



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Pepe Cabeza de Vaca
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora

Commissioner Rolando "Rolly" Rios
Commissioner Rodolfo "Rudy" Castillo
Commissioner Michael Fallek
City Manager Isaac J. Tawil

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, SEPTEMBER 14, 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 - Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca

PROCLAMATIONS - McAllen Public Library Month - Kathleen Horan

Constitution Week - Cheyanne Zink

National Day of Remembrance for Murder Victims- Robert Garcia

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 R-1 (Low Density Residential-UDC) District to R-2 (Medium Density Residential-UDC): Lot 11, Block 3, Colonia McAllen Subdivision, Hidalgo County; 2700 South 26½ Street. **REZ2026-0115**

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) a 1.952 acre tract of land out of Lot 109, Pride O' Texas Subdivision, Hidalgo County, Texas; 3800 State Highway 107. **REZ2026-0124**

3. Request of Garman Real Estate Development LLC, for a Conditional Use Permit, for life of Use, and the adoption of an ordinance for an Associated Recreation at Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street. **CUP2026-0060**

4. Request of Sarahi Duarte, on behalf of Monroe Cigar Bar LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11 and East 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street. **CUP2026-0063**

5. ROUTINE CITY INITIATED REZONINGS

a. Rezoning from A-O (Agricultural and Open Space-OC), R-1 (Single-Family Residential-OC) and C-3 (General Business-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:

QUINTA MAZTLAN LOT 1

600 Sunset Drive

500 and 804 Bales Road (PID: 674016 and 175515)

700 Sunset Drive (PID: 675893)

2801 South 10th Street (PID: 189372) **REZ2026-0116**

b. Rezoning from R-1 (Single Family Residential-OC) and C-3L (Light Commercial-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:

2700 South McColl Road (PID: 1351918) **REZ2026-0117**

c. Rezoning from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

RIDGE PLAZA

1200-1424 East Savannah Avenue

1900-2108 South "M" Street

2108 and 2109 East Vermont Avenue

1901, 2101 and 2109 South "K" Center Street

1900 and 1912 South Jackson Road

2108 East Ridge Road

ESPENSEN ACRES LOTS 2-4

2312, 2400 and 2412 South Jackson Road

JACKSON MEADOWS LOTS 66C-66G AND 67C-67W

2500, 2512, 2600, 2608 and 2616 South Jackson Road

2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832 and 2836 South Jackson Road

LAS CANADAS LOTS 1-19 BLOCK 1

2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000, 3002, 3004, 3006, 3010, 3012, 3014, 3016, 3018 and 3020 South Jackson Road

VILLA HERMOSA BLOCKS 1-2

3400 and 3500 South Jackson Road

1400 East Savannah Avenue (PID: 645218) **REZ2026-0118**

d. Rezoning from R-1(Single-Family Residential-OC) District and A-O (Agriculture & Open Space-OC), under the Old Code (OC), to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343) **REZ2026-0120**

e. Rezoning from R-1 (Single-Family Residential-OC), A-O (Agriculture & Open Space-OC), and I-1 (Light Industrial-OC) Districts under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

7100 South McColl Road Rear (PID: 290333)

7201 and 7524 South 10th Street (PID: 644853 and 189956) **REZ2026-0121**

f. 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:

RIVER VALLEY LOT 1

700 South Jackson Road

JACKSON GARDENS LOTS A-B

800 and 808 South Jackson Road

JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7

820, 900 and 920 South Jackson Road

1301, 1317, 1401 and 1417 East Jackson Avenue

WALMART NO. 2 LOTS A, 1, 3, 4, 7

1100 East Jackson Avenue

1200 East Jackson Avenue

1402 South Jackson Road

1410 South Jackson Road

1412 East Jackson Road

Lot 2A Wal-Mart Subdivision No. 2, Lot 2A

1300 East Jackson Road

STATION 1 LOT 1

1501 South "K" Center Street

JACKSON PLAZA LOT 1

1100 South Jackson Road

LAS MISIONES LOT 1

1328 South Jackson Road

SOUTH TEXAS MEDICAL PARK LOTS 1-13

1201, 1301, 1309, 1401 and 1409 East Ridge Road

1601 and 1609 South "K" Center Street

1301, 1309, 1317 and 1325 East Quebec Avenue

1600 and 1608 South Jackson Road

1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)

2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201,

231196, 231199 and 231194)
REZ2026-0122

- B) Amending the Zoning Ordinance of the City of McAllen.
- C) Public Hearing on the City of McAllen's Proposed Budget for Fiscal Year 2026-2027.

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 Budget Workshops held August 5th, August 12th, August 18th, Workshop and Regular Meeting held on Monday, August 24, 2026.
 - B) Consideration and Approval of Various City Surplus Vehicles and Equipment.
 - C) Consent Resolutions
 - 1. Consideration and Approval of Resolution to accept Federal Aviation Administration (FAA) Grant No. 67.
 - 2. Consideration and Approval of Resolution to Accept Federal Aviation Administration (FAA) Grant No. 68.
3. **BIDS/CONTRACTS:**
 - A) Consideration and Approval of the Construction Manager-At-Risk (CMAR) Proposal Qualification for the City of McAllen New Golf Course (Project No. 08-26-C39-1434).
 - B) Award of Contract for Professional Services - Annual Land Surveying Services 2026 (Project No. 04-26-S58-730).
 - C) Consideration and Approval of Change Order No. 1 for the 2nd St. at Byron Nelson Avenue Drainage Improvements (Project No.12-25-C10-638).
4. **RESOLUTION:**
 - A) Consideration and possible approval of a resolution casting vote for TML IRP Board of Trustees Election.
5. **VARIANCES:**
 - A) Consideration of a variance request to not extend North 49th Street to Pecan Boulevard for the proposed Pecan Plaza Subdivision, Hidalgo County, Texas; 4801 Pecan Boulevard. **VAR2026-0031**
 - B) Consideration of a variance request to not provide the North-South ¼ Mile Collector for the proposed Star Subdivision, Hidalgo County, Texas; 401 East Dicker Road. **VAR2026-0030**

6. MANAGER'S REPORT:

- A)** Advisory Board Appointments.
- B)** Future Agenda Items.

7. 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**

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)** Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
- B)** Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

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 September 8, 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