

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, October 14, 2024**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

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

Absent: Commissioner Rodolfo "Rudy" Castillo

Also, present City Manager Isaac Tawil, Interim City Attorney Austin Stevenson, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, Deputy City Secretary Cindy Zuniga.

CALL TO ORDER

Commissioner Joaquin Zamora called the meeting to order at 4:00 pm.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE SEPTEMBER 23rd REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH A MEETING.

There were no questions relating to the regular meeting agenda.

2. DISCUSSION ON CAR WASHES.

Mr. Edgar Garcia gave a brief presentation on car washes. It was noted that the cities of Brownsville and Edinburg have recently adopted restrictions on the establishment of car washes to preserve water given the drought conditions. Staff also discussed the following key points:

- 26 Standalone Car Washes
- Does not include accessory car cashes
- Concentration between Trenton and El Rancho Road
- 5-mile radius adopted by City of Brownsville
- Half mile option UDC proposal 1,000 ft. and 150 ft residential area

Staff discussed approaches as follows:

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

Comments and concerns were shared by Council. Questions were asked relating to challenging car wash ordinance, area establishments, self-service and automated car washes, stacking issues on 10th street, La Vista, and 23rd street. Staff answered questions posed by Council. The council gave staff directions to bring back the proposed ordinance for review and consideration at the October 28th regular city commission meeting.

Mayor Javier Villalobos thanked staff for their presentation.

3. PRESENTATION ON UNIFIED DEVELOPMENT CODE.

Mr. Edgar Garcia gave an update on the Unified Development Code. It was noted that the UDC was adopted last May. Staff noted that the UDC was released for public comment on September 9th and remained open through October 9th, 2024. Packets were distributed to Council and staff informed Council the full UDC was included in said packet and briefly touched on the main changes. Staff reviewed handouts depicting the following: Envision McAllen, UDC Creation, Zoning Districts, Residential District Comparisons, Commercial District Comparisons, Industrial District Comparisons, Mixed Use Districts, Parking Comparisons, Lighting, Infill Development, Site Design Allowances, Minor Modifications, and Public Sessions.

Comments and concerns were shared by Council. Questions were asked relating to public comments, town halls, transparency, accessibility, and final feedback. Staff answered questions posed by Council.

Mayor Javier Villalobos thanked staff for their presentation.

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).

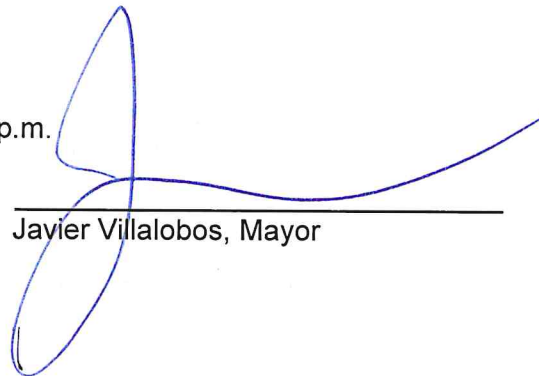
PUBLIC COMMENT: Jack Nieto

ADJOURN

Without objection, the meeting was adjourned at 4:53 p.m.

Attest:


Cindy Zuniga, TRMC
Deputy City Secretary


Javier Villalobos, Mayor