



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, DECEMBER 9, 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 December 9, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. AED Service Implementation Presentation.
3. Recap of Unified Development Code Townhalls 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 legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
 - B) Discussion and possible lease, sale or purchase of real estate property, Tract 1 and Tract 2. Tex. Gov't. Code §551.072.

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 December 6, 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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

12/9/2024

1. Agenda Item: Present questions to staff relating to the December 9, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Diana Silva
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.
12/03/2024
12/9/2024

1. Agenda Item: AED Service Implementation Presentation.
2. Party Making Request: Yolanda Perez
3. Nature of Request:
4. Routing:
Maritza Morales Created/Initiated - 12/3/2024
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

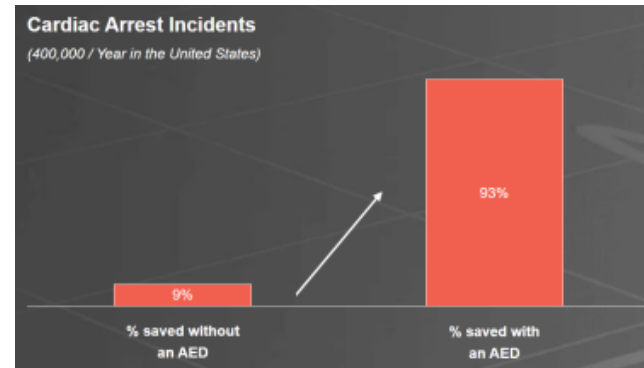


City of McAllen

Automated External Defibrillator (AED) Service Implementation

Importance of Early Intervention

- Early defibrillation with an AED, alongside CPR, significantly increases the chance of survival in a cardiac arrest situation.
- It is designed for use by non-medical professionals (civilians) in an emergency.
- It serves to bridge the gap from the onset of the medical emergency until First Responders arrive and take over patient care.



AED Program Initiatives



- **Educate staff on AED awareness, e.g., location, proximity, calling 911**
- **Expand CPR / AED Training for Employees via Fire Department**
- **Department AED post-use notification /tracking workflow**
- **Monthly service reports / post-use reporting**

The City of McAllen will partner with AED123



Stryker LIFEPAK CR2 Specs



- Child Mode & Bilingual Mode buttons
- Fully automatic shock button
- Has Clear Voice* Technology that detects background noise and adjusts audio volume accordingly.
- Has CPR-INSIGHT* analysis technology that enables device to analyze the patients heart rhythm while CPR is being performed.
- 3.8 in. Height, Width 10.8 in. Depth
- Weighs 4.5 lbs.

AED Service Plan Includes:

- Installation of AED Wall Cabinet, Wall Sign, & Response Kit
- Monthly In-Person, Device Inspections by Local AED123 Technician *
- Cost of All Replacement Batteries & Pads *
- Software Updates *
- AED Loaners during device repair or service.
- Monthly Inspection Report
- Medical Direction / Physician Oversight *
- Device Registration with EMS / Fire Department*
- Post-Use Reporting & Support *
- Comprehensive Insurance (Product Liability and General Liability)
- 24/7 Customer Service

*Required by state law

51 AEDs Deployed Across City of McAllen Facilities

North McAllen (10)



Locations:

- Police Training Academy (1)
- Lark Community Center / Library (1)
- North Transit Hub (1)
- Parks Administration Office (1)
- Public Works - Composting (1)
- Fire Stations / Training Academy (3)
- MPU North Wastewater Bldg. (1)
- MPU North Water Plant Bldg. (1)

Center McAllen (23)



Locations:

- City Hall (1)
- Convention Center / PAC (3)
- Development Center (1)
- Fire Stations / EOC (4)
- Main Library (1)
- MPU Utility Billing /Meter Readers (1)
- Municipal Court (1)
- PARD Las Palmas Community Center (1)
- PARD Aquatic Facilities (2)
- PARD Fireman's Pavilion (1)
- Police Main Bldg. / TAG (2)
- Public Works Main (2)
- Traffic Operations (1)
- Transit Facilities (2)

South McAllen (18)



Locations:

- PARD Palmview Community Center / Library (1)
- Champions Lake Golf Course (1)
- Airport (2)
- City Hall (1)
- Fire Stations (3)
- Aquatics (2)
- Quinta Mazatlán (1)
- MPU South Wastewater Bldg.(1)
- MPU South Water Plant Bldg. (1)
- MPU Transmission & Distribution Bldg. (1)
- Police (1)
- PARD Float Studio (1)
- Anzaldua/ Hidalgo Bridges (2)

Questions



Risk Management Department

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

12/03/2024

MEETING DATE

12/9/2024

1. Agenda Item: Recap of Unified Development Code Townhalls Presentation.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Edgar Garcia

Created/Initiated - 12/3/2024

Edgar Garcia

Approved - 12/3/2024

Michelle Rivera

Approved - 12/3/2024

Austin Stevenson

Final Approval - 12/4/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Memo

TO: Isaac J. Tawil, City Manager
FROM: Edgar I. Garcia, AICP, CNU-A, CPM, Director of Planning & Zoning
DATE: December 3, 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.

DISCUSSION: The UDC was initially taken to Planning and Zoning Commission on September 26th for a recommendation to City Commission. At that meeting, the UDC was tabled to allow Planning and Zoning Commission members to further review the proposal as well as to allow the public more time for review. The UDC was presented at a Workshop before City Commission on October 14. At that meeting, Commissioners acceded to hosting six town halls, one in each City Commission district, to further notify the public of the UDC.

At those town halls, several members of the public made comments in regards to the UDC and its proposals. Those comments, as well as staff's responses to those comments, have been included in your packet.

After the town halls, staff held a workshop with the Planning and Zoning Commission to go over any lingering issues. To this end, staff has modified the UDC to continue requiring Institutional uses a Conditional Use Permit (CUP) in A-O (Agricultural-Open Space) and all residential districts (R-1 through R-3). Likewise, we are proposing to continue requiring CUPs for Home Occupations.

District	Date	Comment	Staff Response
4	11/4	Is the City aware of Strong Towns and is any of their ideas being incorporated in the document?	Strong Towns is a non-profit organization focusing on helping American cities achieve financial resiliency through better, more sustainable development. Some of Strong Town's initiatives are being incorporated into the UDC.
4	11/4	Comparison to larger cities such as Dallas - fear of mixed uses. Examples discussed: problems with sewage, weather damage to structures due to natural disasters (responded with Building Code issues), concerned with limited restrictions , testing toxicity of the land, and potential criminal activity for those residing within multifamily developments	Items noted not within the purview of the UDC. Building Codes, state, and federal laws address these issues.
4	11/4	Overpopulation concerns with multifamily developments, which would lead to water shortage	While water is certainly an invaluable resource, it does not appear McAllen is at a water deficit level to halt development.
4	11/4	Concerns with speed of the process, not enough transparency.	UDC development has been close to a three year process, including the Envision McAllen drafting, with multiple avenues for public comment and education. The UDC is the outcome of the process.
4	11/4	Discussion of vegetation - regarding if there is a specific list of acceptable landscaping, another concern was in regards to landscaping either being unmaintained after time or eventually becomes paved over	The City has a listing of native trees good for the area. While it has not been updated in some time, this is something we can undertake in the future. Also, the Property Maintenance Code would address properties not maintaining their landscaping.

4	11/4	Concerns with ADUs not having restrictions, same concern with home occupations	We have seen only two guesthome/home occupation CUPs ever been denied. The UDC is not proposing a free for all of these uses, there are requirements that need to be met for compliance. If not met, Code Enforcement would be able to issue citations. We believe the CUP process currently punishes those who follow the rules by making them wait 4-6 weeks for the CUP process to run its course.
4	11/4	How will the Citywide rezoning work? Is the City just picking random properties to rezone without notice	A Citywide rezoning is required to ensure all properties match the zoning districts developed in the UDC. When that process starts, there will be multiple public meetings and an extensive public education campaign to ensure all property owners and tenants understand what is going on and how it will affect their specific property.
4	11/4	What is the Dark Skies Initiative?	The Dark Skies Initiative is a movement that seeks to reduce light pollution and restore the nighttime environment. The UDC incorporates Dark Skies policy by requiring cut-off fixtures to be installed on lightpoles to prevent light from shining back into the sky.
6	11/6	Rezoning Process?	Before we advertise for the city wide rezoning, we will notify property owners beforehand to give them opportunity for input or negotiation. The City will consider accepting rezoning requests from the public.
6	11/6	Director's authority to make modifications, how is that different from having it run through the P&Z Board?	A Director would be able to make their decision within 48 hours instead of waiting for a regularly scheduled P&Z meeting every two weeks. However, a Director would be limited to Preliminary Plat approvals which have a statutory deadline of 30 days.

3	11/12	Rezoning concerns, regarding notifications, public influence, and timeline	The public had multiple opportunities for comments beginning three years ago with Envision McAllen where public input was sought through a variety of manners. Likewise, the public has had the opportunity to give input at the town halls, through email or phone communication wiht the department, and at the upcoming public hearings for P&Z and City Commission.
3	11/12	What is a zoning district?	A zoning district is a designated area within a city where specific land uses are permitted and regulated. Every property within city limits has an assigned zoning.
3	11/12	How will you rezone the city	We would send public notice througha postcard potentiall to notify the public about the city's proposed rezone. We would then begin the rezone in phases beginning with the outer boundries of the city.
3	11/12	Will the rezoning be compatible to existing uses?	The city would do its best to minimize the nonconformities that would be caused by rezoning. Single family residential properites would be rezoned to the compatible zoning of the UDC.
3	11/12	How much power will residents have to object to the proposed rezone?	The public would be invited to the public hearings that would take place prior to rezoning so they may have an opportunity to protest or negotiate their desired zoning classifications.
3	11/12	What will the content of the postcard notice be for the rezoning?	Brief notice to make public aware of upcoming public hearings and invite input.
3	11/12	Wil the reduction of parking requirments cause traffic overflow?	We will leave it to the descration of the property/business owners to determine how much parking they would need to accommodate their traffic.

3	11/12	Does the UDC affect the ETJ?	No. The UDC only has jurisdiction over McAllen City Limits.
3	11/12	How will this address/resolve nonconforming uses?	We plan to rezone as many nonconforming properties into the compatible zoning districts of the UDC. Such as mixed use districts.
3	11/12	Have you made any changes based on previous concerns raised about the UDC? ADUs?	We have considered the public input on ADUs. However, we believe that the UDCs proposals are beneficial to property owners.
3	11/12	When will the city wide rezone begin?	A couple of months after the UDCs adoptions, so around January-April of next year.
3	11/12	How many nonconforming uses will be created by the city rezone?	We would attempt to minimize the amount of nonconformities caused by the UDC. We do not know an exact number at this time.
3	11/12	Parking concerns - reduced parking will affect neighborhoods	Reduced parking requirements are not being implemented for residential properties. Commercial properties are overparked as is evident by observations throughout the City. Neighboring cities have adopted more relaxed parking requirements without issue. Further, our parking requirements are minimums which the developer is free to exceed as they see fit.
3	11/12	How is the ETJ affected?	ETJ is not affected other than in subdivision section. There is no zoning in ETJ.
3	11/12	Has an overall study been done regarding the number of non-conformities once the city wide rezoning process occurs?	This has begun on a limited basis. Staff's overall goal is to reduce nonconformities as much as possible. Overall, the new zoning districts are more inclusive than restrictive so the final number should be low. This will be further looked at as Citywide rezoning process is undertaken.

2	11/14	Is the proposed zoning map in the UDC?	The UDC does not contain a zoning map, but does contain the zones we will be using for the Citywide rezoning. Envision McAllen has a Future Land Use Map that will help guide the rezoning decisions.
2	11/14	How often do developers come in during holidays that will require planning director to approve without the p&z board?	Failure to meet quorum is common during the holidays and can cause delays for developments or require Special Meetings.
2	11/14	Development is a long process, does the delay from waiting for p&z board decisions affect developers that much that requires planning director having power to approve without p&z hearing?	When dealing with million dollar loans, every day does count because it's a day of interest. Director approval is a tool to facilitate development approvals.
2	11/14	Is the city prioritizing development over citizens? UDC seems to benefit developers not citizens.	We believe every property owner is a developer and the streamlining within the UDC will help anyone who is developing their property whether it's a single family home or a multi-acre development.
2	11/14	Concern over narrower roads making driving less safe	Narrower roads have been continuously shown to be safer by reducing travel speeds. Numerous studies can be found from transportation planners and engineers on this.
2	11/14	Will we be seeing more narrower lots now in residential development?	Narrower lots is something we've heard from the public and developers. Not everyone wants a 5,000 sq. ft. lot and everything that entails. Reducing lot minimums opens up different housing options.
2	11/14	Will narrower lots cause more vehicle congestion?	Narrower lots will still require the usual parking spots. The City cannot control how many vehicles a family ultimately owns.
2	11/14	How did we solicit input over Envision McAllen?	Envision McAllen received input through stakeholder meetings, surveys, multiple public outreach events, and an interactive website.

2	11/14	How many people actually submitted comments for Envision McAllen?	There were 2,168 unique users to the Envision McAllen website with 6,847 total visits. 198 people took the survey and another 100 placed comments on our interactive board.
2	11/14	What are we going to do with the input being provided now by citizens?	Input from town halls will be catalogued and addressed on an individual basis, depending on the comment, action may be taken on the UDC.
2	11/14	Will this code affect the character of existing modest neighborhoods?	Older neighborhoods are protected through their recorded plat and existing HOA covenants and restrictions. The UDC does not supplant these.
5	11/19	Lack of trust, used ZOHO as an example	The Citywide rezoning process will be guided through Envision McAllen's Future Land Use Map. When that process is started, legal notifications as per state law and local ordinances will be followed with opportunities for the public to be heard.
5	11/19	Resident concerns that their properties will be rezoned, ex. R-1 will become R-2	Envision McAllen will be used to guide rezoning decisions. There is no contemplating to upzone existing single family subdivisions.
5	11/19	Discussion of public notice - not enough advertisement	Director has done half a dozen interviews in both english and spanish as well as in visual and print media. City staff also underwent an extensive social media campaign.
5	11/19	ADUs concerns, such as parking, enclosing garages, renting to public (safety concerns)	ADUs will not be allowed in a vacuum. There are still requirements that must be met in regards to obtaining a building permit for them such as providing an extra parking spot, meeting setbacks, size maximums, and being on the same water/light meter as main house.

1	11/21	Can you clarify the consolidation of zones of R3's?	Our current R-3A (apartment), R-3C (condominium), and R-3T (townhouse) districts will be consolidated into one R-3 High Density District which will allow apartments, condominiums, and townhomes.
1	11/21	Are ADUs required to have separate meters?	No, ADU's will need to be on the same meter as main house.
1	11/21	Will park development fees be consistent?	Park fees were not in the purview of the UDC and, thus, were not changed.
1	11/21	ADU - Do you need a building permit to be approved?	Yes, ADUs will require a building permit for construction.
1	11/21	Will ADU's be rentable?	Yes, we are proposing for ADU's to be allowed to be rented out.
1	11/21	What will be the parking regulations for ADU's? The parking will be insufficient for the surrounding neighbors.	Parking regulations for ADU's will be the same as currently, one parking spot will be required.
1	11/21	Will airbnb's need regulations?	Short-term rentals must follow McAllen Code of Ordinances Chapter 46, Article VII. They were not in the purview of this UDC.
1	11/21	Will there be buffer zones for current zones?	Planning staff understand the importance of ensuring separation between residential and commercial uses. During Citywide rezoning, attention will be paid to address transitions.
1	11/21	How will this benefit citizens other than developers? Seem more favorable for the developer.	We believe every property owner is a developer and the streamlining within the UDC will help anyone who is developing their property whether it's a single family home or a multi-acre development.
1	11/21	Will there be more input from citizens for the UDC?	The UDC will be presented at P&Z on December 3rd and at City Commission December 9th. Both these meetings are public and comments may be made at each.

1	11/21	What are the board dates to vote on the UDC? This should be tabled so more people can have input.	The UDC will be presented at P&Z on December 3rd and at City Commission December 9th. Both these meetings are public and comments may be made at each.
1	11/21	How will the neighbors be notified of a variance if the director does immediate approval?	The Minor Modifications proposed in the UDC have a maximum value of 10% deviation. Anything greater will still need to follow customary variance application and notification requirements.
1	11/21	The new code has to recognize the existing codes and can't repeal everyting.	Staff understands the previous codes existed and can apply them without including them in UDC. This is done to a certain extent already without issue.
1	11/21	Allowing ADU seems to be eliminating R-1 (single-family) District	This is not accurate, most of the restrictions currently in place for guesthomes are being brought on. The main difference is a 4-6 week waiting period to move forward.
1	11/21	How does the design guidelines work?	Design guidelines incentivize green and human-centered building. By meeting the requisite points, a development will have flexibility on their site such as increased signage, decreased parking requirements, increases in height and density.
1	11/21	Thank you for the new code. I hope to see more amenities for the young in McAllen with the UDC, not only single-family and parking lots	We believe the UDC will bring progressive changes to McAllen that fall in line with Envision McAllen's goal of creating a denser and more efficient land using city.

From: [Ethan Thomas](#)
To: [Edgar Garcia](#)
Subject: Appreciation of the new upcoming UDC
Date: Tuesday, October 15, 2024 12:08:46 AM

I wanted to leave a comment of support for the new unified development currently being discussed in city hall. As a 22 year old resident of Mcallen, I understand that this progression is necessary to fully revitalize and continue beautification in high potential areas of the city. Densifying areas with the right infill development in regions like the arts district (old towne) and downtown mcallen, or even near the la plaza mall (upcoming mcallen city center venture, boeye reservoir, etc.) all these developments will be allowed more flexibility which will contribute positively to our enhancing urban fabric. Mcallen has incredible potential as an urban destination with complete neighborhoods ranging from north trenton to bicentennial, and the downtown and old towne districts to our entertainment centers where La plaza mall and the convention center currently sit. This code is a great one, and envision mcallen 2040 is very promising. Among my peers, wishing for better urbanism and more walkable communities that foster human interaction and ease of accessibility is a common want and hope for future generations.

From: [Cesar Rodriguez](#)
To: [Marco A. Tovias](#); [Edgar Garcia](#)
Cc: [Jeff Johnston](#)
Subject: Re: OneView Console Request ID# 4645501 - Other
Date: Wednesday, October 16, 2024 12:12:56 PM

Good Afternoon Edgar,

This is a note of support from the public with some feedback for the proposed UDC. For your records.

Regards,

Cesar N. Rodriguez, M.S.B.A., CPM
Director of Strategy Management
City of McAllen
1300 Houston Avenue
City of McAllen, Texas 78501
Phone: (956) 681-1018 | Fax: (956) 681-1010

From: Marco A. Tovias <marco_tovias@mcallen.net>
Sent: Wednesday, October 16, 2024 11:42 AM
To: Cesar Rodriguez <cesar_rodriguez@mcallen.net>
Cc: Jeff Johnston <jjohnston@mcallen.net>
Subject: Fw: OneView Console Request ID# 4645501 - Other

Good morning Cesar,

We received the below message via Ask McAllen but I'm not sure who to route it to. Is this something for you or should I routed it to a different department? It is feedback on the new unified development proposal.

Message: I wanted to leave a comment of support for the new unified development currently being discussed in city hall. As a 22 year old resident of Mcallen, I understand that this progression is necessary to fully revitalize and continue beautification in high potential areas of the city. Densifying areas with the right infil development in regions like the arts district (old towne) and downtown mcallen, or even near the la plaza mall (upcoming mcallen city center venture, boeye reservoir, etc.) all these developments will be allowed more flexibility which will contribute positively to our enhancing urban fabric. Mcallen has incredible potential as an urban destination with complete neighborhoods ranging from north trenton to biccentennial, and the downtown and old towne districts to our etertainment centers where La plaza mall and the convention center currently sit. This code is a great one, and envision mcallen 2040 is very promising

From: [Jaime Martinez](#)
To: [Planning External Email](#)
Subject: About time for code changes
Date: Tuesday, December 3, 2024 11:24:41 AM

Good morning,

As a lifelong McAllen resident who left for school but came back, I applaud the work that has been done in regards to the new development code.

Mixed use zoning is something I saw in bigger Texas cities and I think could work great here in McAllen. Not everyone wants a single family lot and the city needs to understand this. Allowing for different types of housing is not a bad thing like some older residents talked have talked about.

I urge the commissioners listen to the younger generations who don't want a single family lot. Please, allow different types of housing to be built so we can stay in McAllen and not move to neighboring cities.

Thanks,

Jaime

Sent from [Proton Mail](#) for iOS

From: [Mike Blum](#)
To: [Javier Villalobos](#); tonyaguirre@mcallen.net; [Seby Haddad](#); pepe.cabazadevaca@mcallen.net; ji.zamora@mcallen.net; rudym@mcallen.net; omarq@mcallen.net; [Isaac J. Tawil](#); [Edgar Garcia](#); [Michelle Rivera](#)
Cc: [Juli Rankin](#); [Mike Blum](#)
Subject: COMMENT ON THE UDC
Date: Wednesday, October 30, 2024 6:54:53 PM
Attachments: [Crexi & Costar PB Firm Sticker.png](#)

TO: Mayor Javier Villalobos, City Commissioners Tony Aguirre, JJ Zamora, Omar Quintanilla, Rudy Castillo, Victor “Seby” Haddad, Pepe Cabeza de Vaca; Ike Tawil, Edgar Garcia, Michele Rivera:

FROM: Mike Blum and Juli Rankin, FAICP

As former Planning Directors for the City of McAllen, we appreciate the opportunity to comment on the draft UDC document the city is considering. As the authors of the 1973 Zoning Ordinance, the 1974 Comprehensive Plan, 1983 Comprehensive Plan, 1998 and 2007 Comprehensive Plans, off-street parking, landscape, historic preservation, and a host of other community and land development regulations, we found the task of reviewing the new version of a Unified Code compelling.

Among concerns are whether the average citizen, consulting engineers, architects, builders, and developers who must navigate these changes in real time have had many opportunities to contribute to the end product and are fully on board.

In a recent presentation of the UDC at the Chamber of Commerce, it was said that public comments had been received and noted, but were they brought to accept on the product that has been posted on the City’s website, or made available for public consumption?

We applaud your efforts to re-open public comment with the upcoming Town Hall Meetings to showcase the pending overhaul to existing land use regulations. More publicity through a variety of means is needed to ensure the public is aware of the meetings and as involved as they may wish to be in this process and outcome.

The current draft contains approaches to development that stem from national trends, which may not open-endedly be a good fit for an established and growing community. We call your attention to important elements that need to be thoroughly vetted, not just patterned after such trends.

McAllen’s existing zoning ordinance has provision for R3A, R3T, and R3C (Apartments, Townhouses and Condominiums). The original reason for the creation of these separate zoning categories was that property owners affected by a zoning change would be less inclined to object to a condominium or townhouse development than for conventional apartment projects.

In the new UDC these distinctions have been eliminated. “Density” not “use” is the measure of control. If the city adopts the new UDC it will permit, ***as a matter of right***, sweeping changes to the zoning ordinance, which will grant, on a wholesale basis, no distinction in residential land use. The idea of vertically mixed-use has merit...but needs to be well imagined, appropriately sited with assurance that plenty of parking to accommodate the density will be provided.

How does the NEW zoning for R3 with no distinction work with property owners

who are opposed to an increase in density and character of the use? Typically, townhouses and condominiums are owner occupied as compared to tenant occupied apartments.

Other provisions within the draft UDC permit, as a matter of right, the ability to add a second living structure (ADU) to a single-family lot. This is a defacto elimination of single-family zoning and markedly changes the character of the community. While deed restrictions might prohibit such an addition, the zoning ordinance will not.

Material changes in the off-street parking requirement are contemplated. We suggest that the city take a more serious look at the implications of reducing parking minimums without fully understanding how reducing required parking from current criteria , which have been in place for 50 years , without showing how less is better. It is easy to see many examples where the minimum imposed is inadequate for actual use.

The current code identifies home occupations as conditional uses. Making home businesses a use-by-right in the UDC will likely generate neighborhood problems, enforcement issues, and an added burden on municipal court complaints.

The NEW UDC is over 400 pages and written in terms that are not easily understood by lay people. It is necessary to create hyperlinks to the various elements contained therein and classify the changes related to specific regulations (i.e., land use, zoning, parking, setbacks, and landscape).

In the current political climate of heightened citizen awareness, it is vital to consider the public's participation, carefully consider input, and communicate the ultimate outcome of that participation in the final document.

Julianne R. Rankin, FAICP

(956) 279-2805

julirrankin@icloud.com

MICHAEL J. BLUM Managing Broker | Real Estate Broker

NAI Rio Grande Valley

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**Crexi Platinum Broker
Award Winner 2024**

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TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

October 10, 2024

City of McAllen
c/o Mr. Javier Villalobos, Mayor
311 N. 15th Street
McAllen, Texas 78501

Re: FULL SUPPORT OF NEW UNIFIED DEVELOPMENT CODE

Dear Mayor Villalobos,

I am writing to express my full support for the new Unified Development Code (UDC). The UDC's emphasis and encouragement of sustainable development practices is a crucial element of modern urban growth, and the new UDC demonstrates that McAllen is on the cutting edge of these trends incorporating green building practices, energy efficiency, and environmental protection of which all are vital for the City of McAllen's future.

Also, it is important to highlight that the new UDC encourages new developers to work with the City of McAllen and incentivizes investment for new projects. The new UDC is designed to make the development processes more agile and assist developers and engineers by consolidating various ordinances such as landscaping, lot design, zoning restrictions, subdivision, signage, etc.

Changes such as zoning ordinance flexibility, updates to setbacks, parking requirements that are more in turn with true uses and needs. This will undoubtedly make McAllen more attractive for new developers

With clear guidelines on responsible practices and adoption of this code, we can ensure that development projects respect our nature resources and contribute to a healthy environment for future generations to come. The UDC will help developers to incorporate energy-efficient designs, green spaces, and renewable resources into projects without affecting the developers' investments. This ensures that McAllen can continue to grow while balancing growth with sustainability and I strongly urge its adoption.

Thank you for your consideration,

Mario A. Reyna, P.E.
President



December 02, 2024

City of McAllen Planning Department c/o Mr. Edgar Garcia, Planning Director 311 N. 15th Street McAllen, Texas 78501

Re: Support for Public Health Initiatives and Growth

To City Commission, I am writing to support the Unified Development Code (UDC) because of its alignment with public health goals. The UDC encourages developments that promote active transportation, such as walking and cycling and provides for green spaces, all of which are vital for improving public health. It is clear that the City of McAllen is prioritizing smart, strategic growth that takes into account the evolving needs of the community. Proper zoning is key to creating spaces where people can live, work, and play efficiently and I fully support these initiatives. With the coming implementation of the new UDC it fosters and encourages a healthier lifestyle through better urban design. The collaborative efforts towards a better comprehensive plan and thoughtful unified development code not only shows the willingness to contribute to a stronger healthier McAllen but shows the city mindfulness to move forward with innovative thinking. I urge you to adopt this important code for the benefit of our community's well-being, by enhancing social trust, supporting harmoniously living and empowering all members to participate in community through connectedness, livability and equity.

In support,

A handwritten signature in black ink that reads "Pedro Salazar". The script is cursive and fluid.

Pedro Salazar, CEO

December 02, 2024

City of McAllen
Planning Department
c/o Mr. Edgar Garcia, Planning Director
311 N. 15th Street
McAllen, Texas 78501

Re: Modernizing Infrastructure and support for Economic Growth

Mr. Isaac Tawil,

I am writing to express my wholehearted support of the Unified Development Code (UDC) for the City of McAllen. The UDC will help modernize our cities infrastructure by aligning new developments with updated standards that address the current and future needs of our growing population. For developers like myself, it is essential to build in areas where infrastructure development keeps pace with growth. By focusing on sustainable, wellplanned infrastructure, McAllen will not only attract new developments but also create more livable spaces for residents to live and work.

A more unified approach to development will ensure that our infrastructure keeps pace with expansion, reducing strain on roads, utilities, and public services. I believe the UDC is a necessary step in planning for McAllen's future and will be a big boost on economic growth by simplifying the development process and offering incentives for new businesses, McAllen will continue to thrive as a regional economic hub. Developers can now pursue larger, more ambitious projects with the confidence that they will not be bogged down by unnecessary hurdles and requirements for constant variances. This will undoubtedly create new opportunities and foster economic expansion.

Respectfully submitted,





December 02, 2024

City of McAllen
Planning Department
c/o Mr. Edgar Garcia, Planning Director
311 N. 15th Street
McAllen, Texas 78501

Re: Neighborhood Livability

Dear City Commissioners,

As a developer in the Rio Grande Valley and City of McAllen, I have faced my share of delays due to unnecessary bureaucratic procedures. I believe that the new Unified Development Code (UDC) offers a welcome solution to this problem by significantly reducing red tape and making the development process smoother, more predictable, and ultimately more affordable. With clearer guidelines and less administrative overhead, we can focus more on delivering quality projects that meet the needs of the community. I see this as a win-win for developers and for the City of McAllen.

The Unified Development Code will help promote well-planned developments that prioritize walkability, open spaces and thoughtful designs. These elements are essential for creating safe, vibrant and attractive neighborhoods and commercial areas where residents can thrive. I believe the UDC will enhance the quality of life in the City of McAllen and help create a more cohesive and sustainable community and I am eager to see the positive impact this will have.

Thank you for your attention to this important matter,

Arturo Ortega
President, 3BU FLP

From: [Luis del Carpio](#)
To: [Planning External Email](#)
Subject: Yes yes yes to urbanization and the UDC! Hallelujah!
Date: Monday, November 25, 2024 7:02:31 AM
Attachments: [McAllen Village.png](#)

Hi Board,

I heard that McAllen is considering moving forward with the UDC. I noticed in your town halls that many older individuals are voicing opposition to it. Honestly, some of them still have the "strip mall and drive everywhere" mentality. However, McAllen is running out of space, and it's not very appealing to the younger crowd who hear that McAllen has "nothing to do" and don't want to "just stay at home after work because there's nothing to do," so they rather not move there. This outdated mindset could hinder progress for future generations. And honestly, many of the people opposing it don't seem like they'll be around for much longer.

The old-school approach to zoning has led to horrific traffic congestion, everything is too far apart, gas prices are sky-high, and obesity and heart disease are rising because people aren't walking or biking anywhere. The city, as it stands, just isn't set up for it. Everything is inconveniently spaced, and it's not working for a lot of people. People want to grab a hoagie on the corner, not travel to HEB for any food item.

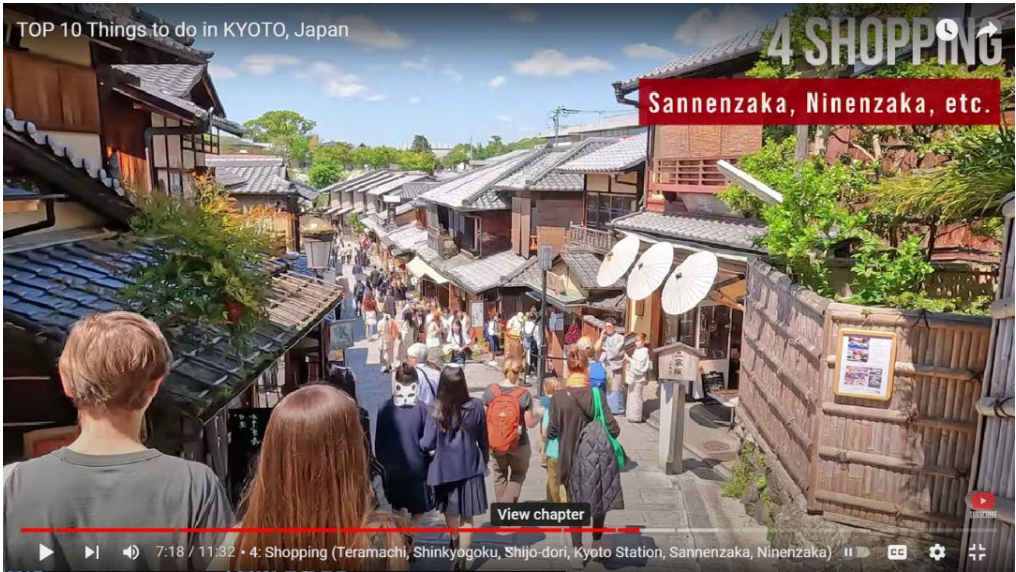
Urbanizing the city would bring energy, young talent, activities, and increased tax revenue per square foot of land.

Density in mixed-zoned commercial/residential areas, in a city with limited land, makes outdoor events possible and brings life to the city. Young professionals would begin hearing about the opportunities and the energy the city offers. Mixed zoning encourages some of the most beautiful architectural designs, contributing to a skyline that would be perfect for photos. Urbanization would also create more tax revenue, eliminate parking lots by incorporating parking into buildings, and make the area more walkable and bikeable. A subway system could encourage public transit use, as it's cheaper than owning a car, and the experience could be entertaining with the crowds using it. This would help reduce congestion on the roads and increase revenue for the city with each rider. The air would be cleaner, which would appeal to environmentally conscious younger individuals who are considering job opportunities in the McAllen area.

Additionally, mixed-zone usage makes the city more livable and convenient. Just look at places like Singapore and Japan, where everything is within walking or biking distance. Even though it's hot there too, people are out and about because public transit is cheaper—and it has great air conditioning!

Overall, considering the number of people already jamming up the roads and the influx of those wanting to move to the Valley, I believe this is going to be an excellent move for McAllen.







Extra. We have plenty of canals we can turn into "riverwalks"



I hope we can help do our part in the "Modernization of McAllen (MOM)".

Pics above are also attached.

Lu-is del Carpio
956 217 0531

Unified Development Code Townhall Recap

City Commission Workshop
December 9th, 2024

Unified Development Code



- Public Comment Period Sep 9th – Oct 9th
 - Comments accepted throughout
- In total eleven public presentations regarding the UDC
- Six town halls in three weeks

Town Hall Comments

- Concerns with speed of process
- Questions over Accessory Dwelling Units
- Questions on the Citywide rezoning
- Questions over Director approval
- Concerns over parking reductions

Planning & Zoning Comments

- Questions over consolidation of residential zones
- Concerns over CUP requirements vis-à-vis Institutional Uses & Home Occupations
- Comment over park fees
- Questions over Vision Zero & Envision McAllen

Questions?



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	
	MEETING DATE	12/9/2024

1. Agenda Item: Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
2. Party Making Request:
3. Nature of Request: Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

ITEM SUMMARY

BOARD:	AGENDA ITEM	4.B.
	DATE SUBMITTED	
	MEETING DATE	12/9/2024

1. Agenda Item: Discussion and possible lease, sale or purchase of real estate property, Tract 1 and Tract 2. Tex. Gov't. Code §551.072.
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. Tex. Gov't. Code §551.072.
4. Routing:
Austin Stevenson
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: