

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

The McAllen Board of Commissioners convened in a workshop on **Monday, October 10, 2022**, at 4:00 p.m., at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Pro Tem Joaquin Zamora, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Omar Quintanilla, Commissioner Victor "Seby" Haddad and Jose R. "Pepe" Cabeza de Vaca

Absent: Commissioner Rodolfo "Rudy" Castillo

Also present were City Manager Roy Rodriguez, City Attorney Isaac Tawil and City Secretary Perla Lara, Assistant City Manager Joe Vera and Assistant City Manager Jeff Johnston

CALL TO ORDER

1. PRESENT QUESTIONS TO STAFF RELATING TO THE OCTOBER 10TH REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions of the regular city commission agenda.

2. DISCUSSION OF PLAQUE FOR CITY OF MCALLEN POLICE BUILDING.

Staff mentioned they have prepared a plaque to commemorate the years of service for Chief Alejandro Longoria. It was noted that Chief Longoria was the first Hispanic Police Chief for the City of McAllen. He served the City of McAllen for 29 years. He worked for the City of McAllen from 1971 to 2000, serving as Police Chief from 1985 to 2000. Staff added that they are seeking direction on the design of the plaque to commemorate Chief Alejandro Longoria.

A discussion ensued. Comments and concerns were shared by Council. Direction was given to staff to bring back item second meeting in November.

Mayor Javier Villalobos thanked staff for their presentation.

3. UPDATE ON COMPREHENSIVE PLAN.

Staff mentioned that in July of last year, the City Commission awarded a contract for a comprehensive plan update and the drafting of a Unified Development Code to Freese & Nichols. Staff mentioned that the official name for the new comprehensive plan was selected as well as an update logo. It was noted that both are prominently displayed on the Comprehensive Plan's official website www.mcallen2040.com. The website has been advertised on social media and through MPU water bills in order to receive citizen input on what changes the plan should focus on.

It was briefly mentioned that to further the public outreach, they have also conducted focus groups with stakeholders in the Economic Development, Transportation, Real Estate, Education, and Development fields. Staff noted that a few chapters of the Comprehensive Plan have been delivered for initial review and work has begun on the Unified Development Code.

A brief power point presentation was given by Chance Parks - Freese & Nichols' Project Manager.

A discussion ensued. Comments and concerns were shared by Council. Questions were asked related to timeline, what's next, draft vision, culture, arts and entertainment and urban design. Staff answered questions posed by Council.

Mayor Javier Villalobos thanked staff for their presentation.

4. PRESENTATION OF DEVELOPMENT PROCESS IMPROVEMENTS AND UPCOMING DEVELOPER'S FORUM.

Staff gave a presentation on the Development Forum Progress and Tools Developed. Staff briefly touched on the items requested or were suggested during the forum and the actions that has been taken as follows:

- Double frontage lot setbacks were an issue: Eliminated the large rear setback on double frontage lots allowing the lot front to be only one side.
- 800' block length was an issue: Extended the block length to 1,200' for R-1, R-2 and R-3A zones, 900' on R-3C and R-3T zones and to extend that further by 10% if traffic calming measures are implemented and gives the Planning Director discretion to give a variance if a physical obstruction is present.
- Checklists were requested – Engineering has developed one that they use internally and can provide engineers. Also developing checklists for the subdivision and site plan processes.
- Grass in detention ponds was an issue because it takes too long for the grass to establish, and they can't get a water meter until the plat is recorded so they can't water the grass for it to grow: Allow escrow for seeding or sod and MPU is now allowing for early water meters if requested.
- Minimum lot sizes 35' wide was an issue: Will be discussed at an upcoming Ordinance Review Committee meeting.
- Park fees were discussed, and it was mentioned that it takes a long time to get the 50/50 park fees approved and Commission approval: Eliminated the Parkland Dedication Advisory Board and gave City Manager authority to approve staff recommendation on developments of 99 acres or less.
- It was requested that they be allowed to go to construction after preliminary approval: not recommended but will be allowable on a case-by-case basis if plans are completed and they sign a hold harmless agreement because things often change between preliminary and final plats due to drainage requirements or site plan review.
- It was noted that it takes a long time to get drainage report comments back: Implemented an expected response time in the engineering department to get comments back within a maximum of five days of submittal.
- Regional detention pond land banking was suggested: Can look at this with the Master Drainage Plans underway in the north and south sides of the city awarded on May 23, 2022.

Staff also briefly reviewed additional items they were working on to continue to improve development processes. Additional improvements were highlighted as follows:

- Hire an Acela consultant
- Funding approved to redo the Comprehensive Plan and code re-write
- Additional staff members have been added to the Development Review and continue to hold Wednesday morning reviews of all pending subdivisions
- Continue to hold biweekly Friday morning meetings to answer questions and provide status
- More time has been allocated to meet with developers in regard to current or future projects
- Meet with members of the review team for Sharyland Water Supply Corporation
- Offer remote development meetings via Zoom to give out-of-town developers and property owners a better way to meet with staff and answer questions
- Creating a Customer Satisfaction Survey to receive feedback from developers and residents
- On-going interdepartmental staff cross-training occurs on a regular basis
- Removed engineering department from the review of small cell and cell tower permits to decrease review time of said permits and allow engineering staff more time for major developments

At this time Humberto De La Garza gave a power point presentation on the development process and general overview of the final plat approval process, site plan review, drainage report submittal, traffic impact analysis review, parkland dedication review, public utilities board approval processes, possible sub-processes, variances, public improvements, letter of credit, tracking review and recording checklist.

A discussion ensued. Comments and concerns were shared by Council. Questions were asked related to development updates and status, status on checklists, projects and owners, quality of engineering firms, approvals and step processes and private community engagement. Staff answered questions posed by Council.

Mayor Javier Villalobos thanked staff for their presentation.

5. 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) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)
- B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACT 1. (SECTION 551.087, T.G.C.)
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO ECONOMIC DEVELOPMENT FUNDING. (SECTION 551.07, T.G.C.)
- D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO SELF INSURANCE MATTERS. (SECTION 551.071, T.G.C.)
- E) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO BYOB. (SECTION 551.071, T.G.C.)

PUBLIC COMMENT SESSION: No public comment.

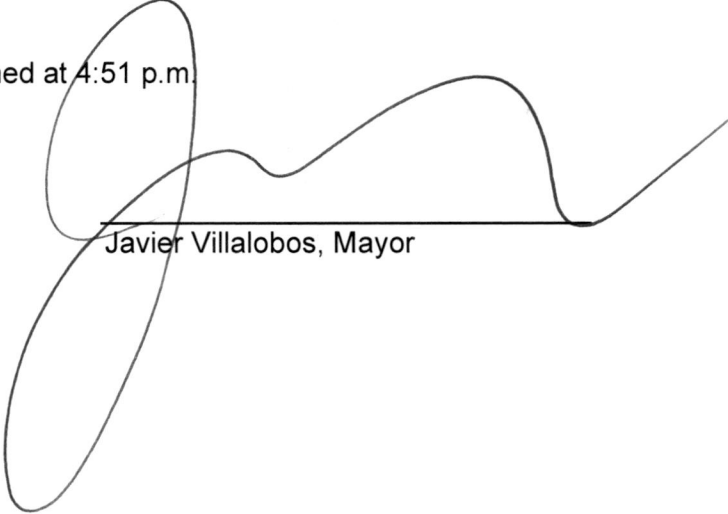
ADJOURNMENT

Without objection, the meeting was adjourned at 4:51 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor