

**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