STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Workshop on **Monday, October 22, 2018** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Jim Darling, Mayor Pro Tem Aida Ramirez, Commissioner Javier Villalobos, Commissioner Omar Quintanilla and Commissioner Veronica Whitacre

Absent: Commissioner Joaquin Zamora and Commissioner John Ingram

Staff: City Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Engineer Yvette Barrera, Chief Victor Rodriguez, MPU General Manager Mark Vega, City Secretary Perla Lara

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE OCTOBER 22, 2018 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

Question was asked relating to Item 6D of the Regular Meeting Agenda.

2. DISCUSSION OF ASSISTED LIVING HOMES IN RESIDENTIAL ZONES.

Staff provided an update of Assisted Living Homes in Residential Zones. Staff noted that business and individuals have approached the City expressing interest in operating assisted living homes in residential areas. It was mentioned that the City currently allows boarding homes in R—3A with a CUP, but interest has risen in R-1 and R-2 Zones. Staff stated that the proposed operations would have more than six patients and two staff members, otherwise state law would govern and no CUP would be required. It was noted that the proposal had gone to the Ordinance Review in early September and concerns were raised with traffic and parking given the number of residents and employees these operations would require.

Comments and concerns were shared by the Mayor and City Commission. Questions were asked related to: 1) State law requiring more or less than City requirement, 2) Similar State Requirements, 3) Whether City can or cannot restrict, 4) Current provisions – boarding houses, 5) CUP Process, 6) # of patients and 7) Reviewing at 1 year and thereafter Life of the Use. Staff answered questions posed by the Mayor and City Commission.

After due consideration, direction was given to staff to draft ordinance and bring back at a regular city commission meeting for consideration.

3. REVIEW OF DRAINAGE ISSUES FOR THE JUNE 2018 FLOODING.

Staff provided an update on the drainage issues of the June 2018 flooding event. Staff touched on the following:

- South of Mission Inlet
- Vine Avenue
- La Cantera
- Meadow Ridge
- Ware and Trenton
- Russell Road and 29th Street

Comments and concerns were shared by the Mayor and City Commission. Questions were asked related to: 1) Mayor requested an analysis from staff, 2) Outfalls, 3) Projects that would benefit city 4) Kingdom Avenue Drainage, 5) Existing Right of Way, 6) Ware Ridge Subdivision, 7) Tres Lagos and 8) Additional Funding. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

4. DISCUSSION OF TRAFFIC SIGNALS AND MOBILITY PROJECT.

Staff gave a brief update on the decommissioning of traffic signals, the purpose, process, upcoming removals and proposed study locations as follows:

Signal Decommissioning Purpose:

Process:

- Identify signals that may no longer be necessary
- Change in Traffic Patterns
- Destination point no longer exists
- Conduct a Signal Warrant and if no longer warranted present to Traffic Commission
- Staff send out a Friday Highlight for City Commission
- Staff Flashes Signal for 90 Days (Amber for the Major Street)
- Removal of Signal Infrastructure

Upcoming Removals:

- 6th Street and Hackberry Avenue
- 15th Street and Houston Avenue
- 16th Street and Houston Avenue

Proposed Locations for Study:

- 10th Street and Chicago Avenue
- 23rd Street and Dallas Avenue
- 23rd Street and Houston Avenue
- 23rd Street and Galveston Avenue
- 23rd Street and Jackson Avenue
- Comprehensive Study of Downtown

Mobility Project Cabinets:

- 98 Traffic Cabinets have been ordered
- Installation Timeline:
- Start Date by December 2018
- Completion by June 2020
- HCMPO to install additional 25+ cabinets

Staff distributed a handout to the Mayor and City Commission depicting the traffic signal warrants and briefly reviewed the following:

- Eight Hour Vehicular Volume
- Four Hour Vehicular Volume
- Peak Hour
- Pedestrian Volume
- School Crossing
- Coordinated Signal System
- Crash Experience
- Roadway Network

Mayor Jim Darling thanked staff for their presentation.

5. SUBDIVISION MONTHLY REPORT ENDING SEPTEMBER 30, 2018.

Staff provided subdivision monthly status report. The following new subdivisions were reviewed:

- Gonzalez Corner II Subdivision
- Las Villitas at the Groves on Shary Subdivision
- Just a Closet #1 Subdivision
- Circle K #4586 Subdivision
- Taylor Grove Subdivision
- Valle de Lara Subdivision
- Sky Plaza McAllen Subdivision
- Autozone #6371 Subdivision
- Fernwood Subdivision
- Austin, Sophia, Caden, Olivia, Bianca, Lot 2a, 2b, 2c Subdivisions

Staff also reviewed the following recorded subdivisions:

- North Park Village Phase 1 Subdivision
- Contreras Subdivision
- Balboa Acres, The West ½ of Lot 2, Block 9
- Balboa Acres, The East ½ of lot 2, Block 9
- Las Palmas Industrial Park Phase 1 Lot 1a, 5a, 9a
- Acre Subdivision

Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Plan for Sky Plaza and 2) Industrial or Commercial. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

6. PROJECT STATUS REPORT THROUGH SEPTEMBER 30, 2018.

Said item was not addressed.

7. STATUS REPORT ON PARKS & RECREATION PROJECTS.

Said item was not addressed.

8. 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 McALLEN HOUSING AUTHORITY CONTRACT PAYMENTS. (SECTION 551.071, T.G.C.)
B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES REGARDING CONTRACT ISSUES. (SECTION 551.071, T.G.C.)
C) DISCUSSION OF LEGAL ISSUES REGARDING QUINTA MAZATLAN PROPOSED MASTER PLAN AND CAPITAL CAMPAIGN. (SECTION 551.071 T.G.C.)
D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO EMPLOYMENT MATTERS. (SECTION 551.071, T.G.C.)
E) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)

PUBLIC COMMENT SESSION: No public comment.

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 5:00 p.m.

Jim Darling, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary