



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

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, AUGUST 28, 2023 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"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 August 28, 2023 Regular Meeting Agenda, to be discussed at such meeting.
2. Discussion on multi-family alley requirements.
3. **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, Tract 1, Tract 2, and Tract 3. (Section 551.072, T.G.C.)
 - B) Consideration of Economic Development Matters. (Section 551.087, T.G.C)
 - C) Consultation with City Attorney regarding pending litigation: Rosa Lilia Picon v. City of McAllen; Cause No. CL-23-3135-A pending in Hidalgo County, Texas. (Section 551.071, 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 August 25, 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

8/28/2023

1. Agenda Item: Present questions to staff relating to the August 28, 2023 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Emmanuel Garcia
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.
08/22/2023
8/28/2023

1. Agenda Item: Discussion on multi-family alley requirements.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jessica Cavazos
Edgar Garcia
Elvira Alonzo
Michelle Rivera
Isaac Tawil
Created/Initiated - 8/22/2023
Approved - 8/22/2023
New -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Memo

TO: Roel “Roy” Rodriguez, P.E., City Manager
FROM: Edgar I. Garcia, AICP, CNU-A, CPM, Director
DATE: August 22, 2023
SUBJECT: DISCUSSION ON ALLEY REQUIREMENTS

BACKGROUND: At its May 23rd, 2022 meeting the City Commission approved an ordinance allowing the Planning Director to require alleys or service drives in multi-family residential zoning districts. The impetus for this ordinance was the increase in proposed detached duplex developments which come with an increase in density.

Individual trash receptacles are not efficient for Public Works Department staff. Additionally, carts are frequently left out at the curb after service for extended periods of time in violation of City Ordinance, Chapter 90-42b. Numerous carts in high density developments also create parking issues, clutter, and poor aesthetics for the affected area. Commercial bins are more efficient but require an alley or service drive be provided.

Since the Ordinance’s adoption, subdivision engineers have proposed central pick-up locations in lieu of providing an alley. These proposals have generally been accepted by Public Works and Planning. The issue that has come up recently is the proposal to neither provide an alley or consolidated pickup locations. Rather, some developers have proposed having individual bins provided which would mean up to eight bins in detached duplex developments. Public Works and Planning continue to believe individual bins are inefficient and a mismanagement of Public Works resources which could affect overall quality of service. We remain committed to listening to alternatives other than individual bins when alleys are not provided.



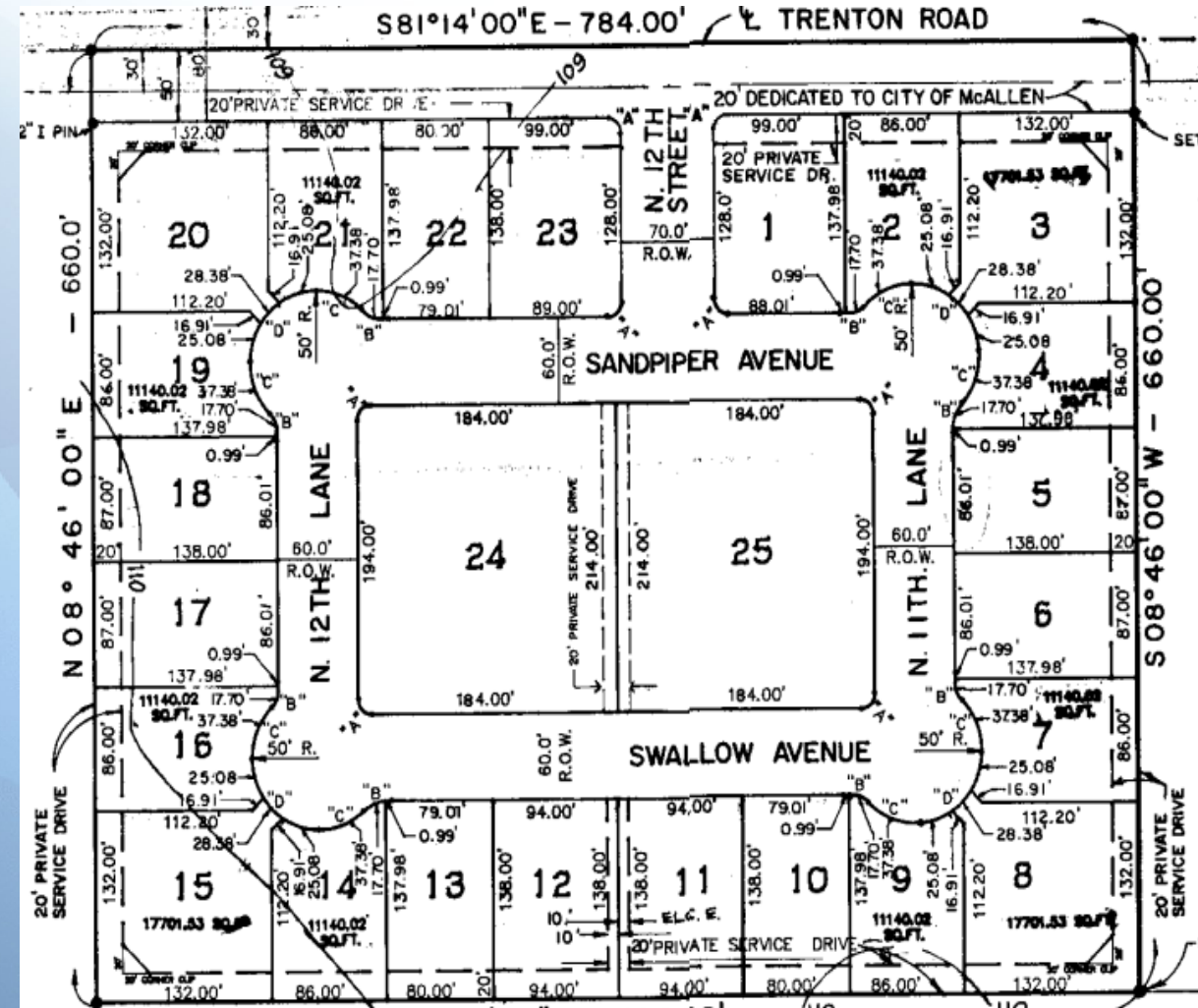
DEVELOPMENT PROCESS:

ALLEY REQUIREMENT

MULTI-FAMILY SUBDIVISIONS

MULTI-FAMILY DEVELOPMENTS

- INCREASES IN PROPOSED MULTI-FAMILY DEVELOPMENTS
- EFFICIENT PROVISION OF SERVICES IS PRIORITY FOR ALL MCALLEN DEPARTMENTS
- DEVELOPERS PREFER NOT TO PROVIDE ALLEYS OR SERVICE DRIVES
- STAFF WOULD PREFER CENTRAL LOCATIONS IF ALLEYS NOT PROVIDED



SUBDIVISION ORDINANCE AMENDMENT



- **May 2022** – City Commission amended ordinance:
 - *134-106 (c) Alleys shall be required in all non-residential zoning districts. The Planning Director or his designee may require alleys or service drives in multi-family residential zoning districts*
- **Objectives:**
 - Placement of dumpsters behind multi-family development
 - Efficient collection efforts
 - Safe Collection efforts
 - Aesthetics

CONCERNS WITH DUMPSTER PLACEMENT ON STREET CURB



CENTRALIZED DUMPSTER ENCLOSURES IN LIEU OF ALLEYS



CENTRALIZED DUMPSTER LOCATIONS ACT AS A BUFFER TO SCREEN DUMPSTERS FROM THE STREET AND ALLOW FOR LARGER VOLUMES OF TRASH TO BE COLLECTED MORE EFFICIENTLY.

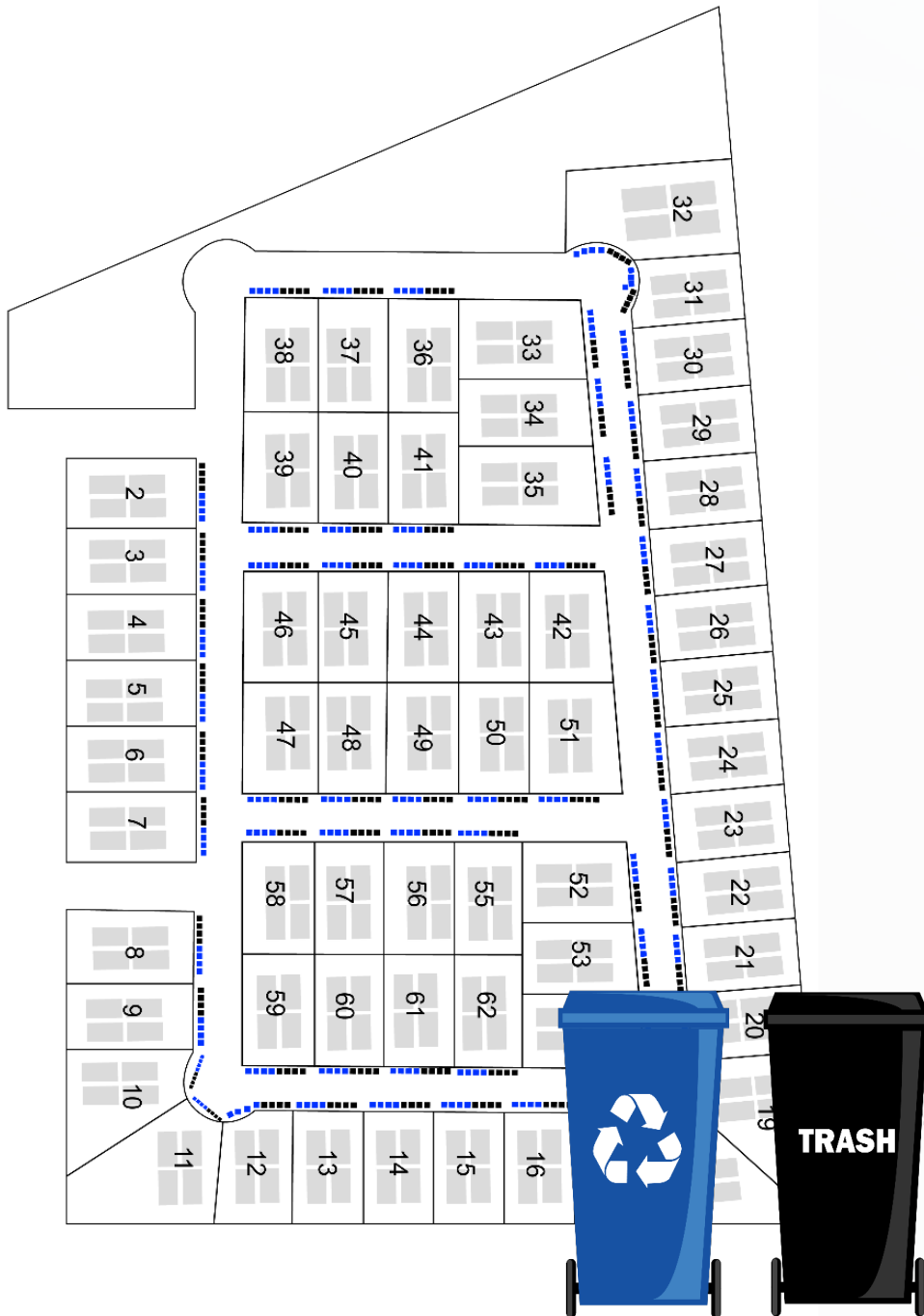


RESIDENTIAL ROLL-OUT BINS



- SOLID WASTE COLLECTION UTILIZES 96 GALLON “ROLL-OUT” TRASH/RECYCLING BINS IN RESIDENTIAL NEIGHBORHOODS.
- MULTI-FAMILY DEVELOPMENTS ARE NON-RESIDENTIAL PER ORDINANCE
- **INEFFICIENT COLLECTION**
 - 496 BINS **VS.** 12 (4 YD. DUMPSTERS)
 - AVG. OF 3.8 HOURS FOR COLLECTION IN THIS SUBDIVISION
 - AVG. TIME TO SERVICE DUMPSTERS = 15 MINUTES

**SHOWN: 496 BLACK AND BLUE BINS IN 62 LOT MULTI-FAMILY DEVELOPMENT.*





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.A.

DATE SUBMITTED

MEETING DATE

8/28/2023

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

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

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

3.B.

DATE SUBMITTED

MEETING DATE

8/28/2023

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

2. Party Making Request: Isaac Tawil

3. Applicant:

4. Nature of Request: Consideration of Economic Development Matters. (Section 551.087, T.G.C)

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

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

3.C.

DATE SUBMITTED

MEETING DATE

8/28/2023

1. Agenda Item: Consultation with City Attorney regarding pending litigation: Rosa Lilia Picon v. City of McAllen; Cause No. CL-23-3135-A pending in Hidalgo County, Texas. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding pending litigation: Rosa Lilia Picon v. City of McAllen; Cause No. CL-23-3135-A pending in Hidalgo County, Texas. (Section 551.071, T.G.C.)
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: