 1380619)

7405 South 10th Street (PID: 189952)

7501 South 10th Street and Rear (PID: 189981 and 1380586)

8217 South 10th Street and Rear (PID: 189986 and 816595)

8413 South 10th Street and Rear (PID: 189985 and 1467799)

500 Dicker Road (PID: 189988)

600 Dicker Road (PID: 189993) REZ2026-0089, in accordance with the Planning and Zoning Commission.

B. REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT-OC) DISTRICT, R-3C (MULTIFAMILY RESIDENTIAL CONDOMINIUM-OC) DISTRICT, AND R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT UNDER THE OLD CODE (OC), TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

PYXIS HEIGHTS SUBDIVISION, LOT 1, AND THE HEIGHTS AT MCCOLL SUBDIVISION, LOTS 78-150 AND LOT A, HIDALGO COUNTY, TEXAS

901 EAST YUMA AVENUE

700-1021 EAST LA CANTERA AVENUE

700-1017 EAST MYRTLE BEACH AVENUE

2701, 2705, 2709, 2713, 2717 AND 2801 SOUTH "J" STREET

1200 EAST YUMA AVE REAR 2 (PID: 231204)

3601, 2501 SOUTH MCCOLL ROAD AND REAR (PID: 290277, 1075582 AND 290247) REZ2026-0091

Approved the R-3 (High-Density Residential-UDC) Zoning for the following properties:

Pyxis Heights Subdivision, Lot 1, and The Heights at McColl Subdivision, Lots 78-150 and Lot A, Hidalgo County, Texas

901 East Yuma Avenue

700-1021 East La Cantera Avenue

700-1017 East Myrtle Beach Avenue

2701, 2705, 2709, 2713, 2717 and 2801 South "J" Street

1200 East Yuma Ave Rear 2 (PID: 231204)

3601, 2501 South McColl Road and Rear (PID: 290277, 1075582 and 290247) REZ2026-0091, in accordance with the Planning and Zoning Commission.

C. REZONING FROM C-1 (OFFICE BUILDING-OC), C-3L (LIGHT COMMERCIAL-OC), AND C-3 (GENERAL BUSINESS-OC) DISTRICTS, UNDER THE OLD CODE (OC), TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

PALMRIDGE SUBDIVISION NO. 2, LOT 1; SAN SEBASTIAN SUBDIVISION, LOTS 1-2; DRISCOLL SUBDIVISION PHASE 2, LOT 1; PLAZA ON RIDGE ROAD SUBDIVISION, LOT 1; DRISCOLL SUBDIVISION, LOTS 1-2; RIDGE COMMERCE LOT 1-A SUBDIVISION, LOT 1-A; RIDGE CROSSING SUBDIVISION, LOTS 1-3; RIDGE CROSSING SUBDIVISION NO. 2, LOT A; PALMRIDGE PARK LOT 1A SUBDIVISION, LOT 1A; MEDICAL TREATMENT AND EDUCATION CENTER SUBDIVISION, LOTS 1-2; YUMA SUBDIVISION, LOT 1; JUST A CLOSET #4 SUBDIVISION, LOT 1; SOUTH TEXAS COLLEGE NURSING CAMPUS SUBDIVISION, LOT 1; SOUTH TEXAS COLLEGE WEST NURSING CAMPUS SUBDIVISION, LOT 1; DOCTORES.COM SUBDIVISION, LOT 1; AND RIDGEVIEW PLACE UNIT NO. 3 SUBDIVISION, LOT 1, HIDALGO COUNTY, TEXAS 301,600, 620 700, 701, 717, 900, 1101, AND 1120 EAST RIDGE ROAD

1900 AND 2100 SOUTH "K" CENTER STREET

1901, 2000, 2100, 2101, 2400, AND 2416 SOUTH MCCOLL ROAD

901 AND 1101 EAST VERMONT AVENUE

500 EAST YUMA AVENUE

112 EAST TORONTO AVENUE

2000 SOUTH CYNTHIA STREET

1501, 2051, 2100, 2300, 2316, AND 2400 SOUTH MCCOLL ROAD (PIDS: 290226, 290229, 960735, 630446, 347638, 1308504, AND 290241)

101, 901, 1001, AND 1001 (REAR) EAST RIDGE ROAD (PIDS: 230247, 502637, 1124349, 658312, AND 290228)

40, 106, AND 108 EAST TORONTO AVENUE (PIDS: 290235, 290238, AND 572985)

1101 EAST VERMONT AVENUE (PID: 604021)

2105 SOUTH 2ND STREET (PID: 290237)

500 EAST WICHITA AVENUE (PID: 670552) REZ2026-0090

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

Palmridge Subdivision No. 2, Lot 1; San Sebastian Subdivision, Lots 1-2; Driscoll Subdivision Phase 2, Lot 1; Plaza on Ridge Road Subdivision, Lot 1; Driscoll Subdivision, Lots 1-2; Ridge Commerce Lot 1-A Subdivision, Lot 1-A; Ridge Crossing Subdivision, Lots 1-3; Ridge Crossing Subdivision No. 2, Lot A; Palmridge Park Lot 1A Subdivision, Lot 1A; Medical Treatment and Education Center Subdivision, Lots 1-2; Yuma Subdivision, Lot 1; Just A Closet #4 Subdivision, Lot 1; South Texas College Nursing Campus Subdivision, Lot 1; South Texas College West Nursing Campus Subdivision, Lot 1; Doctores.com Subdivision, Lot 1; and Ridgeview Place Unit No. 3 Subdivision, Lot 1, Hidalgo County, Texas 301,600, 620 700, 701, 717, 900, 1101, and 1120 East Ridge Road

1900 and 2100 South "K" Center Street

1901, 2000, 2100, 2101, 2400, and 2416 South McColl Road

901 and 1101 East Vermont Avenue

500 East Yuma Avenue

112 East Toronto Avenue

2000 South Cynthia Street

1501, 2051, 2100, 2300, 2316, and 2400 South McColl Road (PIDs: 290226, 290229, 960735, 630446, 347638, 1308504, and 290241)

101, 901, 1001, and 1001 (Rear) East Ridge Road (PIDs: 230247, 502637, 1124349, 658312, and 290228)

40, 106, and 108 East Toronto Avenue (PIDs: 290235, 290238, and 572985)

1101 East Vermont Avenue (PID: 604021)

2105 South 2nd Street (PID: 290237)

500 East Wichita Avenue (PID: 670552) REZ2026-0090, in accordance with the Planning and Zoning Commission.

D. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) AND A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICTS UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

5600 SOUTH MCCOLL ROAD REAR 2 (PID: 290309)

5000 SOUTH MCCOLL ROAD REAR 2 (PID:290302)

5600 SOUTH MCCOLL ROAD REAR (PID: 290308)
5900 SOUTH MCCOLL ROAD REAR (PID: 290310 AND 290311)
6200 SOUTH MCCOLL ROAD REAR (PID: 290325)
7400 SOUTH MCCOLL ROAD (PID: 581955)
7600 SOUTH MCCOLL ROAD (PID: 290335)
7201 SOUTH MCCOLL ROAD AND REAR (PID: 1131791 AND 290331)
7301 SOUTH MCCOLL ROAD AND REAR (PID: 1132141 AND 1074539)
7401 SOUTH MCCOLL ROAD (PID: 1131800)
7501 SOUTH MCCOLL ROAD (PID: 1131790)
7615 SOUTH MCCOLL ROAD (PID: 20827728) REZ2026-0085

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

5600 South McColl Road Rear 2 (PID: 290309)
 5000 South McColl Road Rear 2 (PID: 290302)
 5600 South McColl Road Rear (PID: 290308)
 5900 South McColl Road Rear (PID: 290310 and 290311)
 6200 South McColl Road Rear (PID: 290325)
 7400 South McColl Road (PID: 581955)
 7600 South McColl Road (PID: 290335)
 7201 South McColl Road and Rear (PID: 1131791 and 290331)
 7301 South McColl Road and Rear (PID: 1132141 and 1074539)
 7401 South McColl Road (PID: 1131800)
 7501 South McColl Road (PID: 1131790)
 7615 South McColl Road (PID: 20827728) REZ2026-0085, in accordance with the Planning and Zoning Commission.

E. REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICTS UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

100 EL RANCHO ROAD AND REARS 1-2 (PID: 290293 ,290294, 290295, 290296)
4500 SOUTH MCCOLL ROAD AND REAR (PID: 290300 AND 290301)
5000 SOUTH MCCOLL ROAD AND REAR (PID: 290304 AND 290303)
5400 SOUTH MCCOLL ROAD (PID: 290307)
4601 SOUTH MCCOLL ROAD (PID: 290299)
5001 SOUTH MCCOLL ROAD (PID: 290305)
5401 SOUTH MCCOLL ROAD (PID: 290306)
4600 SOUTH JACKSON ROAD (PID: 231270)
5000 SOUTH JACKSON ROAD (PID: 231271)
5300 SOUTH JACKSON ROAD (PID: 231284)
6300 SOUTH MCCOLL ROAD AND REARS 1-2 (PID: 290324, 959522, 959538)
6600 SOUTH MCCOLL ROAD REAR (PID: 290326)
6700 SOUTH MCCOLL ROAD REAR (PID: 346354)
6800 SOUTH MCCOLL ROAD (PID: 290328)
6900 SOUTH MCCOLL ROAD (PID: 290332)
7000 SOUTH MCCOLL ROAD (PID: 842182)
6301 SOUTH MCCOLL ROAD (PID: 842215)
6401 SOUTH MCCOLL ROAD (PID: 290321)
6501 SOUTH MCCOLL ROAD (PID: 290329)
6801 SOUTH MCCOLL ROAD (PID: 290330)
6200 SOUTH JACKSON ROAD (PID: 231289)
6400 SOUTH JACKSON ROAD (PID: 231293)
6600 SOUTH JACKSON ROAD (PID: 231294)
6728 SOUTH JACKSON ROAD (PID: 959521)
6900 SOUTH JACKSON ROAD REAR (PID: 231295) REZ2026-0086

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

100 El Rancho Road and Rears 1-2 (PID: 290293 ,290294, 290295, 290296)
 4500 South McColl Road and Rear (PID: 290300 and 290301)
 5000 South McColl Road and Rear (PID: 290304 and 290303)
 5400 South McColl Road (PID: 290307)
 4601 South McColl Road (PID: 290299)
 5001 South McColl Road (PID: 290305)
 5401 South McColl Road (PID: 290306)
 4600 South Jackson Road (PID: 231270)

5000 South Jackson Road (PID: 231271)
 5300 South Jackson Road (PID: 231284)
 6300 South McColl Road and Rears 1-2 (PID: 290324, 959522, 959538)
 6600 South McColl Road Rear (PID: 290326)
 6700 South McColl Road Rear (PID: 346354)
 6800 South McColl Road (PID: 290328)
 6900 South McColl Road (PID: 290332)
 7000 South McColl Road (PID: 842182)
 6301 South McColl Road (PID: 842215)
 6401 South McColl Road (PID: 290321)
 6501 South McColl Road (PID: 290329)
 6801 South McColl Road (PID: 290330)
 6200 South Jackson Road (PID: 231289)
 6400 South Jackson Road (PID: 231293)
 6600 South Jackson Road (PID: 231294)
 6728 South Jackson Road (PID: 959521)
 6900 South Jackson Road Rear (PID: 231295) REZ2026-0086, in accordance with the Planning and Zoning Commission.

B) CONDITIONAL USE PERMIT:

1. REQUEST OF GRACIANO ALVARADO, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (PRECOPA BAR) AT THE SOUTH 26 FEET OF THE NORTH 39.5 FEET OF LOT 5, BLOCK 25, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 306 SOUTH 17TH STREET. CUP2026-0049

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for six (6) months for a bar at 306 South 17th Street, in accordance with the Planning and Zoning Commission.

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

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

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the Conditional Use Permit for six months and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

C) AMENDING THE ORDINANCE OF THE CITY OF MCALLEN.

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

Commissioner Antonio "Tony" Aguirre, Jr, moved to approve the items listed on the Consent Agenda except for Item 21 to be addressed separately. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

A) APPROVAL OF MINUTES OF WORKSHOP AND REGULAR MEETING HELD JULY 13, 2026.

Approved the Minutes of Workshop and Regular Meeting held July 13, 2026, as submitted.

B) SUBDIVISION MONTHLY REPORT.

Approved the Subdivision Monthly Report.

C) PARKS & RECREATION MONTHLY PROJECT STATUS REPORT.

Approved the Parks and Recreation Project Status report.

D) PROJECT STATUS MONTHLY REPORT THROUGH JUNE 30, 2026.

Approved the Project Status Report through June 30, 2026.

E) CONSENT COOP PURCHASES

1. AWARD OF CONTRACT FOR THE PURCHASE OF FIRE DEPARTMENT EMERGENCY MOBILE RADIOS (PROJECT NO. 07-26-P40-01).

Awarded a contract to Motorola Solutions in the amount of \$111,037.24 for the purchase of Fire Department Emergency Mobile Radios.

F) CONSENT RESOLUTION

1. RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT FOR FUNDING UNDER THE FISCAL YEAR 2027 LOCAL PARK GRANT PROGRAM TO REQUEST FUNDING IN THE AMOUNT OF \$750,000.00.

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

G) CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT WITH BLOOMINGTON PUBLIC TRANSPORTATION CORPORATION FOR PIGGYBACK PURCHASE OF THE COMPUTER-AIDED DISPATCH / AUTOMATED VEHICLE LOCATION (CAD/AVL) SYSTEM (PROJECT NO. 07-26-S97-01).

Approved an Interlocal Agreement with Bloomington Public Transportation Corporation for Piggyback Purchase of the Computer-Aided Dispatch / Automated Vehicle Location (CAD/AVL) System.

H) AWARD OF CONTRACT FOR THE PURCHASE OF A COMPUTER-AIDED DISPATCH / AUTOMATED VEHICLE LOCATION (CAD-AVL) SYSTEM (PROJECT NO. 07-26-S103-01).

Awarded a contract to ETA Phi Systems Inc. in the amount of \$584,345 for the purchase of a Computer-Aided Dispatch/Automated Vehicle Location (CAD-AVL) System.

I) AWARD OF CONTRACT FOR CONSTRUCTION OF THE MCALLEN HERITAGE CENTER NEW STORAGE BUILDING (REBID) (PROJECT. NO. 07-26-C34-984).

Staff recommended an award of contract to REA General Contractors, LLC in the amount of \$1,046,125 with a contract time not to exceed 180 working days for the construction of the McAllen Heritage Center New Storage Building.

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

J) CONSIDERATION AND AUTHORIZATION TO NEGOTIATE SCOPE AND FEES WITH TOP RANKED FIRMS FOR MCALLEN'S INTELLIGENT TRANSPORTATION SYSTEMS (ITS) PLAN (PROJECT NO. 05-26-S65-513).

Approved negotiations with Kimley-Horn and Associates, Inc. for the Scope and Fees of McAllen's Intelligent Transportation Systems (ITS) Plan.

K) CONSIDERATION AND AUTHORIZATION TO NEGOTIATE SCOPE AND FEES WITH TOP RANKED FIRMS FOR MCALLEN'S ACTIVE TRANSPORTATION PLAN (ATP) (PROJECT NO. 05-26-S64-513).

Approved negotiations with Kimley-Horn and Associates, Inc. for Scope and Fees of McAllen's Active Transportation Plan (ATP).

L) AWARD CONTRACT TO TOP RANKED VENDOR FOR THE CLOUD-BASED FLIGHT INFORMATION DISPLAY SYSTEM (FIDS), GATE INFORMATION DISPLAY SYSTEM (GIDS), BAGGAGE INFORMATION DISPLAY SYSTEM (BIDS), TERMINAL PUBLIC ADDRESS (PA) SYSTEM UPGRADE AT MCALLEN INTERNATIONAL AIRPORT (PROJECT NO. 05-26-C30-276).

Awarded a contract to Network Cabling Services, Inc. in the amount of \$707,752.64 with a contract time of 120 calendar days for the Cloud-Based Information Display (FIDS), Gate Information Display System (GIDS), Baggage Information Display System (BIDS) and Terminal Public Address (PA) System upgrade at the McAllen International Airport.

M) CONSIDERATION AND APPROVAL OF PAYMENT AUTHORIZATION FOR TWO (2) FIRE DEPARTMENT UTV MEDICAL UNITS THROUGH THE OFFICE OF THE GOVERNOR FISCAL YEAR 2025 BORDER ZONE FIRE DEPARTMENTS GRANT PROGRAM.

Consideration and Approval of payment authorization to ASAP -Off Road Specialty Vehicles in the amount of \$186,924 for two (2) Fire Department UTV Medical Units through the Office of the Governor Fiscal Year 2025 Border Zone Fire Departments Grant Program.

3. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR LOS ENCINOS TURF FIELD TO TEXAS ARTIFICIAL TURF & DESIGN, LLC. (PROJECT NO. 07-26-C35-01).

Staff recommended award of contract to Texas Artificial Turf & Design, LLC in the amount of \$345,026.17 for the purchase and installation of a turf field at Los Encino's Park.

Commissioner Joaquin Zamora moved to award the contract as recommended. The motion was seconded by Commissioner Rolando 'Rolly' Rios and carried unanimously by those present.

B) CONSIDERATION AND APPROVAL OF RECOMMENDATIONS FOR THE CITY OF MCALLEN EMPLOYEE HEALTH PLAN.

Staff recommended approval of 1) the premium contribution adjustments for active employees effective October 1, 2026, with no premium increase for retirees; 2) awarding the Medical Administrative Services contract to United Healthcare for a three-year term, with the option to extend for two additional years at the City Manager's discretion; and 3) award the Pharmacy Benefit Manager contract to Liviniti for a three-year term, with the option to extend for two additional years at the City Manager's discretion.

Commissioner Joaquin Zamora moved to approve the City of McAllen Employee Health Plan as recommended. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously by those present.

C) AWARD OF CONTRACT FOR THE PURCHASE AND INSTALLATION OF A NEW FIRE ALARM SYSTEM FOR THE CONVENTION CENTER UTILIZING COOPERATIVE PRICING. (PROJECT NO. 07-26-S105-01)

Staff recommended award of contract to Everon Solutions in the amount of \$198,311.71 for the purchase and installation of a new Fire Alarm System for the Convention Center.

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

4. VARIANCE

- A) CONSIDERATION OF A VARIANCE REQUEST TO THE INTERIOR STREETS ROW AND PAVING WIDTH REQUIREMENTS FOR VILLAS PROPOSED AT TRES LAGOS PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS; 5600 TRES LAGOS BLVD. VAR2026-0026**

Staff recommended approval of a variance request to the interior streets Right-of-Way and Paving width requirements at 5600 Tres Lagos Blvd.

Commissioner Michael Fallek moved to approve the variance as recommended. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously by those present.

5. MANAGER'S REPORT

- A) FUTURE AGENDA ITEMS.**

Items of upcoming workshops were reviewed as follows: None

- 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).**

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Items 6B and 6C; and Section 551.087 Economic Development on Item 6A.

Mayor Javier Villalobos recessed the meeting at 5:29 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 5:47 pm and noting the following city commission members present: Mayor Javier Villalobos, Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios and Commissioner Michael Fallek. Absent: Commissioner Rodolfo "Rudy" Castillo

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

Commissioner Joaquin Zamora moved to entertain a motion authorizing the City Manager and City Attorney to proceed as described in Executive Session. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously by those present.

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

No action.

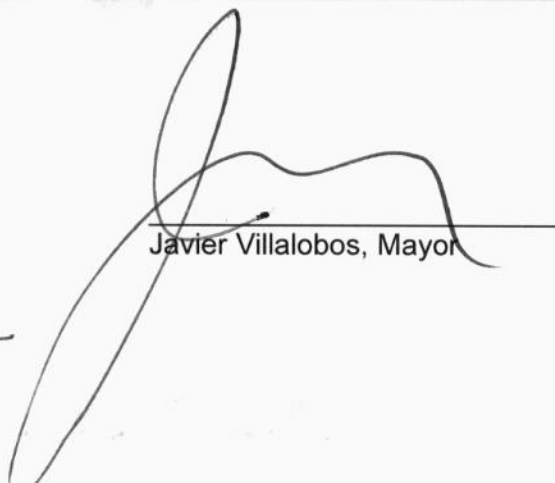
- C) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION. TEX. GOV'T. CODE §551.071.**

Commissioner Joaquin Zamora moved to entertain a motion authorizing the City Manager and City Attorney to proceed as described in Executive Session. The motion was seconded by Commissioner Rolando "Rolly" Rios and carried unanimously by those present.

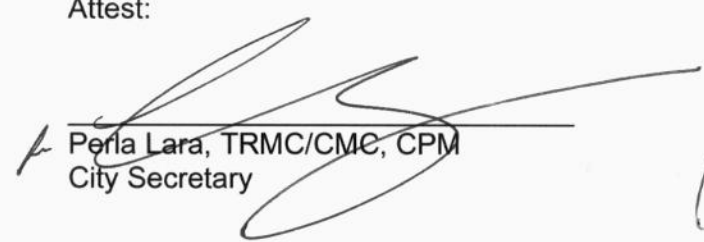
ADJOURNMENT

Without objection the meeting was adjourned at 5:48 p.m.

Attest:



Javier Villalobos, Mayor



Perla Lara, TRMC/CMC, CPM
City Secretary