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 Isaac J. Tawil

NOTICE OF WORKSHOP TO BE HELD BY THE MCALLEN BOARD OF COMMISSIONERS
MONDAY, OCTOBER 14, 2024 – 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 October 14, 2024 Regular Meeting Agenda, to be discussed at such meeting.

2. Discussion on Car Washes.

3. Presentation on Unified Development Code.

4. 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 a resolution authorizing the exercise of eminent domain authority to acquire two tracts of land being: THE SOUTH ONE-HALF (S ½) OF LOT SEVENTY-FOUR (74), and (2) THE S670.69' EXC. 1.33 ROW, EXC.2.39 DRAINAGE EASEMENT 11.15 AC NET SOUTH OF LOT SEVENTY-THREE (73), SAVE AND EXCEPT THE NORTH 11.38 FEET OF THE WEST 40.0 FEET OF LOT 73, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS for a park, playground, or other recreational facility and other public purposes (Tex. Gov't. Code §551.071).

B) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1 and Tract 2. (§551.072, Tex. Gov't. Code).

C) Consideration of Economic Development matters. (§ 551.087, Tex. Gov't. Code).

D) Consultation with City Attorney regarding employment contracts. (§ 551.071, Tex. Gov't. Code).

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 October 11, 2024 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

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	1.
	DATE SUBMITTED	
	MEETING DATE	10/14/2024

1. Agenda Item: Present questions to staff relating to the October 14, 2024 Regular Meeting Agenda, to be discussed at such meeting.

2. Party Making Request:

3. Nature of Request:

4. Routing:
   Diana Silva Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	2.
	DATE SUBMITTED	10/05/2024
	MEETING DATE	10/14/2024

1. Agenda Item: Discussion on Car Washes.

2. Party Making Request: Edgar Garcia

3. Nature of Request: Discussion on Car washes

4. Routing:

Jessica Cavazos	Created/Initiated - 10/5/2024
Edgar Garcia	Approved - 10/5/2024
Michelle Rivera	Approved - 10/7/2024
Austin Stevenson	Final Approval - 10/7/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Planning Department

Memo

TO: Isaac J. Tawil, City Manager

FROM Edgar I. Garcia, AICP, CNU-A, CPM, Director of Planning & Zoning

DATE: October 3, 2024

SUBJECT: **CAR WASH REGULATIONS**

BACKGROUND: The cities of Brownsville and Edinburg have recently adopted restrictions to the establishment of car washes in order to preserve water given the drought conditions in south Texas. Further, both cities are also requiring the use of recycled water systems in all new car washes. The City of Brownsville requires all new car washes to be at least five miles from another car wash, while the City of Edinburg placed that distance requirement at two miles.

DISCUSSION: There are 36 standalone carwashes in McAllen, primarily located along 10th Street and 23rd Street (Exhibit A). A five-mile radius distance requirement would push all new car washes into the northwest area of the City around Tres Lagos and close to the international border on our southside (Exhibit B). A two-mile radius would push new car washes past Hobbs Drive and Oxford Avenue on the north, and past Sarah Avenue and Military Highway on the south (Exhibit C).

The proposed Unified Development Code (UDC) would implement a distance requirement of 1,000 ft. between car washes (Exhibit D). In addition, new car washes would need to be at least 150 ft. from any residential property This distance requirement would push new car washes along Interstate Highway 2 (IH-2), 10th Street, Nolana Avenue, and some pockets on Pecan Boulevard and the industrial areas on the south side of McAllen.

Other possibilities could include a half-mile radius (Exhibit E) which would further restrict new car washes to IH-2 and the southside.

CONCLUSION: While a five-mile radius was a viable option for Brownsville, this seems too extensive for McAllen given its shape. The current proposal found in the UDC is a viable option given it's a two-pronged approach with a distance requirement between car washes and from residential properties.

TRENTON RD
DOVE AVE
DOVE AVE
NOLANA AVE
NOLANA AVE
WARE RD
23RD ST
BICENTENNIAL BLVD
10TH ST
PECAN BLVD
PECAN BLVD
US HWY 83
US HWY 83
10TH ST
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U.S. EXP 83
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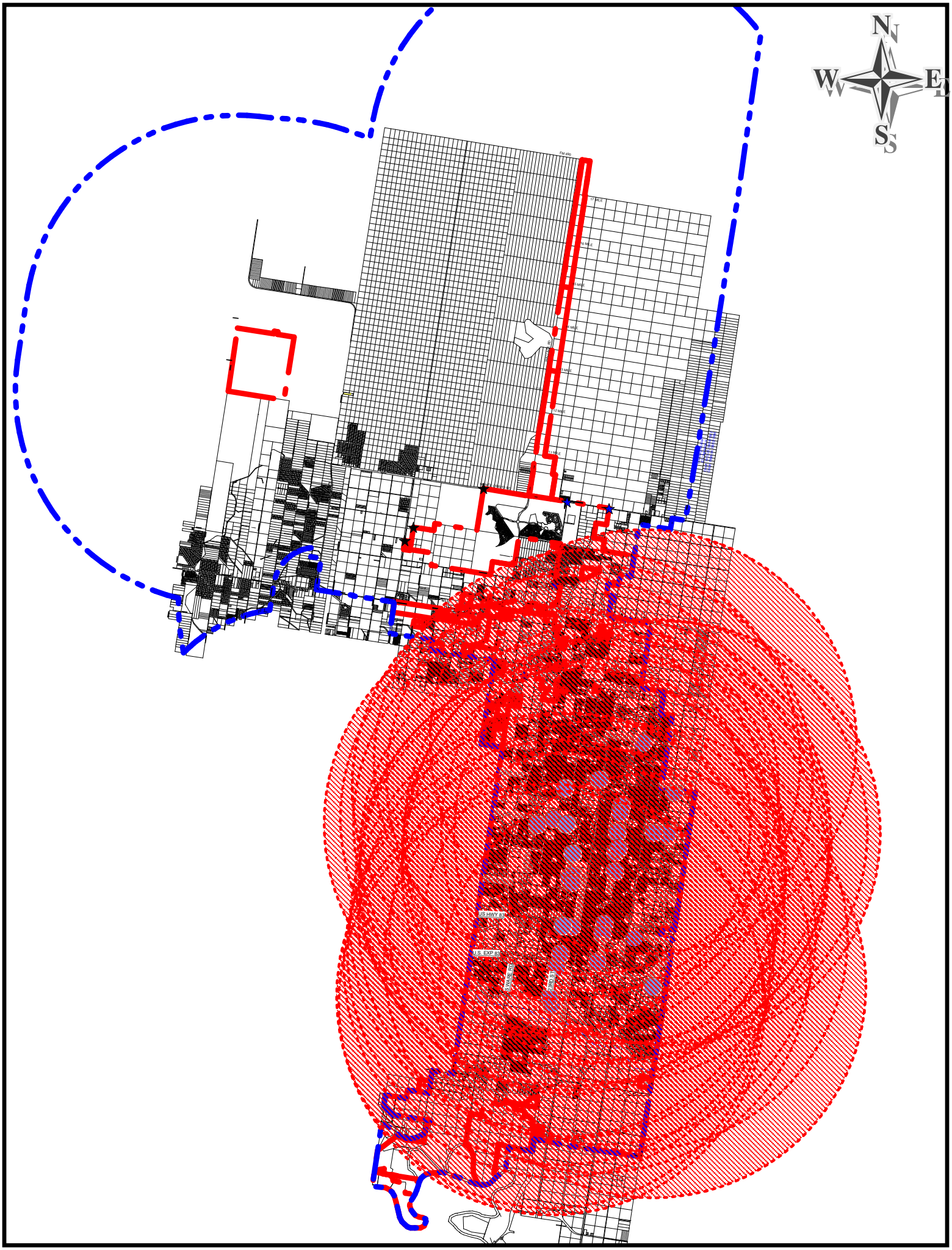
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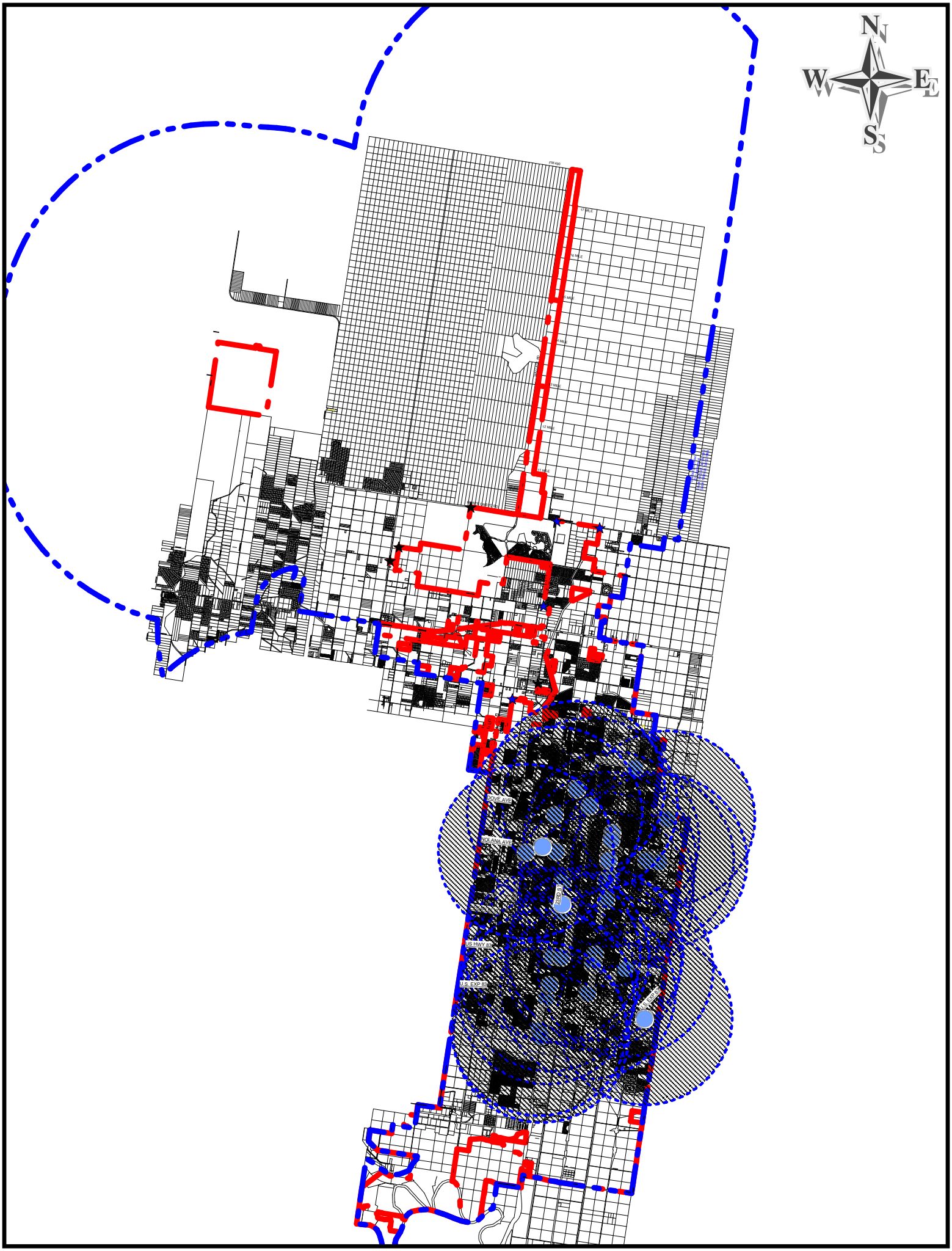
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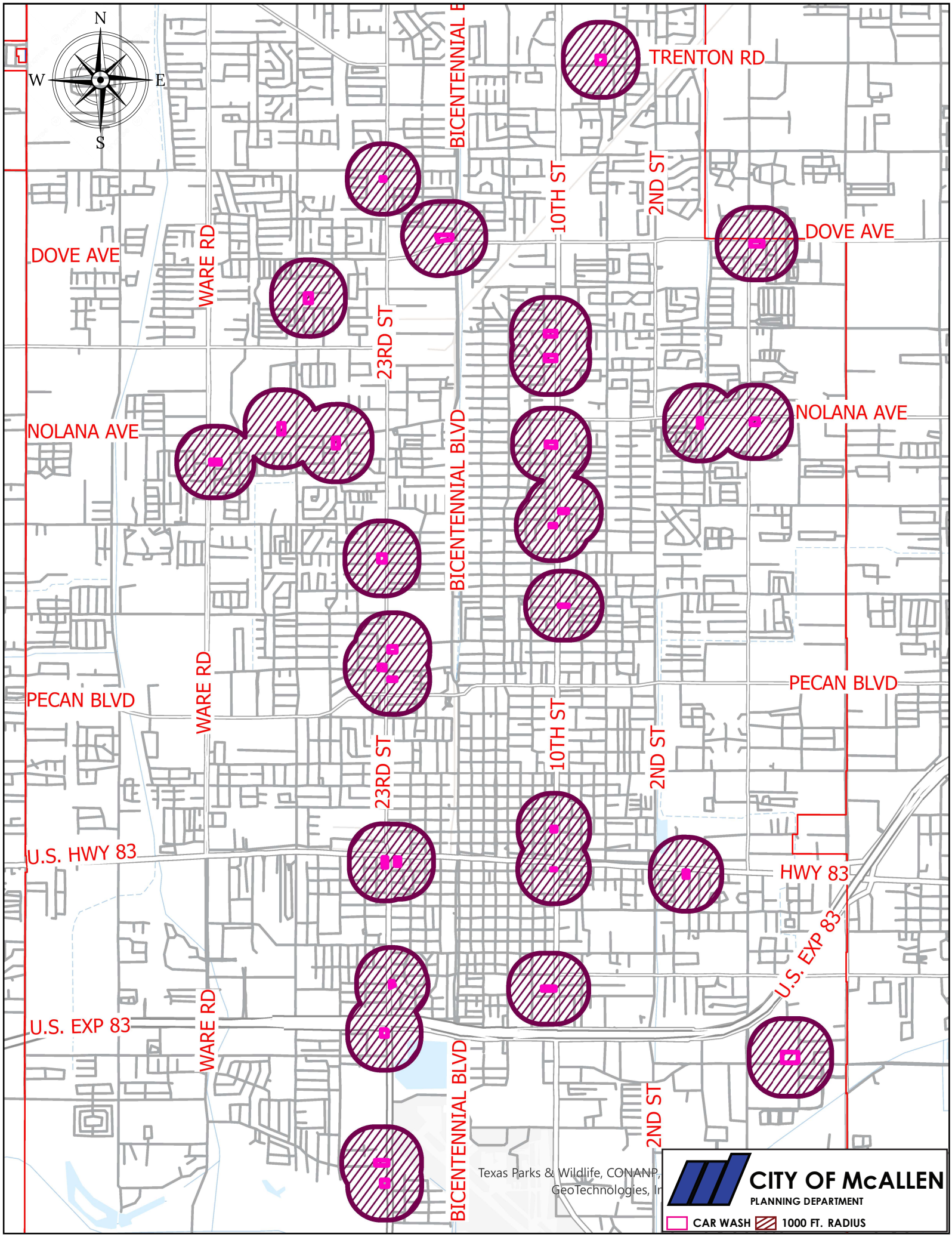
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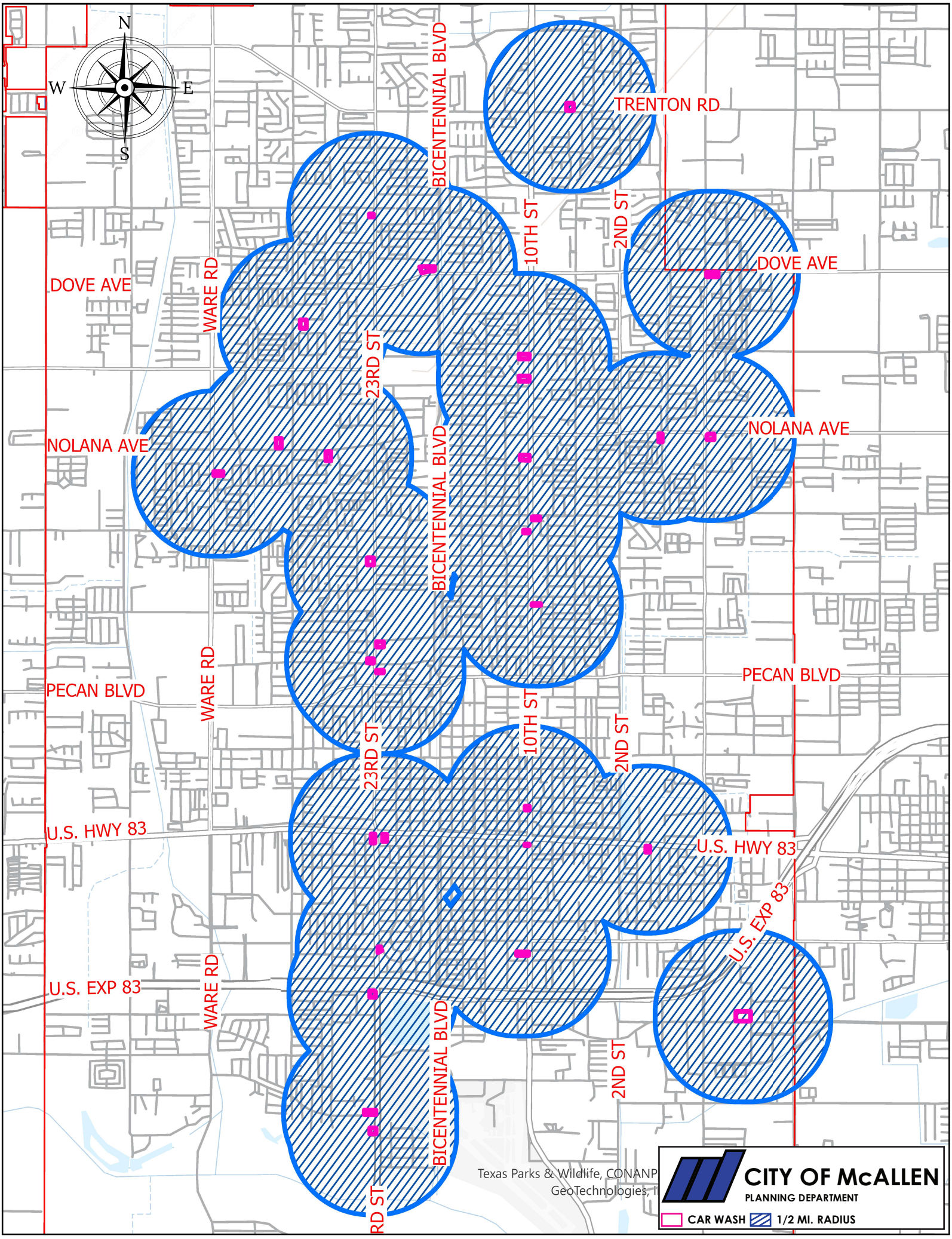
GeoTechnologies, In
CITY OF McALLEN
PLANNING DEPARTMENT
CAR WASH
1000 FT. RADIUS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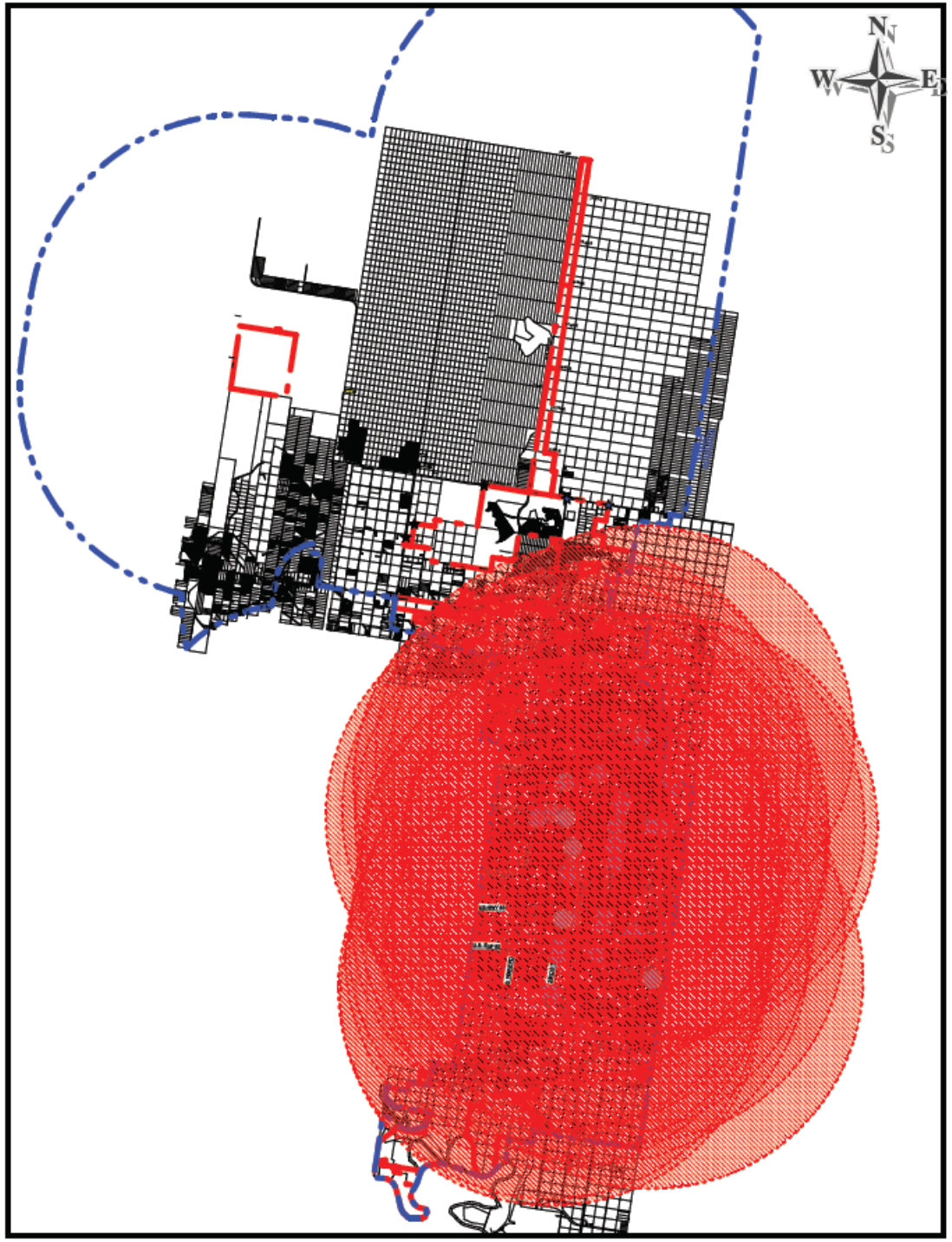
RD ST
Texas Parks & Wildlife, CONANP
GeoTechnologies, I
CITY OF McALLEN
PLANNING DEPARTMENT
CAR WASH
1/2 MI. RADIUS

Discussion on Car Washes

City Commission Workshop
October 14, 2024

Standalone Car Washes

- 36 Standalone Car Washes
- Does not include accessory car washes
- Concentrated between Trenton and El Rancho Road

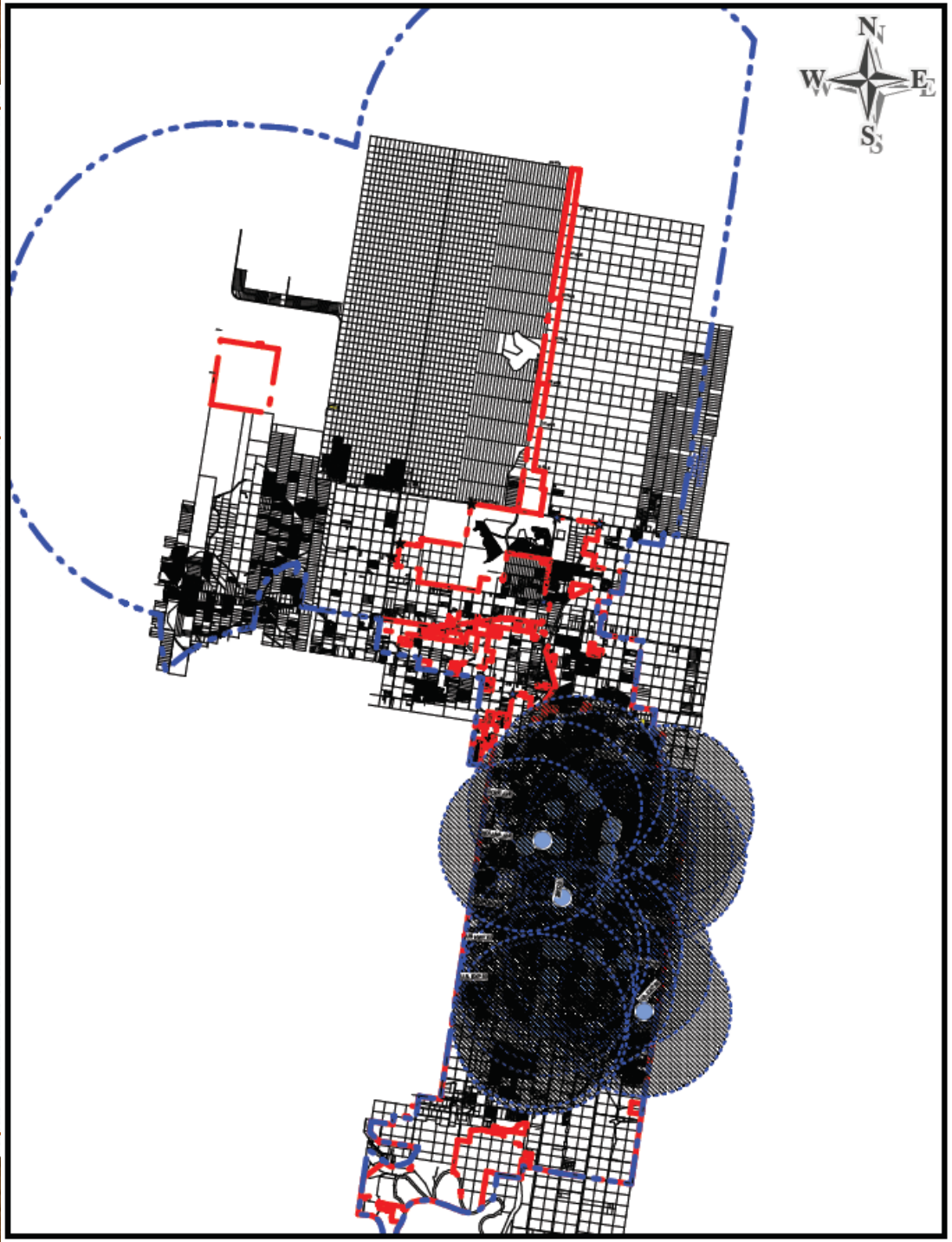


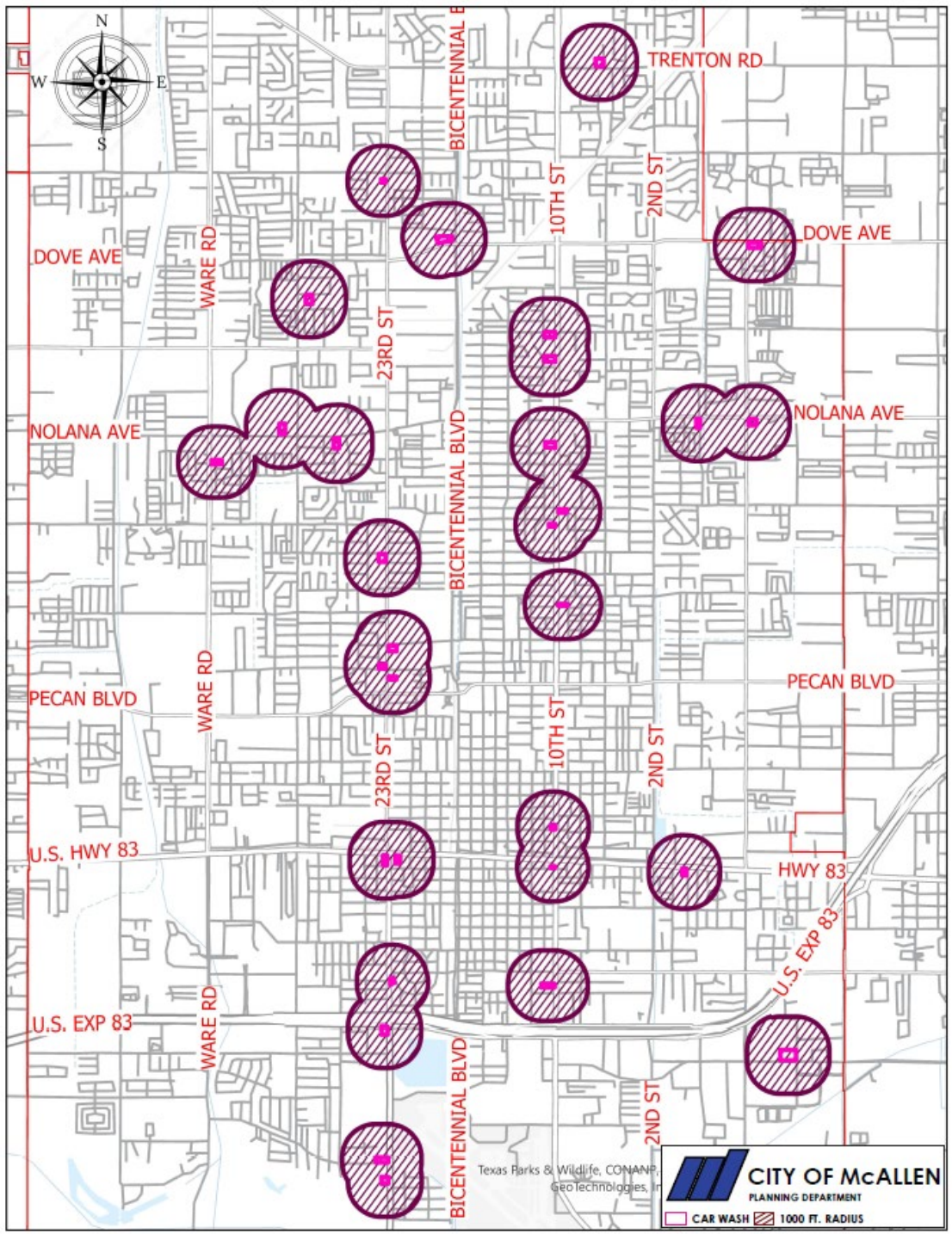
Five-Mile Radius

- City of Brownsville adopted a five-mile distance requirement
- Would effectively push car washes to City's northwest

Two-mile Radius

- City of Edinburg adopted a two-mile radius
- Would limit new car washes to north of Hobbs and Oxford and south of Sarah and Military



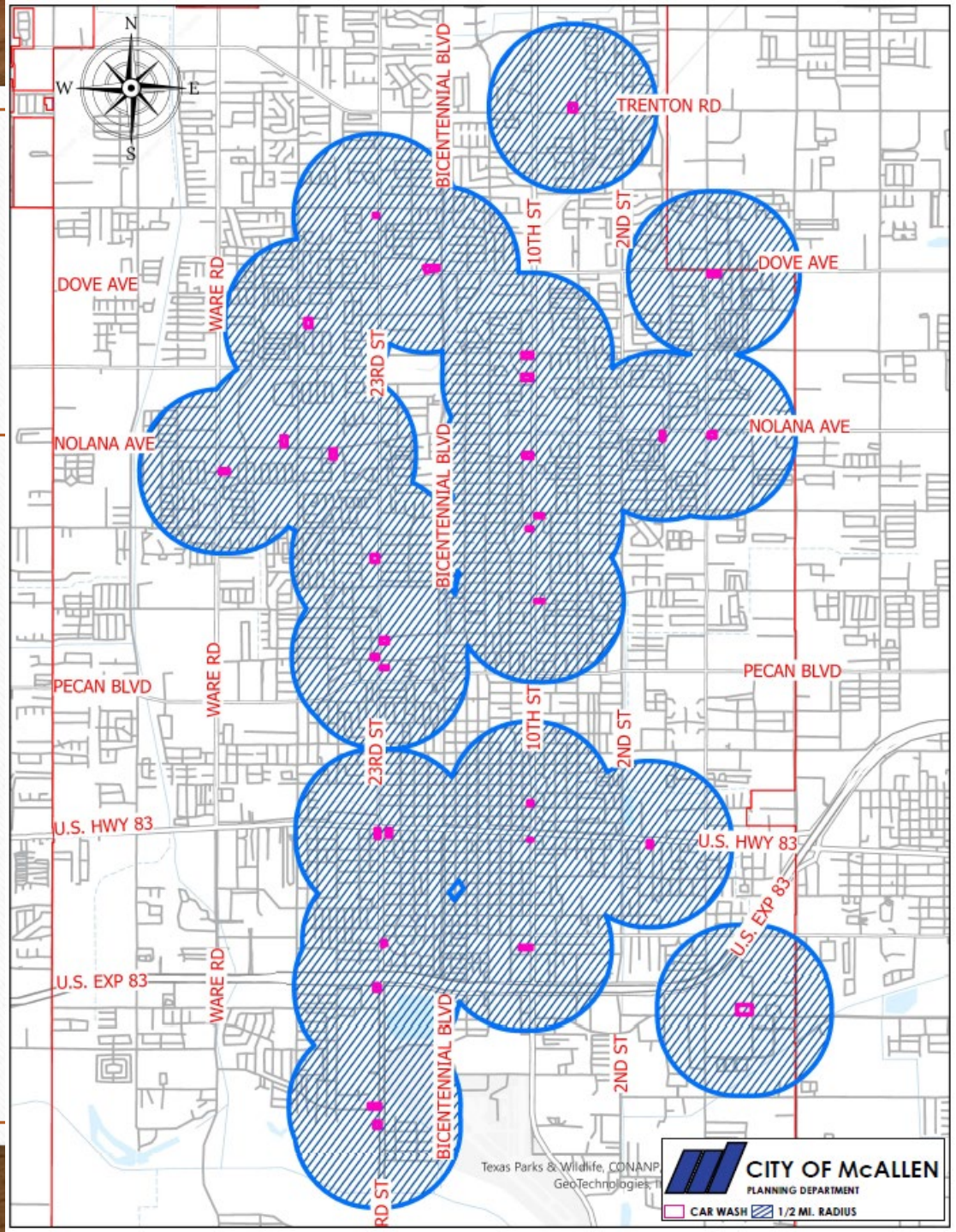


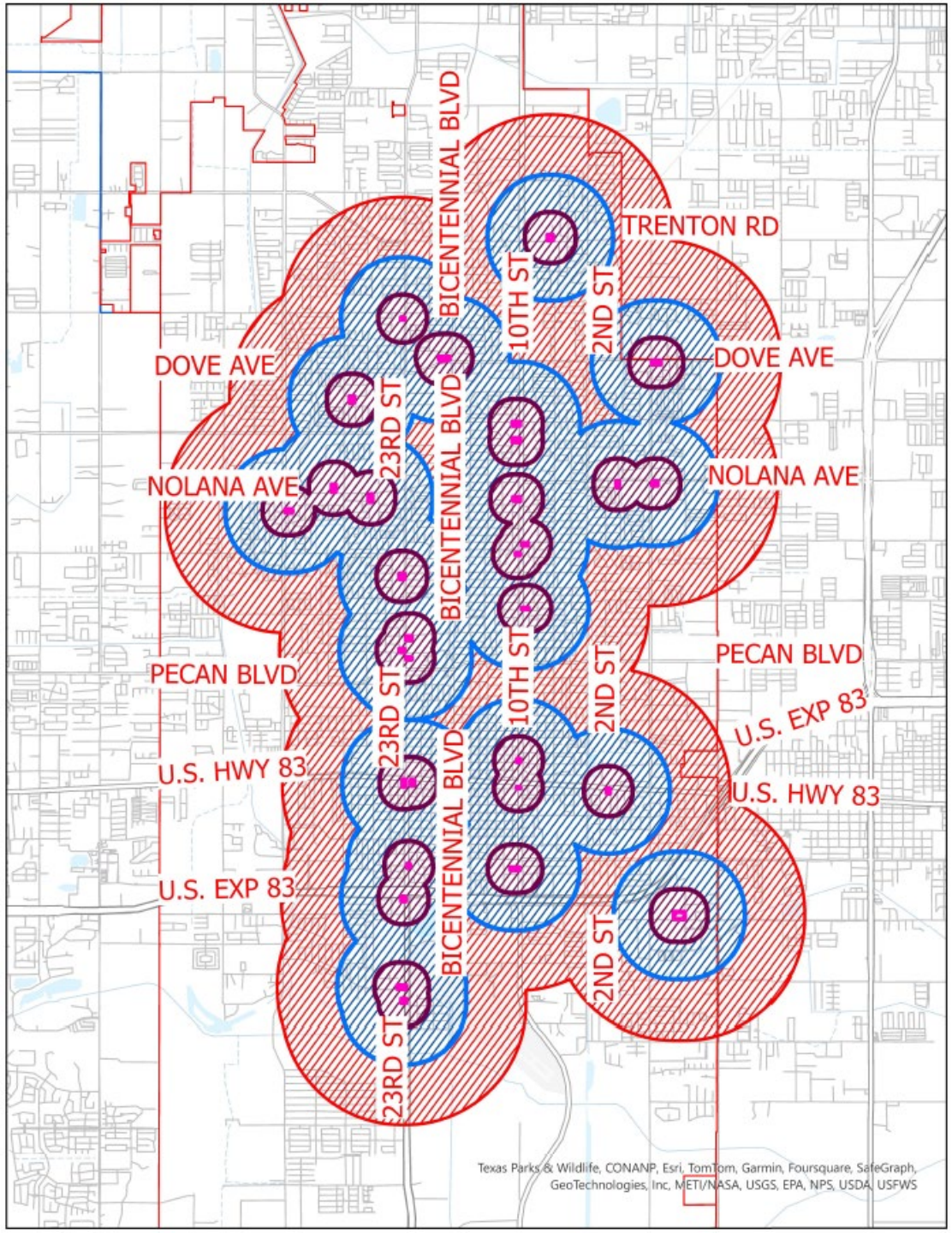
UDC Proposal

- Proposed UDC has distance requirement of 1,000 feet from other car washes ***and*** a 150 ft. distance from residential
- Would limit car washes to IH-2, 10th St., Nolana, Pecan and industrial areas

Half mile Option

- Another option available would be ½ Mile
- New car washes would be limited to IH-2 and southside industrial areas





Conclusions

- Consider shape of city
- UDC already includes proposal
- Could consider hybrid proposal
- Would not impact accessory car washes

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	3.
	DATE SUBMITTED	10/05/2024
	MEETING DATE	10/14/2024

1. Agenda Item: Presentation on Unified Development Code

2. Party Making Request: Edgar Garcia

3. Nature of Request: Presentation on Unified Development Code

4. Routing:

Jessica Cavazos	Created/Initiated - 10/5/2024
Edgar Garcia	Approved - 10/5/2024
Michelle Rivera	Approved - 10/7/2024
Austin Stevenson	Final Approval - 10/7/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Planning Department

Memo

TO: Isaac J. Tawil, City Manager

FROM Edgar I. Garcia, AICP, CNU-A, CPM, Director of Planning & Zoning

DATE: October 5, 2024

SUBJECT: **UNIFIED DEVELOPMENT CODE**

BACKGROUND: With Envision McAllen's adoption last May, the next step in streamlining development in McAllen is adoption of a Unified Development Code (UDC). UDCs combine zoning, subdivision, and other regulations into one cohesive document for ease of interpretation and use. City staff, alongside with the City's Ordinance Review Committee, have reviewed our consultant's proposals and made revisions and amendments as needed. The UDC was released for public comment on September 9th and will remain open until October 9th, 2024.

UDC CHANGES: The full UDC was included in your packet, but a below is a summary of the most impactful changes aimed at making development in McAllen swift and less cumbersome.

Of particular note is the decreased lot widths and increased maximum heights found in the residential districts. This is in response to what we've heard from developers that they've seen in the market. Setbacks are also being updated with these new minimums in mind.

Another change we are proposing in reaction to developer comments is the allowing of detached duplexes in R-2 zones. Developers will now no longer need an apartment zoning for detached duplex developments. Generally speaking, however, residential districts other than single-family zones will allow for more diverse housing choices, focusing on missing middle housing.

Our zoning districts will get streamlined with some consolidation of zones as well as the introduction of mixed-use zoning districts (see *Table 1*). With the proposed consolidation, comes changes in permitted and restricted uses. However, the UDC now includes a Zoning District Use Table that will help the public easily discern what is permitted, prohibited, and requires a conditional use permit in each district.

Table 1. Zoning District Changes

District Category	Applicable Zoning District	Previous Zoning District
Base	A-O	A-O
	R-1	R-1
	R-2	R-2
	R-3	R-3A
		R-3C
		R-3T
	C-1	C-1
		C-2
		C-3L
	C-2	C-3
	I-1	I-1
		C-4
	I-2	I-2
Special	M-1*	
	M-2*	
	C-C*	
	PUD	
Overlay	T-O*	
Notes	*= New zoning district	

Maximum heights and setbacks will be getting changed to allow denser properties and give developers more freedom to build as they see best to maximize their property's potential.

Accessory Dwelling Units (ADUs) otherwise known as casitas, guest homes, granny flats, etc. will now be allowed by right but there are size limitations dependent on the residential zone on which it is being proposed. Generally speaking, though, this will avoid another process that homeowners would have normally have to go through to get their building permits.

Parking requirements are being greatly reduced with most uses requiring half the parking of today's standards. This will allow developers to better utilize their property instead of paving over it for parking. On the subject of parking, we are now introducing bicycle parking requirements as part of making the city more open to all transportation modes.

The landscaping section largely mirrors our current landscaping code. The required landscaped lot percentage remains the same. However, the UDC is proposing to give the Planning Director discretion to approve minor modifications to requirements when the paved area is less than 10,000 sq. ft. and when there are practical difficulties in meeting requirements.

All new lighting located within lots will be required to incorporate light fixtures that prevent light from illuminating the sky.

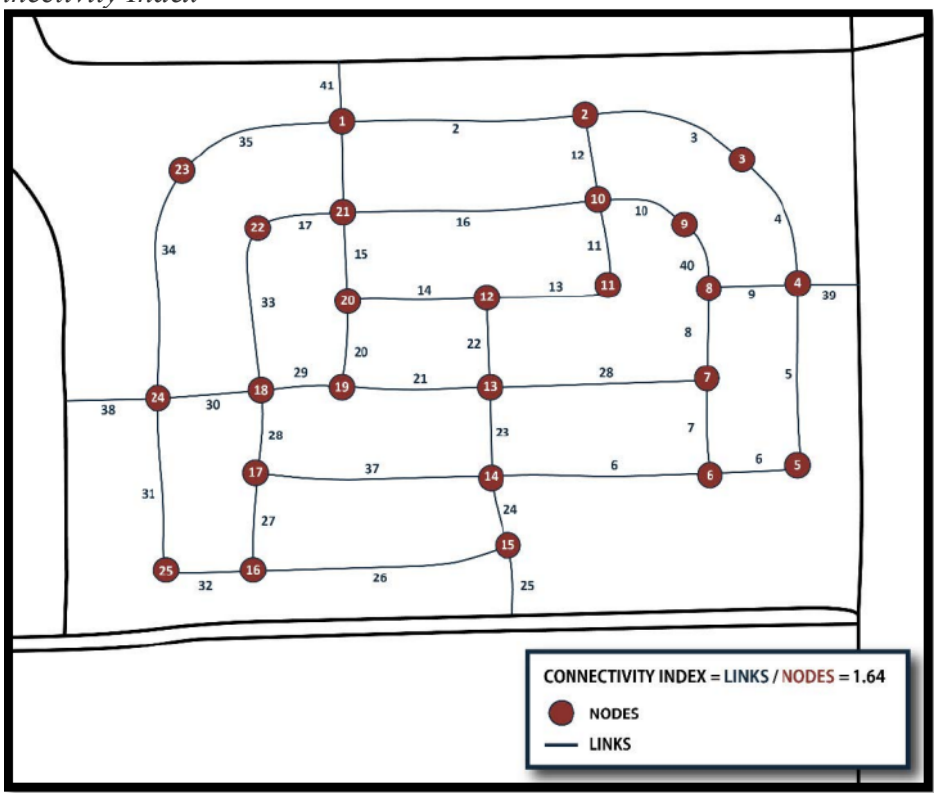
An important change towards easing development is that Conditional Use Permit (CUP) requirements will be changing. For example, institutional uses such as schools, nonprofits, and churches will no longer need a Conditional Use Permit (CUP). These uses will be allowed by right in all zoning districts. Other CUP changes are proposed to allow more uses by right, thus, reducing wait times for businesses.

On the subdivision side of things, the overall platting process remains similar and include equal exemptions to platting as allowed by State law.

In terms of regulations, block length maximums are proposed to be reduced to continue the move towards a more walkable and better-connected city. Along this same line, we are proposing for all new subdivisions provide connections to existing or proposed trail systems; this would not replace our parkland dedication/fee requirement.

For further connectivity, the new code introduces a Connectivity Index which all new subdivisions must meet. This will help ensure that as McAllen continues to grow, all its subdivisions will be better connected, thus, allowing for a smoother flow of traffic as the connections provide the availability of different paths to our residents.

Table 2. Connectivity Index



In line with state law updates, the Planning Director will now be able to approve preliminary plats. While not expected to replace or diminish the Planning and Zoning Commission's role, it will help out when a subdivision is close to meeting the 30-day statutory shot clock. We will be able to avoid calling special meetings of P&Z.

The new Street Design Standards will be taking into account the findings and recommendations of Vision Zero. The different typologies will be broken up into three separate contexts (urban, suburban, and rural) that will dictate minimum rights-of-way, pavement, number of travel lanes, and streetscaping.

Site Design Requirements are one of the most innovative features in our new code. This section allows flexibility in building requirements when a building incorporates certain design aspects. For example, a maximum heights and maximum densities can be increased by a certain percentage. So, if a developer needed more density or a higher building, there is an avenue for them without resorting to a Zoning Board of Adjustment variance.

The Infill Development Standards section is included to allow for an easier path to redevelopment of older areas of town that would have practical difficulties in meeting newer standards. Essentially, setbacks, building height, and lot requirements would match the surrounding developments as opposed to newer standards. The Planning Director would also be empowered to grant minor modifications to setbacks if compliance issues remain.

Nonconforming structures will be given more liberty than they currently have. A nonconforming structure will be able to expand one time by as much as twenty-five percent (25%) of its square footage. Currently, no increase was allowed. This increase will be at the Planning Director's discretion and can be approved without a need to go to boards.

Overall, the UDC provides charts and table throughout it to ease the understanding of it by any and all McAllen residents, developers, engineers. These illustrations also serve as guide so all parties are on the same page as to what is meant when discussing certain items (see examples below).

Illustration 1. Different types of defined lots

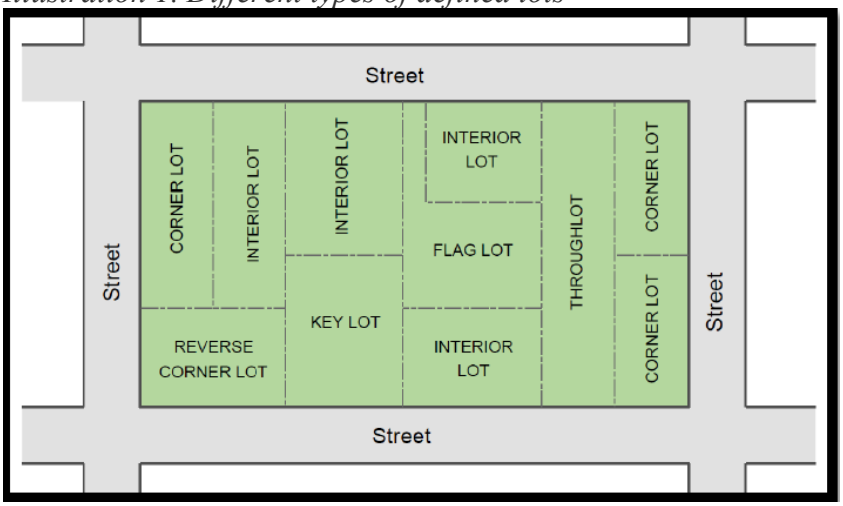


Illustration 2. Yards and Setbacks Summary

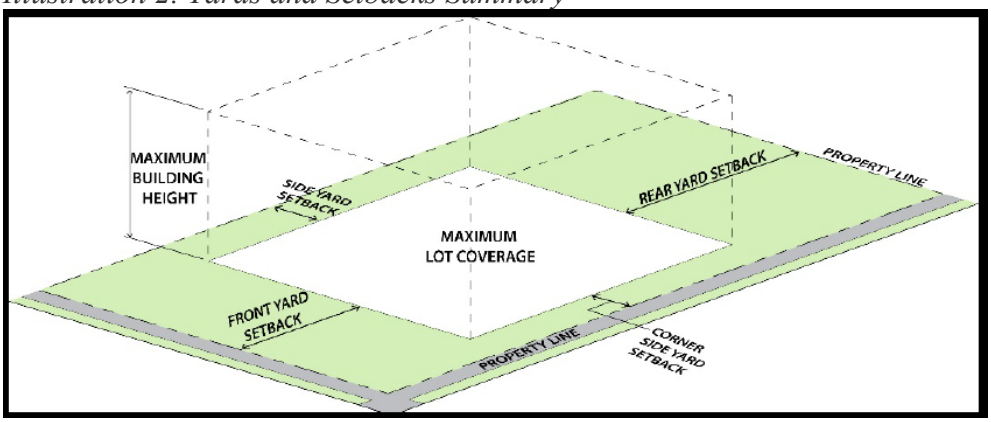
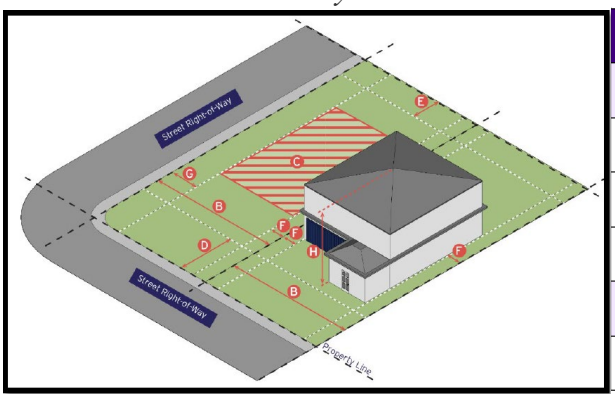


Illustration 3. Low-Density Residential District with Accompanying Regulations



Low-Density Residential (R-1) District		
Lot Requirements		
A	Lot Area (min.)	5,000 square feet
B	Lot Width (min.)	45 feet
C	Lot Coverage (max.)	50%
Setback Requirements		
D	Front Yard (min.)	20 feet

COMMENTS: The Planning and Zoning Commission held a workshop on the UDC and its changes on September 25th. The P&Z expressed concerns over the elimination of Institutional Use CUPs since neighbors, particularly businesses, would no longer be notified if a church or school would be moving in that might affect future tenants' ability to obtain a TABC permit; CUPs, however, are rarely denied and none have been revoked or began the process of revoking in. City staff usually work with both parties to find a solution. P&Z also inquired on the development of the UDC itself and the opportunities available to the public to make comment. Lastly, they recommended we analyze increasing parkland dedication and fee requirements; this specific point was not part of the scope of the UDC.

At that P&Z meeting, two members of the public made comments. They expressed concerns over the proposed parking reductions, allowing of ADUs, CUP notification requirements, and public outreach. They recommended town halls be held in every Commission District; we had already planned an extensive public education campaign after the UDC was approved. Further, throughout the Comprehensive Plan and UDC development process, multiple public involvement opportunities were made available including town halls, interactive sessions, information booths, and public comment periods.

Unified Development Code Workshop

City Commission
October 14, 2024

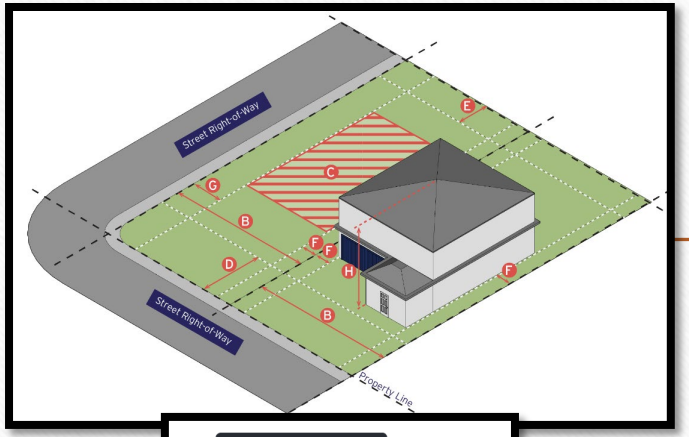
Envision McAllen

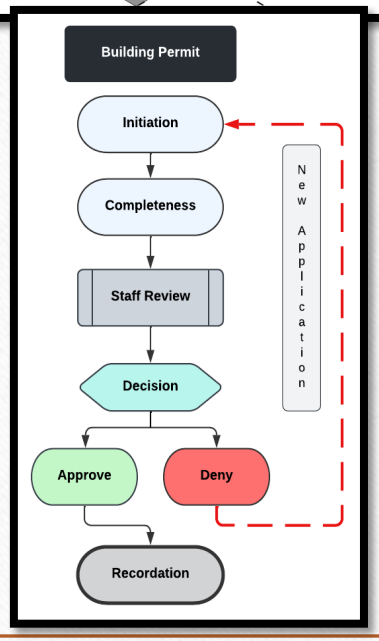
- Envision McAllen adopted 2023
- Unified Development Code (UDC) work began
- Technical document consolidating separate ordinances
- Public Comment Period Sep 9th – Oct 9th

UDC Creation

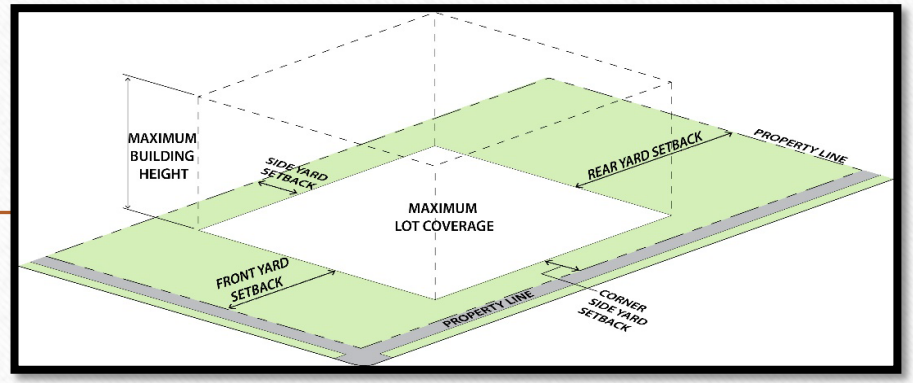
- Developed by Freese & Nichols
- Collaboration & comments from City staff
- Public input during Envision McAllen
- Ordinance Review Committee
- Aims to fulfill Envision McAllen's Vision

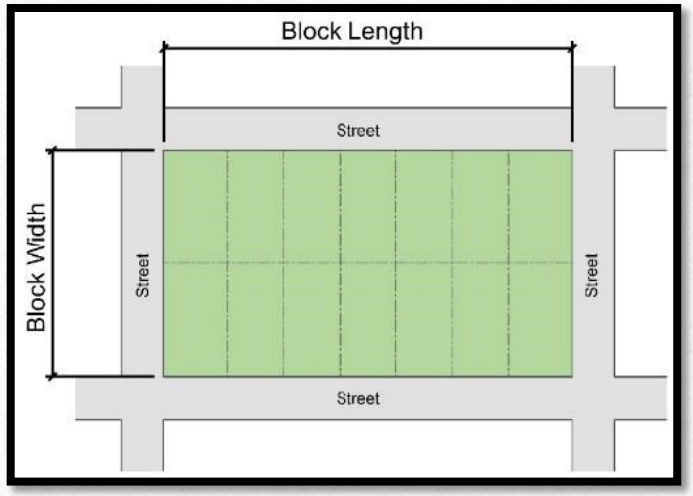
Illustrations Throughout





Monument Sign Standards							
Zoning District → Requirement ↓	ETJ A-O	R-1 R-2	R-3	C-1 C-2	M-1 M-2	C-C	I-1 I-2
General							
Allowed?	NR	×	×	✓	✓	×	✓
Permit Required?	✓	--	--	✓	✓	--	✓
Number per Lot (max.)	1	--	--	1	1	--	1
Dimensions							
Sign Height (max.)	10 ft	--	--	20 ft	15 ft	--	20 ft
Sign Area (max.)	50 sf	--	--	200 sf	150 sf	--	200 sf
Setbacks							
From Front Property Line	10 ft	--	--	10 ft	5 ft	--	10 ft
From Adjacent Property Line	10 ft	--	--	10 ft	10 ft	--	10 ft
From Another Detached Sign	50 ft	--	--	100 ft	50 ft	--	100 ft
Features							
Electronic Message Center	×	--	--	✓	✓	--	✓
Changeable Copy	NR	--	--	✓	✓	--	✓
Internal Illumination	NR	--	--	✓	✓	--	✓
External Illumination	NR	--	--	✓	✓	--	✓
Halo Illumination	NR	--	--	✓	✓	--	✓
Additional Information							
Key	✓ = yes, a permit is required or the feature is allowed | × = no/not allowed | NR = the sign type or characteristic is allowed for nonresidential uses only | sf = square feet | ft = feet | "-" = the standard does not apply | signs must be outside of sight visibility triangle						





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	C-1	C-1
		C-2
		C-3L
	C-2	C-3
	I-1	I-1
		C-4
	I-2	I-2
Special	M-1*	
	M-2*	
	C-C*	
	PUD	
Overlay	T-O*	
Notes	*= New zoning district	

Zoning Districts

- Zoning Districts are being consolidated and expanded
- Introducing four new districts
- Residential allowances are being expanded
- Citywide rezoning will be necessary

Residential District Comparisons

Low-Density Residential (R-1) District	
Lot Requirements	
Lot Area (min.)	5,000 square feet
Lot Width (min.)	45 feet
Lot Coverage (max.)	50%
Setback Requirements	
Front Yard (min.)	20 feet
Rear Yard (min.)	10 feet
Side Yard (min.)	5 feet
Corner Side Yard (min.)	10 feet
Building Requirements	
Building Height (max.)	35 feet

Medium-Density Residential (R-2) District	
Lot Requirements	
Lot Area (min.)	4,500 square feet
Lot Width (min.)	35 feet
Lot Coverage (max.)	60%
Setback Requirements	
Front Yard (min.)	20 feet
Rear Yard (min.)	10 feet
Side Yard (min.)	5 feet
Corner Side Yard (min.)	10 feet
Building Requirements	
Building Height (max.)	35 feet

High-Density Residential (R-3) District	
Lot Requirements	
Lot Area (min.)	4,000 square feet
Lot Width (min.)	25 feet
Lot Coverage (max.)	70%
Setback Requirements	
Front Yard (min.)	20 feet
Rear Yard (min.)	5 feet
Side Yard (min.)	5 feet
Corner Side Yard (min.)	10 feet
Building Requirements	
Building Height (max.)	45 feet

Commercial District Comparisons

Local Commercial (C-1) District		
Lot Requirements		
A	Lot Width (min.)	40 feet
B	Lot Coverage (max.)	70%
Setback Requirements		
C	Front Yard (min.)	10 feet
D	Rear Yard (min.)	5 feet
E	Side Yard (min.)	0* feet
F	Corner Side Yard (min.)	10 feet
Building Requirements		
G	Building Height (max.)	45 feet

Regional Commercial (C-2) District		
Lot Requirements		
A	Lot Width (min.)	50 feet
B	Lot Coverage (max.)	80%
Setback Requirements		
C	Front Yard (min.)	15 feet
D	Rear Yard (min.)	5 feet
E	Side Yard (min.)	0* feet
F	Corner Side Yard (min.)	15 feet
Building Requirements		
G	Building Height (max.)	70 feet

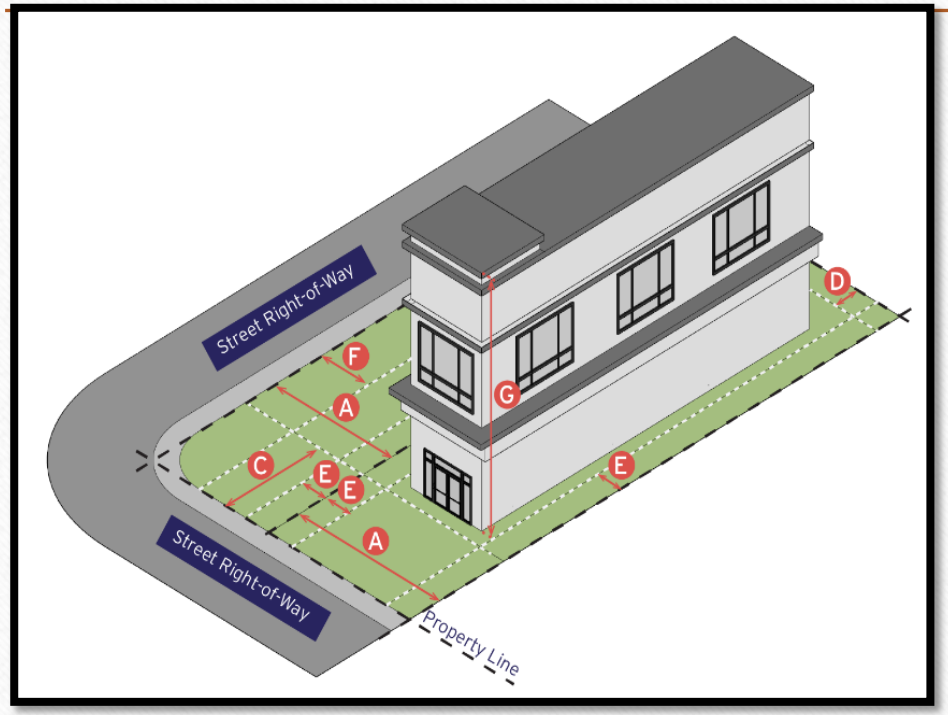
Industrial District Comparisons

Light Industrial (I-1) District		
Lot Requirements		
A	Lot Width (min.)	50 feet
B	Lot Coverage (max.)	70%
Setback Requirements		
C	Front Yard (min.)	15 feet
D	Rear Yard (min.)	5 feet
E	Side Yard (min.)	5* feet
F	Corner Side Yard (min.)	15 feet
Building Requirements		
G	Building Height (max.)	45 feet

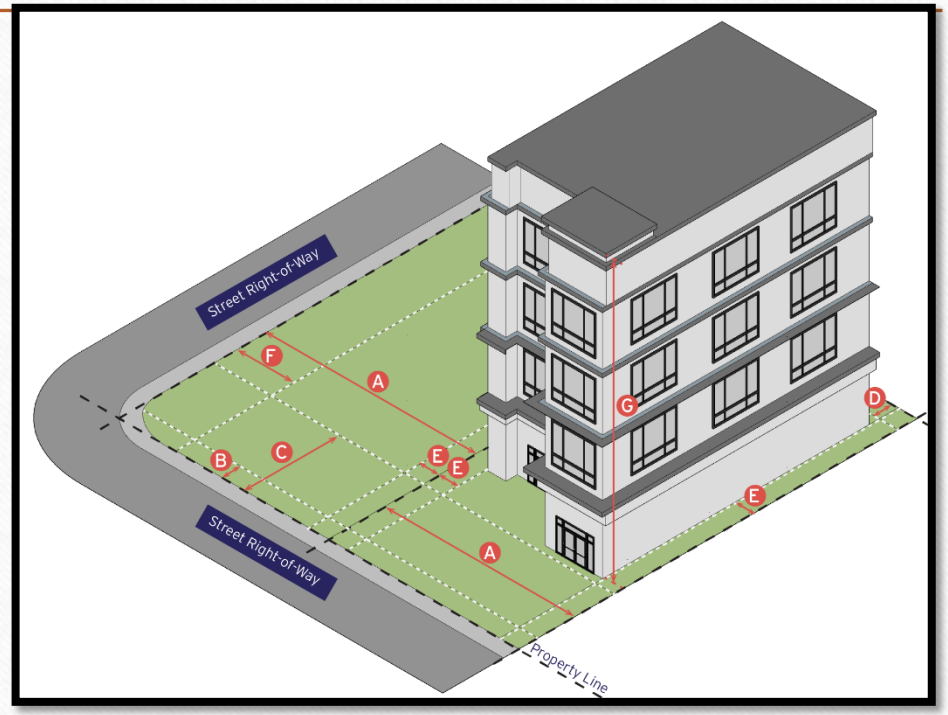
Heavy Industrial (I-2) District		
Lot Requirements		
A	Lot Width (min.)	50 feet
B	Lot Coverage (max.)	70%
Setback Requirements		
C	Front Yard (min.)	20 feet
D	Rear Yard (min.)	10 feet
E	Side Yard (min.)	5* feet
F	Corner Side Yard (min.)	20 feet
Building Requirements		
G	Building Height (max.)	N/A, but Airport Zoning Regulations shall apply

Mixed Use Districts

Local Mixed Use



Regional Mixed Use



Accessory Dwelling Units

Use Table

Key | P = Allowed | C = Conditional Use	Base Zoning Districts ↓								Special Zoning Districts ↓				Use-Specific Standards
Land Use ↓	A-O	R-1	R-2	R-3	C-1	C-2	I-1	I-2	M-1	M-2	C-C		
											DT	UT	
Residential													
Multi-Family Dwelling (Apartment)				P					P	P			Division 2. Section 140-31. (c)
Townhouse			P	P					P	P		P	Division 2. Section 140-31. (d)
Detached Single-Family Dwelling		P	P									P	
Duplex			P	P								P	
Courtyard Apartment			P	P									
Bungalow Court			P	P									
Multiplex				P						P		P	

Key | P = Allowed | C = Conditional Use	Base Zoning Districts ↓								Special Zoning Districts ↓				Use-Specific Standards
Land Use ↓	A-O	R-1	R-2	R-3	C-1	C-2	I-1	I-2	M-1	M-2	C-C		
											DT	UT	
Commercial													
Artist Studio					P				P	P	P	P	
Bar (51% sales from alcohol)					C	P			P	P	P	P	Division 2. Section 140-34. (b)
Bar (75% sales from alcohol)					C	C			C	C	C	C	Division 2. Section 140-34. (b)
Brewpub					C	P	P		C	P	P	C	
Building, Materials, and Landscaping Store						P	P						
Indoor Commercial Amusement						P	P			P	C	C	
Outdoor Commercial Amusement						P				C			
Convenience Store					P	P			P	P	P	P	Division 2. Section 140-34. (c)

Parking

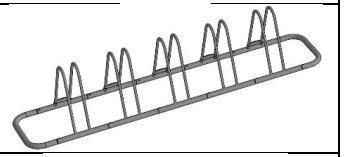
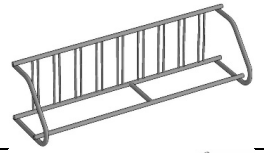
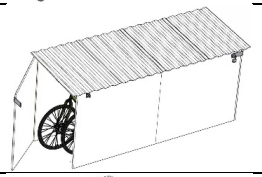
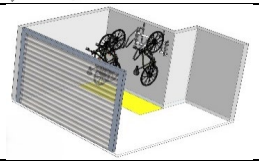
- Overall parking reductions
- Returns power to developers

Parking Comparisons

Proposed Use	Current Parking	UDC Parking
1,200 sq. ft. bar	12	6
10,000 sq. ft office	53	20
1,5000 sq. ft. restaurant	15	8
2,5000 sq. ft. retail	11	5
20,000 sq. ft. warehouse	25	20

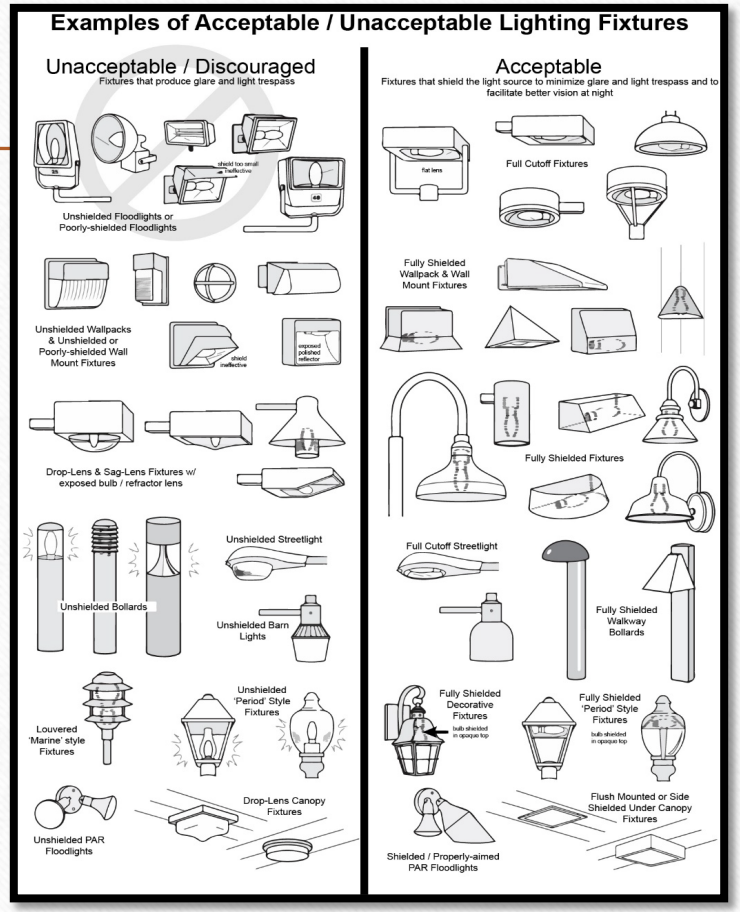
Parking Continued

- Introduction of bicycle parking
- Required in some zones, suggested in all others
- Complimentary to overall City vision

Facility Type	Description	Graphic
U-Rack	A "U-shaped" bicycle facility affixed to pavement that's stores up to two (2) bicycles which are locked from the outside	
Bollard Rack	A bicycle facility affixed to pavement that stores up to two (2) bicycles which are locked from the outside	
Low-Profile Rack	A low-lying bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles which are locked from the outside	
Grid Rack	A dual-sided bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles which are locked from the outside	
Bicycle Locker	A locker or box in which multiple bicycles can be placed, stored, and locked	
Secure Bicycle Parking Area	A weather-protected, standalone bicycling parking structure or building extension with shared racks and access control	

Lighting

VERY BAD
BAD
BETTER
BEST


Examples of Acceptable / Unacceptable Lighting Fixtures
Unacceptable / Discouraged
Fixtures that produce glare and light trespass
Unshielded Floodlights or Poorly-shielded Floodlights
Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures
Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens
Unshielded Bollards
Unshielded Streetlight
Unshielded Barn Lights
Louvered 'Marine' style Fixtures
Unshielded 'Period' Style Fixtures
Unshielded PAR Floodlights
Drop-Lens Canopy Fixtures
Acceptable
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night
Full Cutoff Fixtures
Fully Shielded Wallpack & Wall Mount Fixtures
Fully Shielded Fixtures
Full Cutoff Streetlight
Fully Shielded Walkway Bollards
Fully Shielded Decorative Fixtures
Fully Shielded 'Period' Style Fixtures
Flush Mounted or Side Shielded Under Canopy Fixtures
Shielded / Properly-aimed PAR Floodlights

Infill Development

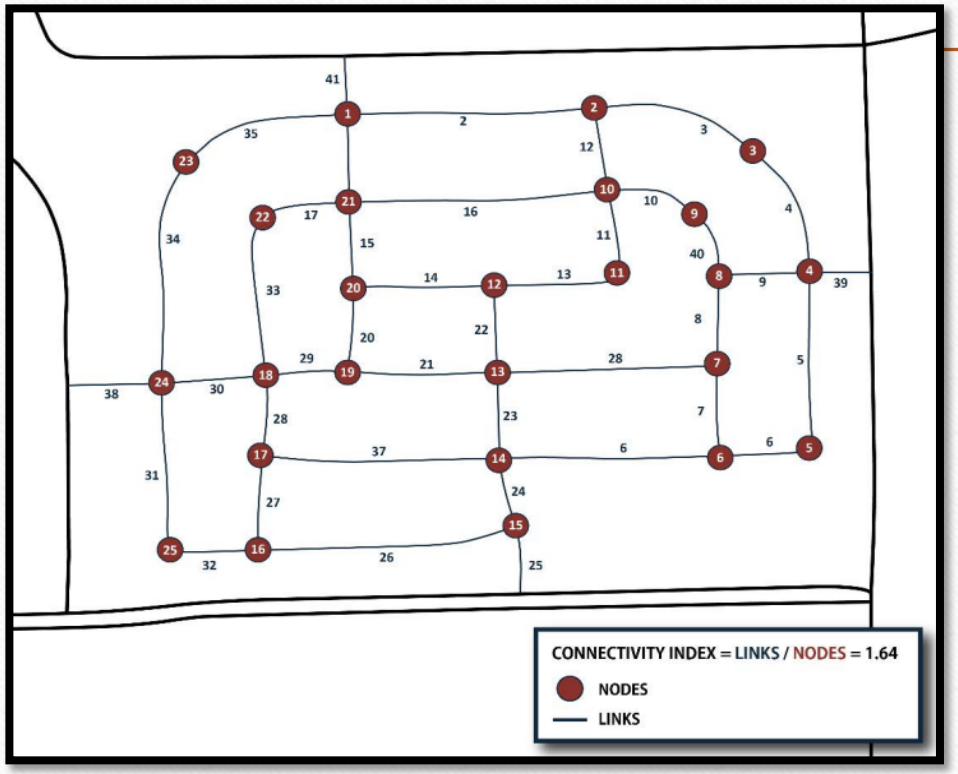
Subdivision Section

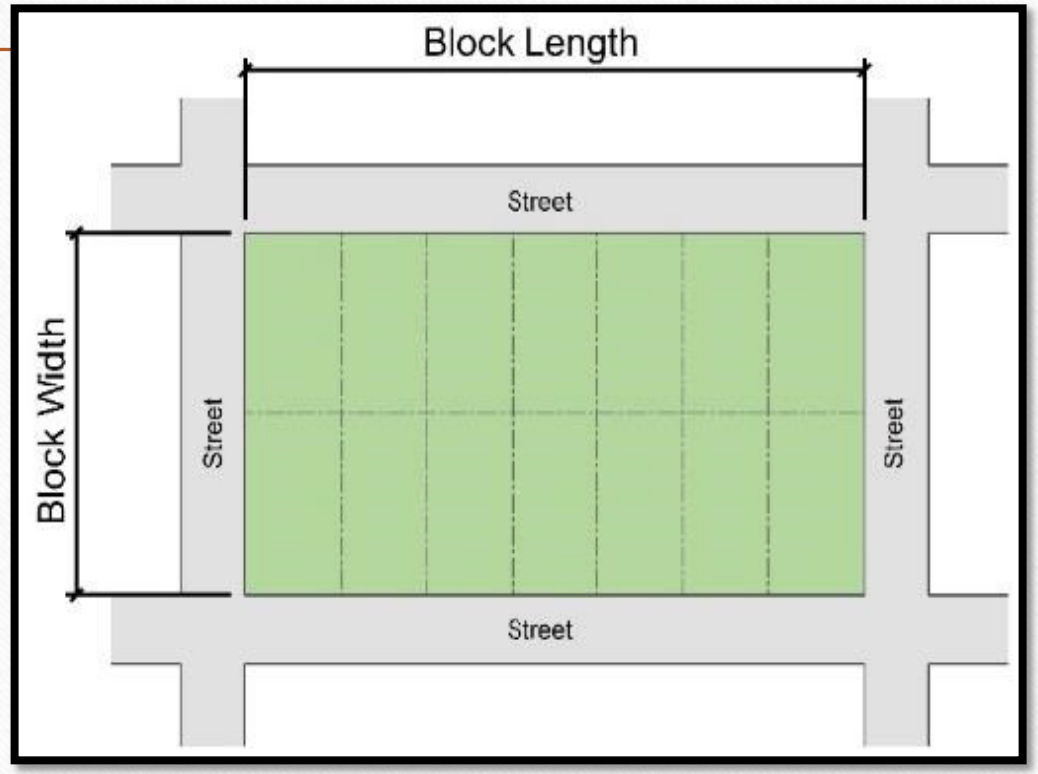
- Procedurally the same with some additions
- Director empowered

Plat Type Summary			
UDC Section	**Plat Type**	**Use**	**Notes**
Section 140-181.	*Preliminary Plat*	Required before a Final Plat where infrastructure is required	
Section 140-182.	*Final Plat*	Required to record subdivision of property	A Final Plat cannot be recorded until improvements have been properly installed and accepted or the appropriate surety for construction of the improvements has been filed with the City.
Section 140-183.	*Minor Plat*	Final plats that already have the necessary infrastructure in place	
Section 140-184.	*Amending Plat*	Minor revisions to a recorded Plat	
Section 140-185.	*Replat*	Replat of currently platted lots without a Plat Vacation	
Section 140-186.	*Conveyance Plat*	Plat remainder tracts into sellable lots	A conveyance plat does not authorize development and is not the first stage of the development process
Section 140-187.	*Plat Vacation*	Vacate a previously recorded Plat	

Authority Table											
UDC Section	**Application Type**	**PAM**	**Notice**	**Approval Authority**							
				Administrative Bodies ↓				**Quasi-Legislative Bodies ↓**			
				D	**C**	**B**	**H**	**PZ**	**CC**	**HP**	**BA**
Subdivision Procedures											
Section 140-181.	*Preliminary Plat*	×	✓	d							
Section 140-182.	*Final Plat*	×	×	d				a			
Section 140-183.	*Minor Plat*	×	×	d				a			
Section 140-184.	*Amending Plat*	×	×	d				a			
Section 140-185.	*Replat*	×	✓	r				d			
Section 140-186.	*Conveyance Plat*	×	×	d							
Section 140-187.	*Plat Vacation*	×		r				r	d		
See Article V. Division 4. for more specifics	*Construction Plans*	×	×		d						
	Development Agreement	✓	×		r				d		

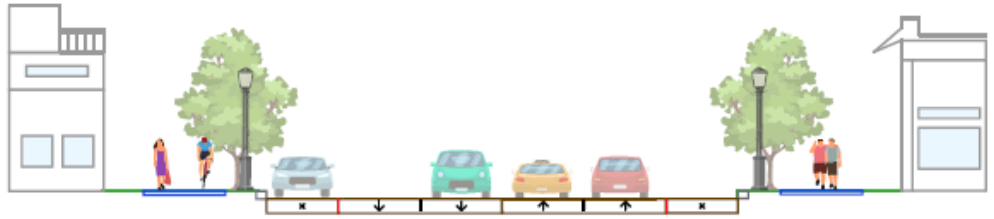
Subdivision Section





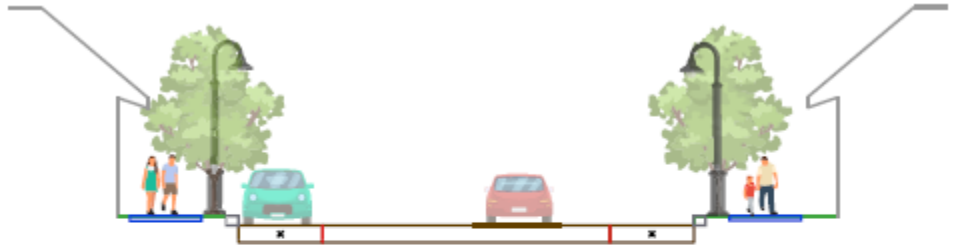
Subdivision Section

Minor Arterial



Travel lanes	4 lanes - 11 ft wide
Median	No
On-street parking	Yes - 8 ft wide; framed by street corner sidewalk bulb-outs
Bicycle lane	Above the curb (see sidewalk)
Street tree	In tree wells or minimum 6 ft parkway, spaced at 30 ft intervals
Sidewalk	15 ft wide with tree wells or 10 ft with parkways (includes 5 ft asphalt bike path)

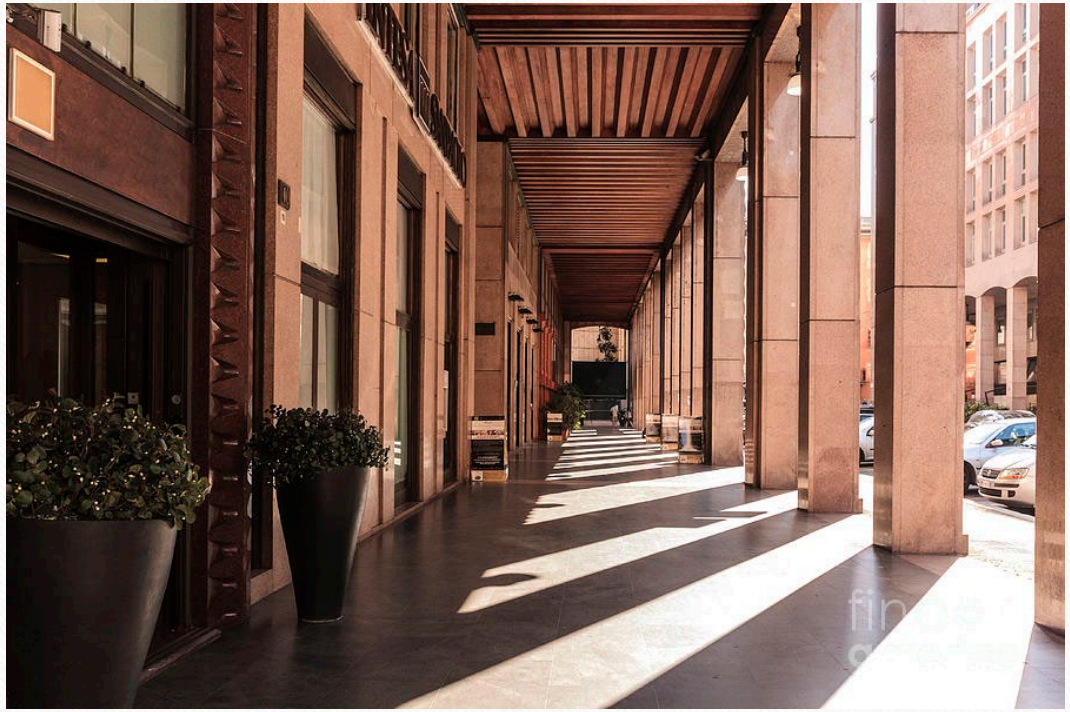
Local 1



Pavement width	32 ft
Median	No
On-street parking	Yes - both sides
Bicycle lane	No
Street tree	In 5-7 ft parkway, spaced at 30 ft intervals
Sidewalk	5 - 6 ft wide

Site Design Allowances

- Voluntary provisions
- Gives flexibility
- Encourages human centered design
- Promotes conservation
- Green building



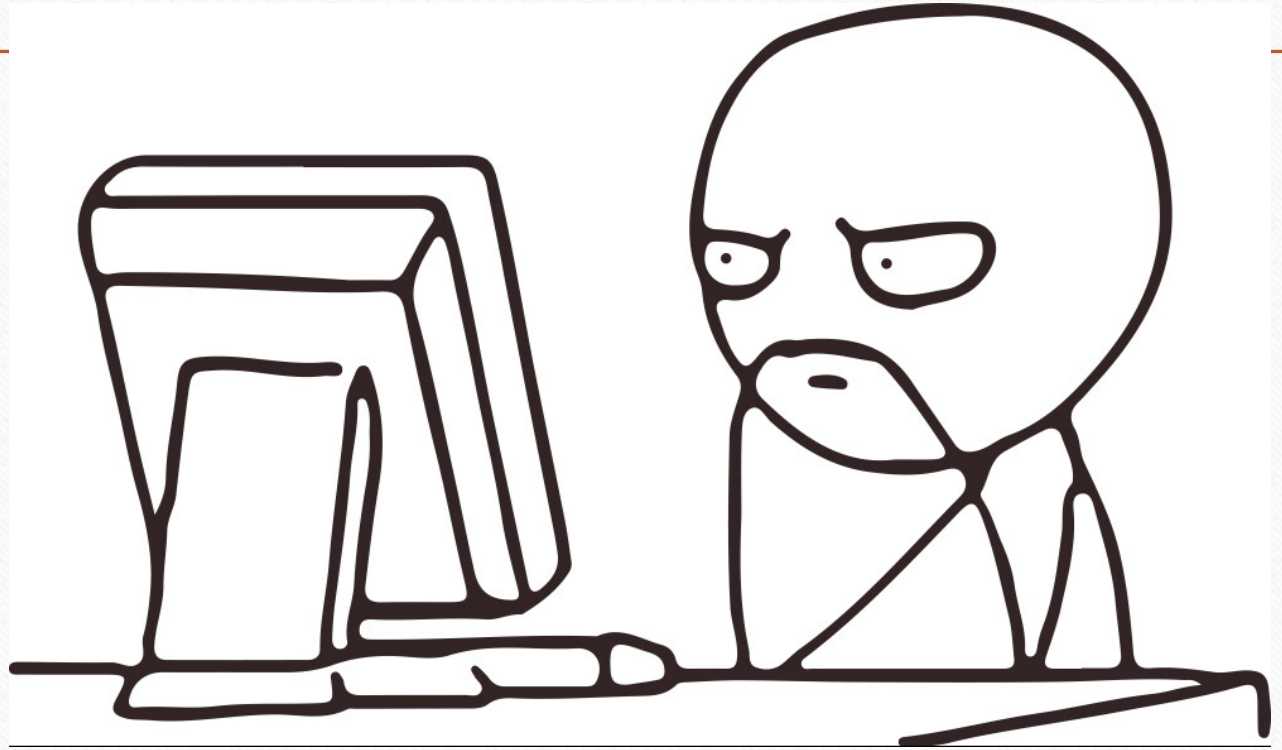
Minor Modifications

- Promotes flexibility
- Avoids extra processes
- Director approval
- Applicable to most areas of site plan
- Shovels in ground

Public Sessions

• Planning & Zoning Workshop	September 25th
• Chamber of Commerce	October 8th
• City Commission Workshop	October 14th
• Planning & Zoning Commission	October 22nd
• City Commission Public Hearing	October 28th

Questions?



CITY OF McALLEN

ITEM SUMMARY

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	10/07/2024
	MEETING DATE	10/14/2024

1. Agenda Item: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire two tracts of land being: THE SOUTH ONE-HALF (S ½) OF LOT SEVENTY-FOUR (74), and (2) THE S670.69' EXC. 1.33 ROW, EXC.2.39 DRAINAGE EASEMENT 11.15 AC NET SOUTH OF LOT SEVENTY-THREE (73), SAVE AND EXCEPT THE NORTH 11.38 FEET OF THE WEST 40.0 FEET OF LOT 73, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS for a park, playground, or other recreational facility and other public purposes (Tex. Gov't. Code §551.071).

2. Party Making Request:

3. Nature of Request: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire two tracts of land being: THE SOUTH ONE-HALF (S ½) OF LOT SEVENTY-FOUR (74), and (2) THE S670.69' EXC. 1.33 ROW, EXC.2.39 DRAINAGE EASEMENT 11.15 AC NET SOUTH OF LOT SEVENTY-THREE (73), SAVE AND EXCEPT THE NORTH 11.38 FEET OF THE WEST 40.0 FEET OF LOT 73, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS for a park, playground, or other recreational facility and other public purposes. (Tex. Gov't. Code §551.071)

4. Routing:

Alma Villarreal	Created/Initiated - 10/7/2024
Austin Stevenson	Final Approval - 10/7/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	4.B.
	DATE SUBMITTED	10/07/2024
	MEETING DATE	10/14/2024

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1 and Tract 2. (§551.072, Tex. Gov't. Code).

2. Party Making Request: Austin Stevenson

3. Nature of Request: Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1 and Tract 2. (§551.072, Tex. Gov't. Code).

4. Routing:

Alma Villarreal	Created/Initiated - 10/7/2024
Austin Stevenson	Final Approval - 10/7/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	4.C.
	DATE SUBMITTED	10/07/2024
	MEETING DATE	10/14/2024

1. Agenda Item: Consideration of Economic Development matters. (§ 551.087, Tex. Gov't. Code).

2. Party Making Request:

3. Nature of Request:

4. Routing:

Alma Villarreal	Created/Initiated - 10/7/2024
Austin Stevenson	Final Approval - 10/7/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	4.D.
	DATE SUBMITTED	10/07/2024
	MEETING DATE	10/14/2024

1. Agenda Item: Consultation with City Attorney regarding employment contracts. (§ 551.071, Tex. Gov't. Code).

2. Party Making Request:

3. Nature of Request:

4. Routing:

Alma Villarreal	Created/Initiated - 10/7/2024
Austin Stevenson	Final Approval - 10/7/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation: