



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, JANUARY 9, 2023 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

<https://us02web.zoom.us/j/88263271103?pwd=UEgvVjNVTKtKbGRqOXRYWmJWQkN0Zz09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial 1 (346) 248-7799 US (Houston) Meeting ID: 882 6327 1103 Passcode: 811117.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"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

1. Present questions to staff relating to the January 9, 2023 Regular Meeting Agenda, to be discussed at such meeting.
2. Taxi Updates.
3. 2022 Drainage Utility Fee Review Update.
4. Comprehensive Plan Update.
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) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. (Section 551.072, T.G.C.)

- B) Consultation with City Attorney regarding potential litigation related to emergency contracts. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding emergency medical services. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding pending litigation. (Section 551.071, T.G.C.)
- E) Consultation with City Attorney regarding legal issues with McAllen Convention Center Marquis. (Section 551.071, T.G.C.)
- F) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)

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 attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 6, 2023 at 3:30 PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said 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.

DATE SUBMITTED

MEETING DATE

1/9/2023

1. Agenda Item: Present questions to staff relating to the January 9, 2023 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.
12/06/2022
1/9/2023

1. Agenda Item: Taxi Updates.
2. Party Making Request:
3. Nature of Request: Taxi Update and Proposed Changes
4. Routing:

Angela Cano	Created/Initiated - 12/6/2022
Mario Delgado	Approved - 12/6/2022
Jeff Johnston	Approved - 12/6/2022
Isaac Tawil	Final Approval - 12/7/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Taxi Update & Proposed Modification

December 1, 2022

Agenda

1.) Taxi Rate Review

- Proposed Modification

2.) Taxi Permit Review

- Proposed Modification

Current Code regarding taxi fares

Sec. 114-109. Rates established.

The following rates, fares and charges for taxicab or pedicab service are hereby established for services within the city, except for fares governed and superseded by any contract between commercial passenger vehicle owners and the airport:

- 1.) The minimum fare or flag drop shall be \$5.00 to apply to the one-fifth mile or fraction thereof.
- 2.) Fifty cents for each additional one-fifth mile or fraction thereof.
- 3.) No charge shall be made for children under two years of age.
- 4.) Two passengers with the same origin and destination may travel for a single fare. Each additional passenger with the same origin and destination shall pay a fare of \$1.00. Passengers with different origins or destinations shall pay the single passenger fare.
- 5.) Twenty-five dollars per hour for waiting time, which charge must be recorded on the taximeter.
- 6.) The minimum fare originating from McAllen-Miller International Airport having a destination in the city limits shall be \$7.00. Fares originating at the airport or at the City of McAllen Central Station with a destination outside the city limits will be established as per written agreement between the airport manager and the bus terminal manager and the taxicab company as otherwise provided in this chapter and shall be posted in the airport and bus terminal in a prominent area of the taxicabs.
- 7.) Each passenger shall be entitled to carry one piece of luggage, or four grocery bags, at no charge. Any additional luggage may be charged at the rate of \$2.00 each, and each additional grocery bag shall be charged at the rate of 25 cents each.
- 8.) The fare for taxicab service originating in the corporate city limits of the city and extending outside the city limits of the city shall be by the applicable meter rate as established under subsection (1) and subsection (2), except as otherwise provided under subsection (6). Each taxicab shall have a posted sign, in English and Spanish, located in clear view of the passenger, on the back of the front passenger seat.

Background of Current Code

- Rate change was previously adopted in 2020, which included an increase of starting flag drop from \$4.00 to \$5.00.
- Flag drop at Airport remained the same at \$7.00.
- Per mile fee remained the same at \$2.50.
- Wait time remained the same at \$25.00 per hour.
- Prior to amendment in 2020 fare structure remained constant since 2011.

Current taxi driver request

- Petition for an increase of starting meter flag drop from \$5.00 to \$7.00.
- Petition does not seek temporary relief option and request for a permanent change in starting metered rate in the City of McAllen.
- Petition references rising fuel cost and inflation.

McAllen-Edinburg-Mission Current Average Price: \$2.836 REGULAR.

- Petition does not include any request or change for starting rate from McAllen International Airport.

Current trends regarding fuel prices

- Ride sharing companies implemented a fuel surcharge per ride fee earlier this year.
- TNC's fuel surcharge range between \$0.45 to \$0.55 per ride.
- Corpus Christi and San Antonio allow for a fuel surcharge based on ordinance.
- City of Houston has a proposal for a surcharge of at least 50 cents to each trip and increases by \$0.50 cents with each 50-cent interval over \$3.00.
- Washington D.C. and Chicago have both approved a \$1.00 per trip fuel surcharge.

Department options for request

- 1.) Approve request for a permanent starting metered rate of \$7.00 throughout City of McAllen.
- 2.) Allow for a \$1.00 fuel surcharge when fuel average in Texas is at \$3.00 which will be updated monthly by Transit Department.
- 3.) Deny the request.

Department recommendations

- Department recommends Option 1 that will approve an increase in starting metered rate from \$5.00 to \$7.00 throughout the City of McAllen.

Increase in the number of taxi license/vehicle permits

- Freeze has been in place on any new licenses and vehicle permits since 2017.
- In 2017 number of vehicle permits was at 52 taxis.
- Current number of vehicle permits for taxis operating in McAllen is at 41.

Section 114-27.- Limitation on number.

a.) The number of taxicabs licensed to operate in the city shall be limited a number equal to one per 2,000 in population for the City. It is further provided that in no event shall a vehicle permit be issued where such permit will constitute greater than 40 percent of the outstanding permits to be held by any single person, spousal pair, or entity.

b.) The number of transit vehicle permits in the city shall be limited to a number equal to one per 5,000 in population for the city.

c.) The number of pedicab permits in the city shall be limited to a number equal to one per 10,000 in population for the city.

d.) For the purpose of this section, the city population calculation shall be based on the most recently available census data, including estimates.

e.) All new commercial passenger vehicle permits will be made available based on a lottery to be conducted by the city or a request for proposal at the discretion of the city commission.

Ord. No. 2020-07, § I, 2-10-20

2020 Census

- Total population in McAllen from 2020 Decennial Census was 142,210.
- Taxi to population ratio:1 taxi per every 2,000.
- Based on population McAllen should have 71 taxis.
- Current number of taxis in operation is at 41 for 2022.
- Current shortfall of taxi is at 30 taxi vehicle permits.
- 2022 there were 234 occurrences where there was an unattended taxi queue line at Central Station of at least one hour.

Possible options for current shortages

- 1.) Increase the number of taxi licenses/vehicle permits to meet the population ratio
 - A. Make available 15 licenses/vehicle permits on a lottery basis
 - B. Make available 15 licenses/vehicle permits based on R.F.P. (Allow for three individual company's to have fleet of five taxis per company)
 - C. Any remaining licenses/vehicle permits would become available by lottery
- 2.) Keep the number of taxi licenses/vehicle permits at current number

Transit Department recommendation

- Transit Department recommends option A and proceed with an increase in number of taxi licenses/vehicle permits in January of 2023
- Any licenses/vehicle permits that are not renewed or revoked would become available on an annual raffle
- Next census would determine need for any new licenses/vehicle permits

Fees for a new taxi company

Sec. 114-21. Fees.

1.) An applicant for a commercial passenger vehicle license or vehicle permit shall pay, at the time of submission of each initial or renewal application, the following fees:

- a.) Taxicab, pedicab, limousine, and similar vehicles: \$100.00 for license plus \$50.00 for each vehicle permit.
- b.) Transit vehicles: \$500.00 for license plus \$100.00 for each vehicle permit.
- c.) Replacement vehicle permit \$10.00.
- d.) Vehicle re-inspection fee \$10.00.

2.) Fees for optional services:

- a.) McAllen International Airport and Central Station Concessionaire Agreement.
- b.) Transit vehicle lease agreement fee.
- c.) In no event shall there be a refund of a fee paid pursuant to the provisions of this chapter.
- d.) Permits issued under this chapter shall expire on the last day of December of the calendar year it is issued.
Permits not renewed on or before December 31 shall be subject to a \$25.00 late fee.
- c.) Transportation network companies shall pay a per trip fee, as set by the city, for each trip originating at the McAllen International Airport, to be paid on a monthly basis within 30 days after the close of each calendar month.

Ord. No. 2020-07, § I, 2-10-20

Fees continued

- \$100.00 per company and \$50.00 per vehicle and \$26.00 driver permit cost.
- \$5.00 annual contract fee to queue up at McAllen Airport.
- \$5.00 annual contract fee to queue up at McAllen Central Station.
- Current fees have remained the same since 2010.
- Should fees remain the same as well? Contract fees would not need to have an ordinance amendment.

QUESTIONS?



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

3.
12/06/2022
1/9/2023

1. Agenda Item: 2022 Drainage Utility Fee Review Update.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Eduardo Mendoza
Eduardo Mendoza
Michelle Rivera
Isaac Tawil

Created/Initiated - 12/6/2022
Approved - 12/6/2022
Approved - 12/6/2022
Final Approval - 12/7/2022

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



***ENGINEERING DEPARTMENT
MEMORANDUM***

To: Roel "Roy" Rodriguez, P.E., City Manager
From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer
Date: December 6, 2022
Subject: Annual Review of Drainage Utility Fee

Goal

Consideration and Review of Drainage Utility Fee for year 5.

Explanation

The City adopted the drainage utility fee in 2018, with billing commencing in March 2018. As part of the process, an annual review by City Commission is required. In addition, City Commission requested a review of the drainage utility fee prior to the end of year 5. Attached is the annual presentation for your review.

5th Annual Update Drainage Utility Fee

December 12, 2022

Drainage Utility Fee Adoption

- Drainage Utility Fee was adopted in January 2018
- Drainage Utility Fee began collecting fee in March of 2018
- Drainage Utility Fee is required to be reviewed yearly. Last update April 2022.
- During adoption City Commission requested a five year review.
- Staff is recommending continuance of Drainage Utility Fee w/ continued yearly review.

Drainage Utility Fee \$11.21 million

PROJECT NAME	COST EST
Sarah Ave Bypass	\$750,000
Gardenia at N 12 th Drainage Imp.	\$316,000
N 8 th at Camellia Ave Drainage Imp.	\$185,000
NW Blueline Hibiscus Tributary	\$300,000
Torres Acres Drainage improvements	\$680,000
Balboa Ditch Sluice Gates	\$325,000
Balboa Acres Storm Infrastructure & Pump Station Improvements	\$250,000
N Main at Jay St. Drainage Improvements	\$450,000
Quince at N 8 th Drainage Imp.	\$175,000
McAllen Lateral Channel Improvements	\$2,000,000
Trade Zone Pump Station Improvements	\$180,000
Harvey Stormwater Pump Station	\$600,000
NE McAllen/Edinburg Lateral	\$6,000,000

City adopted a Drainage Utility Fee in March 2018, paid through monthly utility bill

Fee is based on average impervious cover for residential properties (2,700 sf = 1 ERU)

Monthly fee of \$1.50 per ERU (min. \$1.00 / max \$75.00)

Approximately 8 years to collect \$11.21 million

Projects awarded throughout the term

Year 5 Revenue Update

Year 1: March 2018 - March 2019

Fiscal Year 17-18	\$	685,495
Fiscal Year 18-19	\$	617,701

Total Revenue	\$	1,303,196
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Year 2: April 2019-March 2020

Fiscal Year 18-19	\$	619,673
Fiscal Year 19-20	\$	623,369

Total Revenue	\$	1,243,042
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Year 3: April 2020-March 2021

Fiscal Year 19-20	\$	626,579
Fiscal Year 20-21	\$	627,645

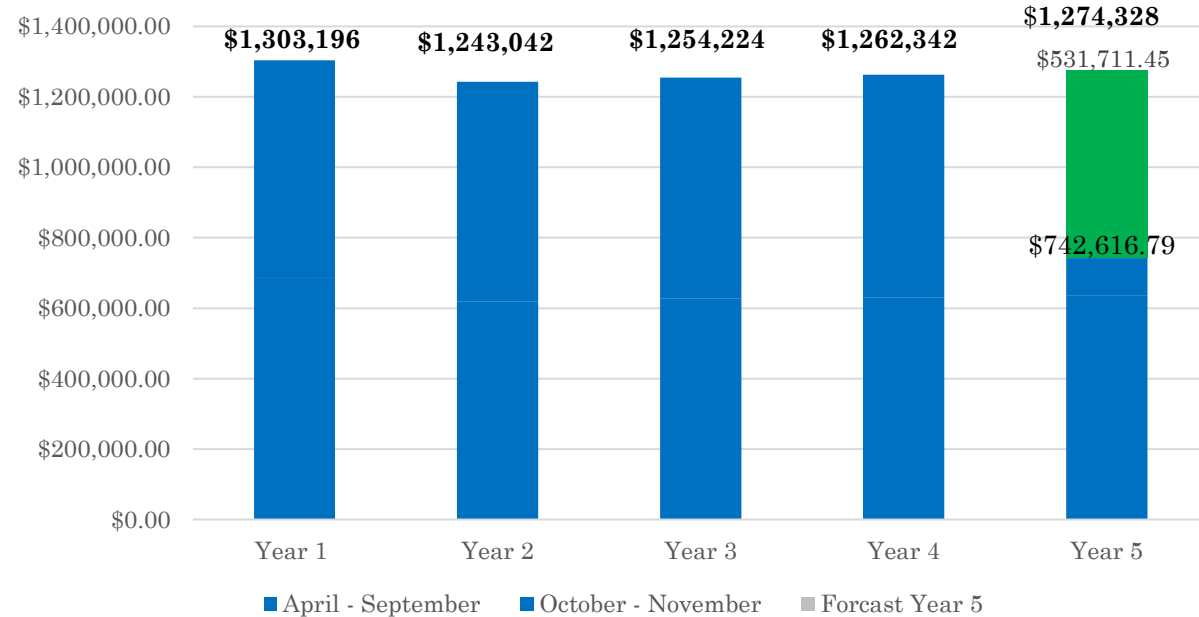
Total Revenue	\$	1,254,224
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Year 4: April 2021-March 2022

Fiscal Year 20-21	\$	629,605
Fiscal Year 21-22	\$	632,737

Total Revenue	\$	1,262,342
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Year to Year (Life of Drainage Fee Project)



Year 5: April 2022-March 2023

Fiscal Year 21-22	\$	636,475.50
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Fiscal Year 22-23 (Forecast)	\$	637,852.74
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Total Revenue	\$	1,274,328.24
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**Expected Revenue at
Year 5: \$6,337,132**

Year 5 Updates

Adding New Accounts

- New construction and Recently annexed (about 697)
- Accounts billed \$0.99 until assessment is completed
- Assessment in progress utilizing available appraisal district data
- Projecting an additional \$4,000 - \$5,000 Annual Revenue

Create Drainage Only Accounts

- Send out letters to Property Owner per HCAD to notify of Account Creation
- Sign and Return Forms w/ Deadline
- Account Activation

Project Status

Complete: 4

ROW acquisition: 1

Prepared for Advertising: 2

Under design: 6

Project Name	Status
Sarah Avenue Bypass	Complete
Gardenia at N 12th Drainage Imp.	Complete
N 8th at Camellia Ave Drainage Imp.	Complete
NW Blueline Hibiscus Tributary	Complete
Torres Acres Drainage Imp.	Design Complete/ Coordinating ROW
Balboa Ditch Sluice Gates	Preparing for Advertising
Balboa Acres Storm Infrastructure & Pump Station Improvements	Preparing for Advertising
N Main at Jay St. Drainage Imp.	Under Design
Quince at N 8th Drainage Imp.	Under Design
McAllen Lateral Channel Imp.	Under Design
Trade Zone Pump Station Imp.	Under Design
Harvey Stormwater Pump Station	Under Design
NE McAllen/Edinburg Lateral	Under Design

Completed Projects

Sarah Avenue Bypass

Design	\$	21,615.00
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Construction	\$	111,100.00
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Total \$ 132,715.00

Gardenia Avenue at N 12th St

Design	\$	28,937.25
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Construction	\$	266,586.00
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Total \$ 295,523.25

N 8th Street at Camelia Avenue

Design	\$	16,565.00
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Construction	\$	225,614.78
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Total \$ 242,179.78

NW Blueline Hibiscus Tributary

Design	\$	21,264.75
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Construction	\$	228,100.00
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Total \$ 249,364.75

Questions?



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

4.
01/03/2023
1/9/2023

1. Agenda Item: Comprehensive Plan Update.
2. Party Making Request: Edgar Garcia
3. Nature of Request: Comprehensive Plan Update

4. Routing:
Jessica Cavazos Created/Initiated - 1/3/2023
Edgar Garcia Approved - 1/3/2023
Michelle Rivera Approved - 1/3/2023
Isaac Tawil New -

5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



Planning Department

Memo

TO: Roel "Roy" Rodriguez, P.E., City Manager
FROM: Edgar I. Garcia, AICP, CNU-A, CPM, Director
DATE: January 3, 2023
SUBJECT: COMPREHENSIVE PLAN UPDATE

Work has continued on the City's Comprehensive Plan update. In collaboration with our contracted consultant, Freese & Nichols, we have conducted stakeholder meetings with engineers, architects, developers, and the public at large in order to get as accurate a view on what will work best for our community. On January 10th, we will have another public outreach session from 5:30-7:00 PM at the McAllen Public Library Auditorium.

The Steering Committee and staff have received four chapters for the proposed Comprehensive Plan (Vision, Land Use, Neighborhoods & Downtown Preservation, Transportation) and a diagnostic report on our current development codes. These are actively being reviewed by the Steering Committee with comments issued to Freese & Nichols.

Freese & Nichols' project manager, Chance Sparks, will present on the process up to now and where it will go moving forward.

ENVISION MCALLEN 2040 COMPREHENSIVE PLAN

City Commission
January 9, 2023



MEETING AGENDA

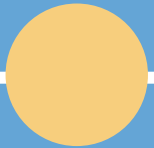
1. Process & Schedule
2. Engagement Update
3. Future Land Use
4. Downtown Districts & Streetscapes
5. Neighborhoods
6. Transportation
7. Next Steps



PROJECT SCHEDULE



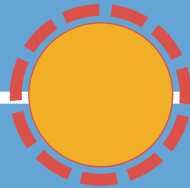
Feb-July
2022



Project Initiation
Stakeholder &
Community
Engagement
Snapshot
Vision & Guiding
Principles



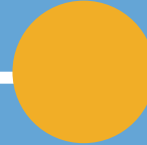
Aug 2022-
Feb 2023



Draft Chapters
CPAC Meetings
Community Engagement
UDC Diagnostic



Mar-Apr
2023



Full Draft for Public
Review
Public Comments &
Revisions
UDC Zoning and
Land Uses



Apr-May
2023



Comp Plan
Approvals
UDC Development
Std's & Subdivision
Regs



June-Aug
2023



UDC Finalization
& Adoption

*Schedule is subject to change.



VISION & GUIDING PRINCIPLES

**McAllen es una ciudad bicultural,
progresiva e incluyente.**

McAllen is a **unique and sustainable** binational City that leads not only the Rio Grand Valley, but the State of Texas in **education, safety, economic opportunity and affordability**. Despite being a big destination city full of **opportunity and excitement**, it maintains the **warmth of a family-friendly small town** that attracts so many to visit and to stay. It is a city that is **well run and well built**—a model for others and recognized international ambassador to other countries that **keeps up with the fast-changing world**.



Connected Regionally and Beyond



Regional and State Leader & Partner



Welcoming, Safe and Equitable



Community Quality of Life



Resilient and Innovative Economy



Dynamic Built Environment



ENGAGEMENT UPDATE

ENGAGEMENT ACTIVITIES



- Freedom Fest
- Community Meeting #1



- Online Ideas Wall
- Survey #1
- Virtual Community Meeting #1



- Visioning
- Future Land Use Map
- Land Use Dashboards & Neighborhoods



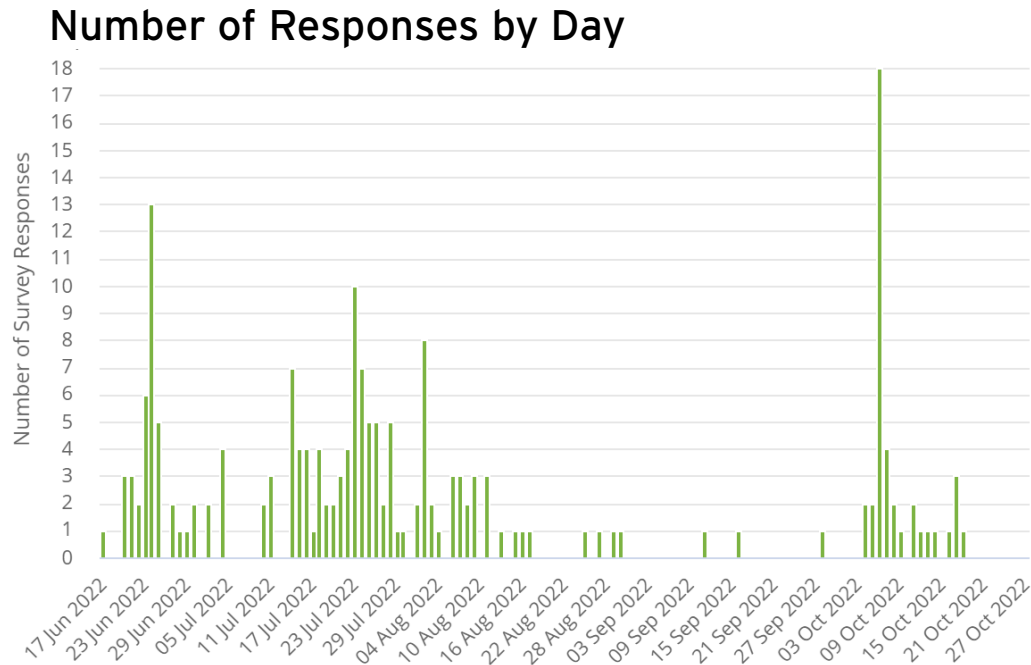
- Business
- Real Estate
- Education
- Transportation
- Parks
- City Staff (UDC)
- Design & Engineering Professionals (UDC)
- Development (UDC)

*Additional happening this week:

- CPAC meeting
- Community Meeting #2
- Virtual Community Meeting

ONLINE SURVEY SUMMARY

Open from 6/17/22 - 10/27/22



SURVEY TRAFFIC SUMMARY

6847

Total Visits

2168

Unique Users

0:57

Average Time (minutes)

240

Unique Stakeholders

108

Comments

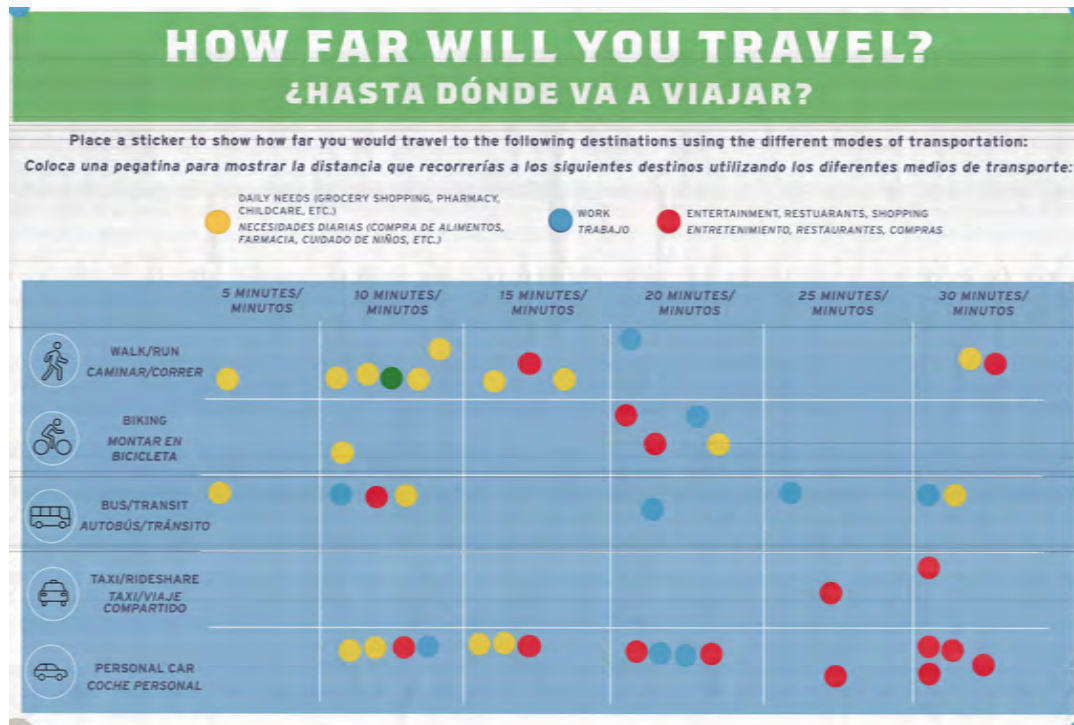
198

Survey Responses

COMMUNITY MEETING

10/11/22 in person and virtual option, 23 signed-in participants





COMMUNITY INPUT



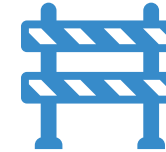
What People Love

- Parks and Trails
- People/Community
- Shopping, Dining & Entertainment
- Diversity
- Local Businesses
- Culture
- Family Friendly
- Cleanliness and Crime
- Everything!



What People Want

- Traffic Solutions
- Affordability
- Access to Opportunity
- Activities and Events
- Green Space/Trees
- Positive Growth/Change



What People See as Obstacles

- Lack of Vision
- Politics
- Funding/Resources
- Education
- Roads

EMERGING PRIORITIES

1

People and Community

2

Streets/Traffic

3

Parks

4

Infrastructure
(water/drainage)

5

Economic Development
(manufacturing & technology)

6

Affordability

7

Safety

8

Sustainability



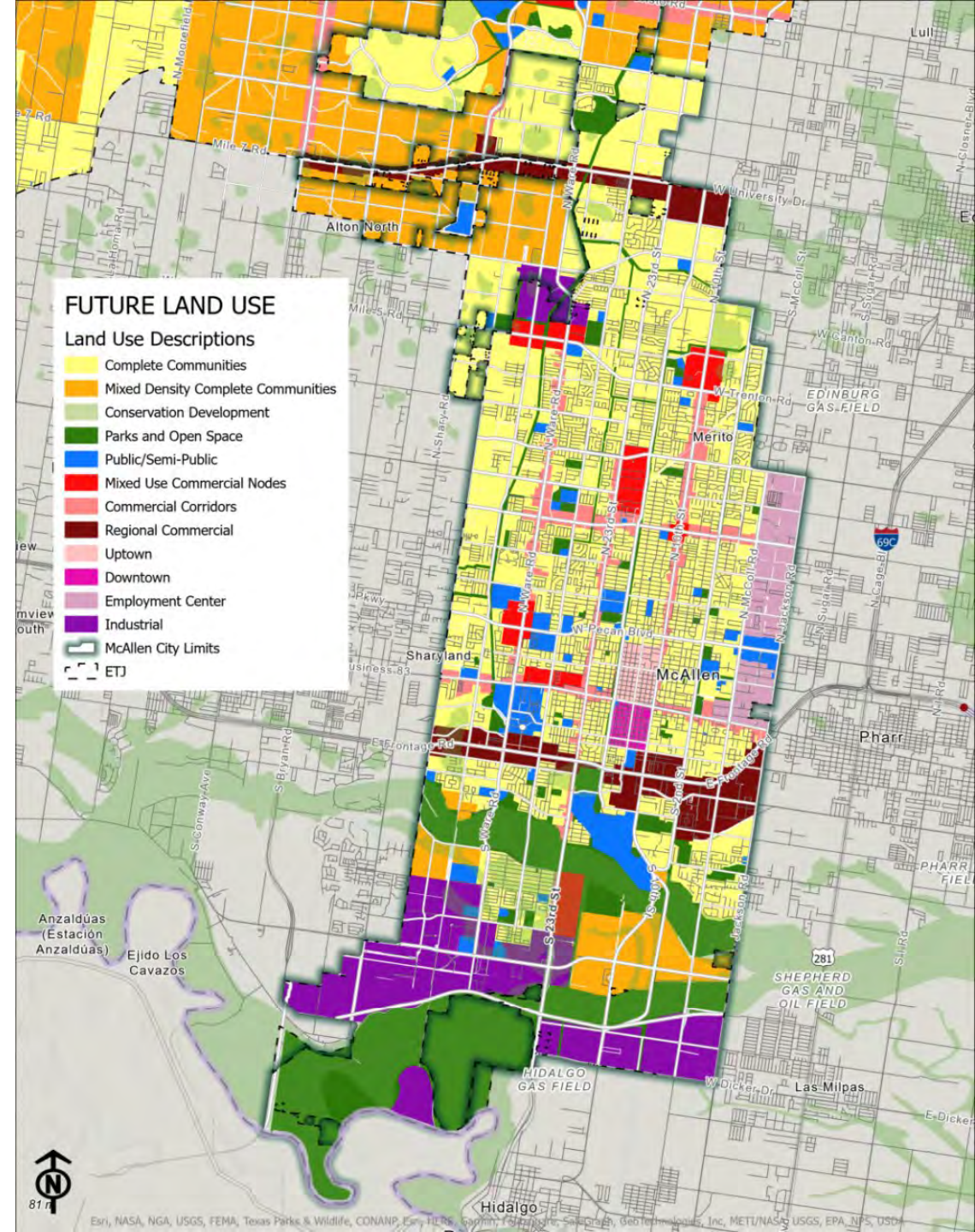
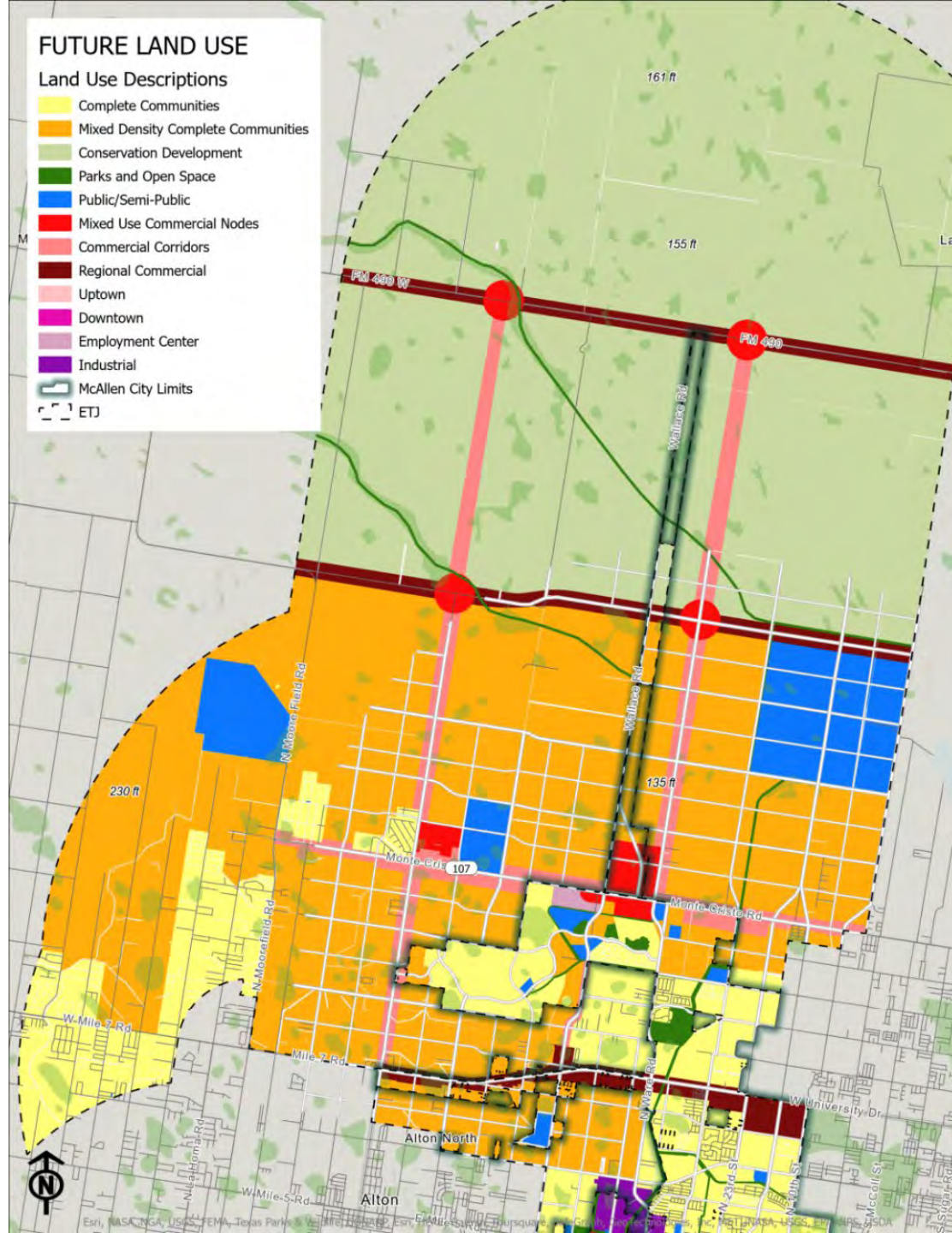
FUTURE LAND USE

TOPICS OF INTEREST

- Missing Middle Housing
- Conservation Development
- Transit-Oriented Development
- Complete Communities



FUTURE LAND USE

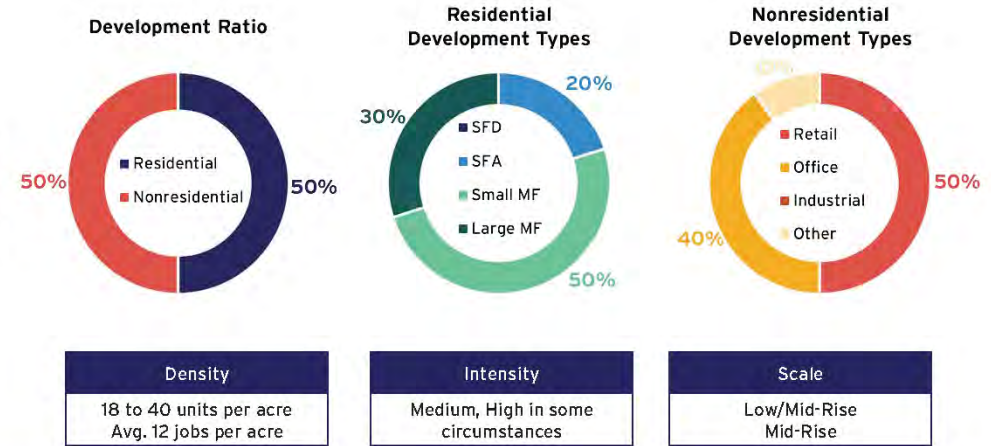


MIXED USE NODES

The Mixed Use Nodes allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment. Mixed Use Nodes areas encourage a greater number of residential units in close proximity to jobs, goods, services and civic activities, reducing residents' dependence on the car. Emphasis is placed on the following design elements: density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services. This district is especially appropriate for several needs that local residents of McAllen currently look elsewhere to provide, but can also contain some destination retail and office locations.



2.16 LAND USE AND DEVELOPMENT



Development Type	Appropriateness	Conditions
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent of this category is to provide retail/services, activity centers and diversified housing in more dense and compact forms; these uses will provide opportunities and amenities to surrounding lower density neighborhoods.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●●○	This can be appropriate provided that the overall area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between other uses.
Apartment House (3-4 units)	●●●●○	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●●○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the category; provides for activity centers, retail, services and diverse housing options. Design should emphasize the pedestrian experience rather than people driving automobiles. Vertical mixed-use is likely most appropriate, in order to achieve the intended densities. Ground floor uses are encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.
Mixed-Use Urban, Community Scale	●●●●●	
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services near housing, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to lower sales tax generation and limited ability to design at pedestrian scale, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



DOWNTOWN

OPPORTUNITIES & BARRIERS

Opportunities & Barriers

-  Downtown
-  Uptown
-  Opportunity
-  Barrier
-  Gateway



MAP 4. DOWNTOWN OPPORTUNITIES AND CONSTRAINTS MAP

OPPORTUNITIES

1. Celebrate local cuisine; support food truck culture and pathways for these establishments to grow, potentially into brick-and-mortar spaces in Downtown. A food hall can be a natural growth opportunity from a food truck format.
2. Utilize parking lot liner buildings to activate edges.
3. Half blocks are excellent redevelopment opportunities for allowing more density and residential in downtown to support a more around-the-clock environment.
4. Historic cemetery is an opportunity, given the number of important people buried there.
5. Activate the frontages of Archer Park.
6. Redevelopment of the blocks between the existing Entertainment District and Retail District, which currently lack identity.
7. Connectivity across Interstate 2 to connect Downtown with the activity south of the highway.
8. Investment in neighborhoods in the SW portion of Downtown that supports incremental redevelopment and organic increases in density.
9. Boeye Reservoir redevelopment site, adjacent to Downtown.
10. Entertainment District is a good opportunity for a Business Improvement District or other management district tool to address concerns like crime, cleanliness, etc.
11. Public-Private Partnership (P3) opportunity to realize redevelopment on the large City-owned surface parking lot; including structured parking, mixed-use buildings, and multi-family projects.
12. Pedestrian connections to a centralized Mobility Hub.
13. School site redevelopment opportunity.
14. Hotel/lodging opportunity.

15. Strong pedestrian-oriented streetscapes in the Entertainment District.
16. Gateway redevelopment opportunity.
17. Potential redevelopment sites.

BARRIERS

1. Older high-rise buildings with necessary deferred maintenance investment.
2. Need more diversity in retail offerings.
3. Low occupancy in existing commercial high-rise buildings with excessive surface parking.

GATEWAYS

Gateway signage and aesthetic treatments at key entry point into Downtown/Uptown creates a sense of arrival. More information about gateways and signage has been provided previously in this chapter.

[illegible]

The area surrounding South 17th Street has many bars, clubs and restaurants that make it a popular entertainment destination. This district is able to pull in visitors from all over the Rio Grand Valley. Currently the district is thriving, but there are some concerns about issues like cleanliness and crime. Creating a Business Improvement District or some other management district may provide the tools to remedy these problems. Improving the pedestrian experience to a pedestrian priority street would greatly benefit this district and promote safety for users.

The Commerce District encompasses the eastern edge of Downtown. The Chase Bank Tower dominates the northern section of this district. This district fronts 10th Street, making it a prime location for further business development. There is also opportunity for hotel or lodging uses in this area of Downtown. Within this district there are open half-blocks that could provide excellent redevelopment opportunities, particularly for residential or lodging uses that can help support businesses in Downtown with later hours.

Most of central Downtown is a part of the Retail District. There are already numerous businesses in this area, but the challenge is the lack of diversity in business type. Many of these businesses close early and because of this there is a lack of diversity in the types of visitor that are drawn to this area of Downtown. Diversifying the retail offerings, enhancing pedestrian connections to a mobility hub, and redevelopment of multiple prime sites in the area will go a long way in increasing the attraction of the area.

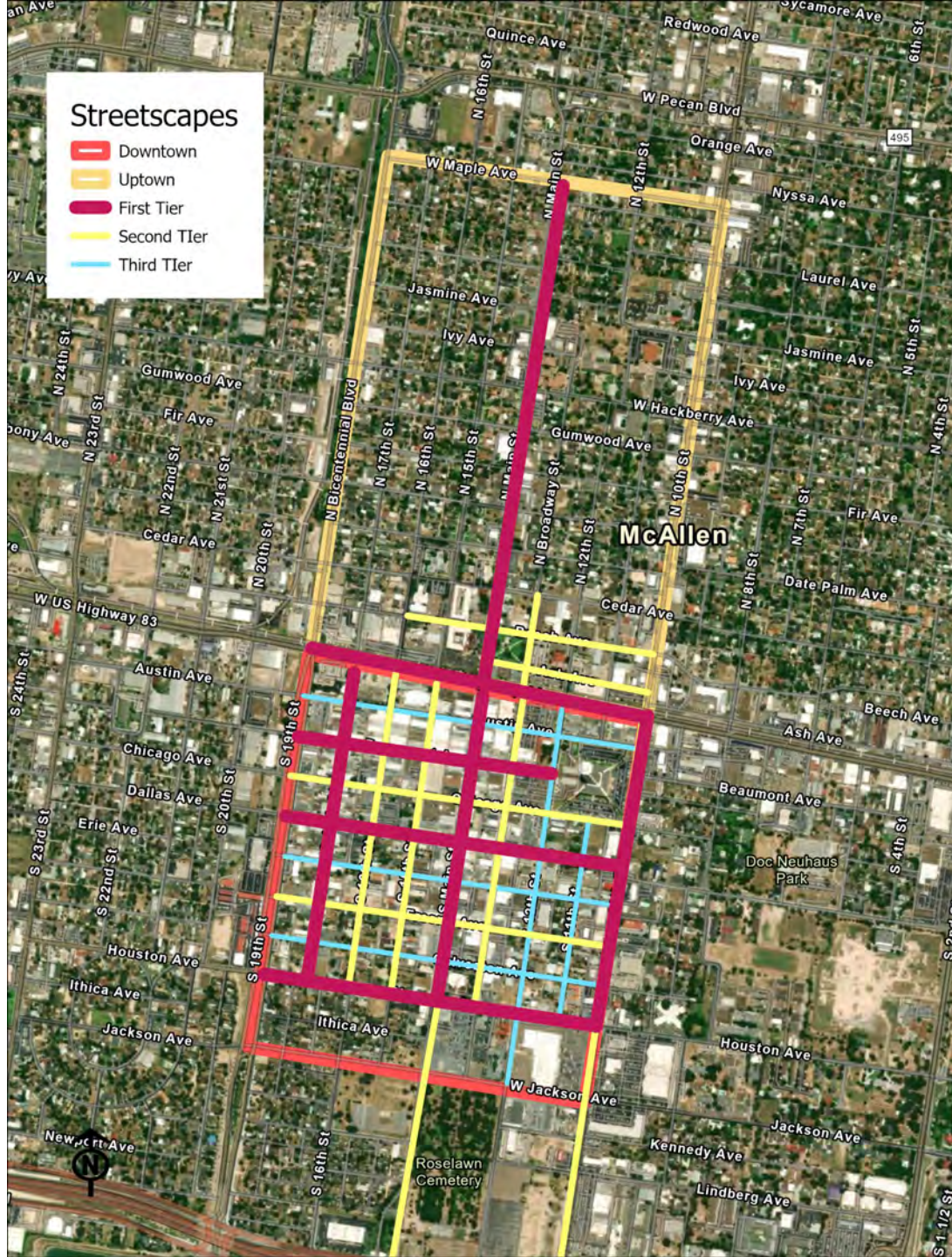
The Government District includes the area surrounding City Hall in the southern portion of Downtown. This area also contains the Consulates for Mexico and Honduras. City Hall sees many visitors, making good pedestrian amenities a priority. Just south of City Hall there is a large parking lot that could be an excellent redevelopment opportunity. The space could contain structured parking and mixed use or residential development.

The southwest corner of Downtown is envisioned to be a Mixed-Use Residential District. Currently this area has the highest concentration of residential uses in Downtown. Increasing the availability of neighborhood amenities here and throughout Downtown would make this District more desirable for people to choose to live in. Improved pedestrian connections to the rest of Downtown would also be necessary in this area. Redevelopment in this area should be incremental, organic, and compatible with existing residential homes.

The Archer Park District includes the areas surrounding the historic park, just north of the Downtown core. Activating the frontages along Archer Park would relieve pressure on the northern residential transition portion of Main Street and celebrate even more this much beloved community space. Archer Park is also a prime area to celebrate the food truck culture of the City.

Uptown stretches from Downtown to Maple Avenue. It serves to compliment the vibrant core located in Downtown, but is intended as a lower intensity area with commercial and cultural uses that are compatible in scale, aesthetics, and use with the existing residential homes. Preserving historic homes is a priority in this district. An enjoyable and safe pedestrian experience is critical to the success of this area, providing easy connections to Downtown and providing a more residential feel for residents of the area. This is a prime location to invest in creating a sense of place and identity for the community. This area currently houses many art studios and galleries, and supporting these types of uses in the area should continue. Due to the mix of commercial and residential uses here, the City should ensure good ordinances are in place and enforced to address and prevent any nuisance issues.

PRIORITY STREETS CAPES



FIRST TIER STREETS CAPES

First tier corridors should be the first priority and have the highest level of aesthetic treatment and investment.

Potential improvements include:

- Expanded sidewalks with brick pavers.
- Enhanced treatment at intersections and crosswalks (e.g., plantings, decorative crosswalks).
- Street trees to the maximum extent possible.
- Bulb-outs to shorten pedestrian crossing.

SECOND TIER STREETS CAPES

Second tier corridors should have special treatments and investment used in select areas. Potential improvements include:

- Expanded sidewalks.
- Street trees to the maximum extent possible.
- Enhanced treatment at intersections (e.g., brick pavers at corners) or to a lesser extent along the full length of the street.

THIRD TIER STREETS CAPES

Third tier corridors should have essential pedestrian amenities and special treatment in a few select areas.

Potential improvements include:

- Consistent sidewalk connectivity.
- Street trees where possible.
- Enhanced treatment at intersections (e.g., brick pavers at corners) or to a lesser extent along the full length of the street.



NEIGHBORHOODS

VICIOUS VS VIRTUOUS CYCLES

Complex chains of events that are self-reinforcing.

A virtuous cycle has favorable results, while a vicious cycle has detrimental results.



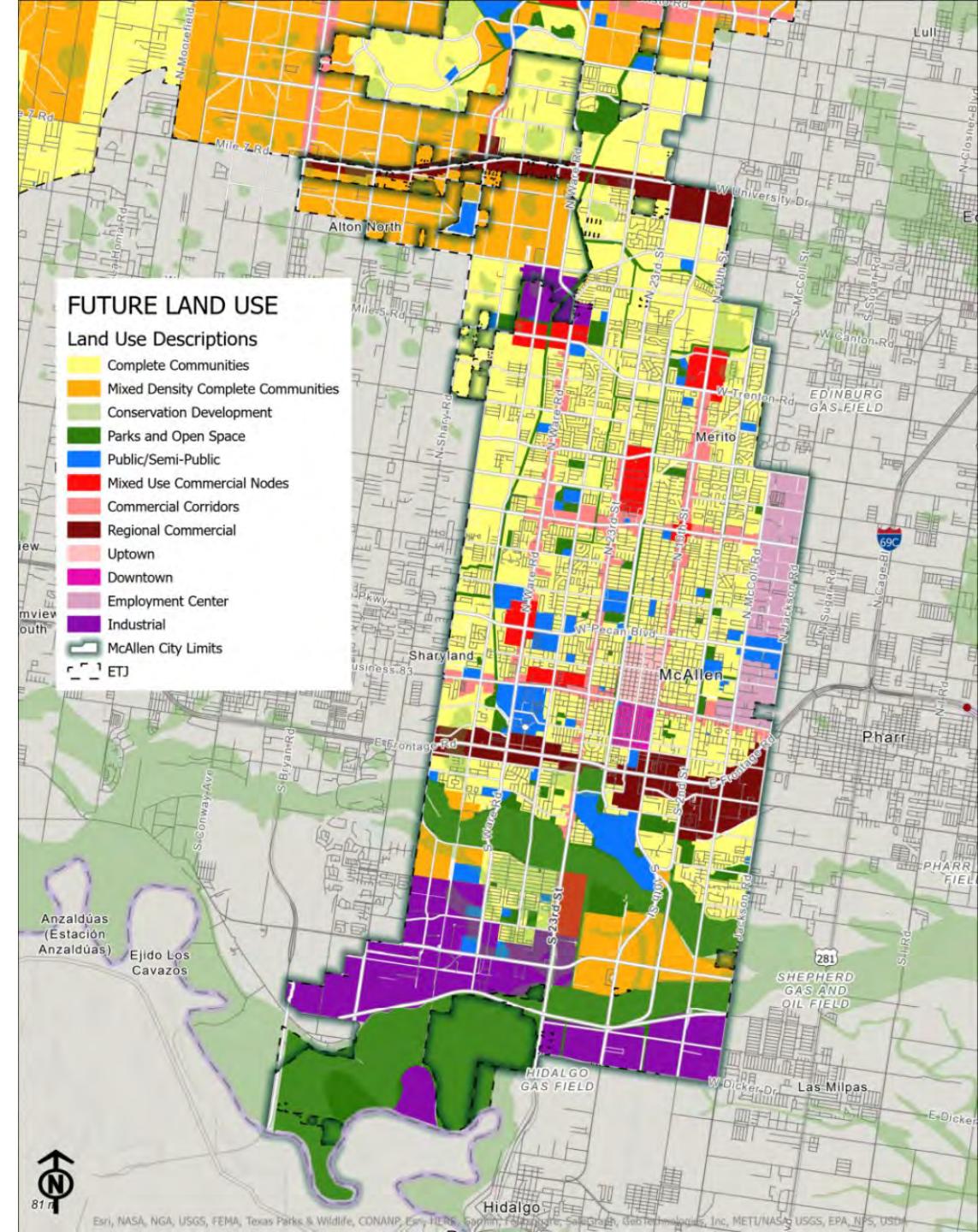
*With new growth, must be ready to address:

- Sprawl
- Displacement
- Congestion
- Strain on City Resources

SMALL AREA PLANNING

Areas to target for possible small area plans:

- Downtown & Uptown specific area plans.
- The US 83 Corridor, especially through the Downtown area.
- 10th Street Retail Corridor.
- Underutilized lands around the La Plaza Mall and the Convention Center.
- Medical & Tech/Innovation Centers, as designated in the McAllen EDC plan. Including the Old Civic Center area.
- The proposed Medical District around the new UTRGV campus.
- Other unique heritage and historic areas.



CHARACTER & PRESERVATION

- Form based, allows for diversity of uses and housing types
- Focus on quality built environment the “McAllen Way”
- Reflection of community pride and McAllen’s leadership position in the valley





TRANSPORTATION

MOBILITY IN McALLEN: WHERE ARE WE NOW?

Trends and Conditions

- Diverse built environment
- Growing commute times
- Greater regional travel
- Deaths, injuries, damage from collisions
- Growing infrastructure costs
- High household transportation costs

20.1 MINUTES

Average daily commute time for McAllen workers

1.82

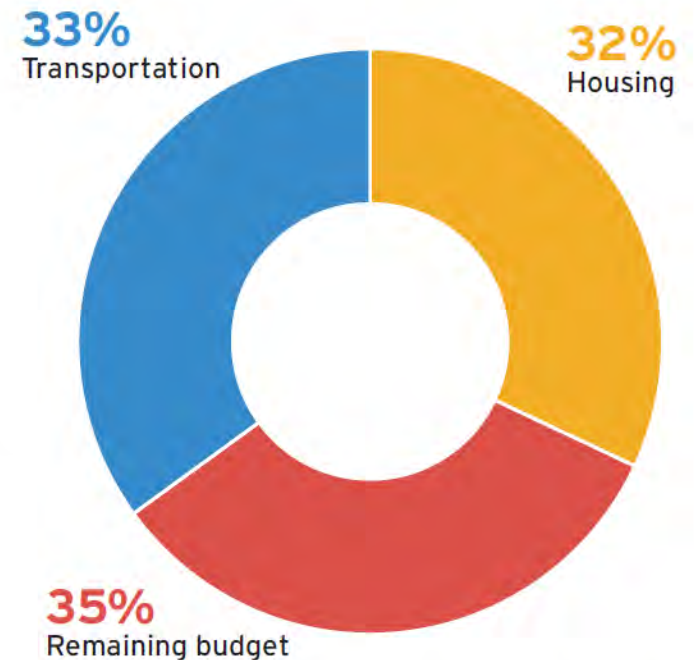
Average number of cars per McAllen household

19,688

Average miles driven each year by McAllen households

\$13,109

Amount McAllen households spend on transportation each year



MOBILITY IN McALLEN: WHERE ARE WE GOING?

Opportunities

- Goals, Policies, & Guiding Principles
- Transportation-Land Use coordination
- Vision Zero & Complete Streets
- Mass transit
- Street connectivity & design

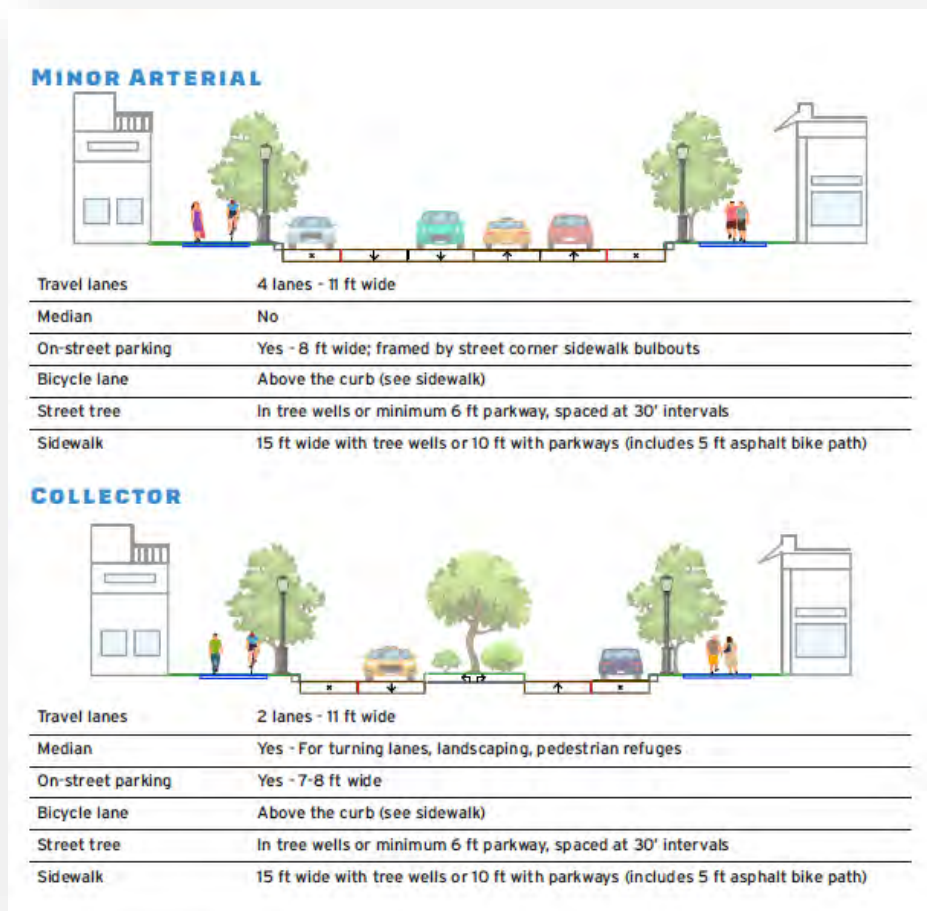


CONNECTED REGIONALLY & BEYOND

McAllen residents should feel connected physically, socially, and digitally. The City should be walkable and designed with pedestrians, bicyclists, and vehicles in mind. People should be connected to economic, educational, and social well-being opportunities. Places where people can connect with each other should be prioritized. Additionally, digital connectivity should not be a barrier for McAllen residents in seeking opportunities.

MOBILITY IN McALLEN: HOW DO WE GET THERE?

- Guidance from community members, stakeholders, and elected officials
- Comprehensive plan implementation section
- Thoroughfare Plan
- Street design guidance
- Multimodal and corridor plans
- Capital investment programming
- Updates to development regulations
- State and federal funding grants





NEXT STEPS

NEXT STEPS

1. CPAC Meeting #4
2. Community Event: January 10th
3. Draft Chapters (through February):
 - Parks & Infrastructure Chapter
 - Economic Resilience Chapter
 - Implementation Chapter
4. Full Draft for Review: Spring 2023





ITEM SUMMARY

BOARD:	AGENDA ITEM	5.A.
	DATE SUBMITTED	
	MEETING DATE	1/9/2023

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. (Section 551.072, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Amy Gonzalez
Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	5.B.
	DATE SUBMITTED	
	MEETING DATE	1/9/2023

1. Agenda Item: Consultation with City Attorney regarding potential litigation related to emergency contracts. (Section 551.071, T.G.C.)
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Amy Gonzalez
Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	5.C.
	DATE SUBMITTED	
	MEETING DATE	1/9/2023

1. Agenda Item: Consultation with City Attorney regarding emergency medical services. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Amy Gonzalez
Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	5.D.
	DATE SUBMITTED	
	MEETING DATE	1/9/2023

1. Agenda Item: Consultation with City Attorney regarding pending litigation. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Amy Gonzalez
Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.E.

DATE SUBMITTED

MEETING DATE

1/9/2023

1. Agenda Item: Consultation with City Attorney regarding legal issues with McAllen Convention Center Marquis. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Amy Gonzalez
- Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	5.F.
	DATE SUBMITTED	01/03/2023
	MEETING DATE	1/9/2023

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Alma Villarreal

Created/Initiated - 1/3/2023

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation: