

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday December 03, 2019 at 7:00 p.m, at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Robert De La Garza, Mayor Pro-Tem
Okie Salinas, Commissioner
Pilar Garza, Commissioner
Pete Morales, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, Interim City Manager
Cris Palacios, City Attorney
Alexandra Rangel, City Secretary
Roy Contreras, Fire Chief
Melisa Gonzales, Special Projects Director
Steven Vela, Interim Parks & Rec. Director
Alex Oyoque Museum Director

Michael Torres, IT Director
Rogelio Alaniz, Interim Police Chief
Adela Perez, Purchasing Agent
Alicia Cano, HR Director
Rafael Tapia, AEDC Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday, December 03, 2019 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Melisa Gonzales led the Invocation.

C. Presentations and Announcements

Melisa Gonzales announced the annual Christmas Parade next Saturday December 14th beginning at the H-E-B parking lot at 7:30pm.

Interim City Manager Robert Salinas mentioned Parks and Rec. Director Arnold Robles has retired and Mr. Steven Vela is now Interim Parks and Rec. Director. He also thanked Mr. Robles for his years of service to the community

Mayor Diana Martinez stated if you want to speak on behalf of an agenda item please sign-up on the public comment form. State your name and which item you would want to speak on.

D. Consideration and action to approve the minutes for the second regular meeting of November 19, 2019.

Commissioner Pete Morales stated on page 6, the Mayor made a comment regarding his nomination to someone last year and that is not the case. He stated he just wanted to make an amendment to the minutes.

Mayor Pro-Tem Robert De La Garza motioned to approve, Commissioner Pilar Garza seconded. Motion carried.

E. Consideration and action to close Alamo Road, from Interstate 2 Frontage, south to Business 83 and Business 83 east to 7th street for the Alamo Christmas Lighted Parade event scheduled for Saturday December 14, 2019.

contributing \$100,000 towards the construction of the restroom. Originally the bathroom estimate was higher, but only \$100,000 was approved. The city will also be paying for the water meter and the electrical usage for park lighting. This is also similar to the project at Gus Guerra. This is the actual interlocal agreements and has been reviewed by both city and school attorneys.

Commissioner Pete Morales motion to approve, and Mayor Pro-Tem Robert De La Garza seconded. Motion carried.

G. Consideration and action on a resolution of The City of Alamo, Texas In Accordance with the requirements of Texas Government Code 2306.67071 and Texas Administrative Code 11.204(4).

Mayor Diana Martinez stated no action will be taken on this item.

H. Consideration and action to replace/re-appoint members to the Alamo Economic Development Corporation Board of Directors.

Mayor Diana Martinez motion to re-appoint Luis Hess, Felix Garza, Ruby de La Garza and Marsha Acosta, and Mayor Pro-Tem Robert De La Garza seconded. Motion carried.

I. Consideration and action to appoint a City Engineer.

Mayor Pro-Tem Robert De La Garza motioned to appoint Melden and Hunt as City Engineers, and Mayor Diana Martinez seconded. Motion carried.

J. Consideration and action regarding the workshop update on the new mechanical wastewater treatment plant.

Interim Robert Salinas stated earlier we had a workshop with Josh Berryhill and asked Mr. Berryhill to help on the word the motion

Mr. Berryhill stated to award the project to J and J Constructors for the amount proposed in the workshop. Pending approval and concurrence from Texas Water Development board.

Mayor Pro-Tem Robert De La Garza motioned to approve J and J Constructors company, Commissioner Pete Morales seconded. Motion carried.

K. Consideration and action on a variance request to move a home into an R-MH Mobile Home Parks District, physically located at 446 Cameo Circle, legally described as Lot 75, Sunshine Valley Estates for Maria G. Juarez

Interim Robert Salinas stated the lot is located 660' north of Palm Harbor Dr., Ms. Juarez came into our office inquiring about removing the existing mobile home and moving in a 24' X 26' wood frame home to her lot and adding additional sq. footage to meet the 800 sq. ft requirement. The zoning is a mobile home zone, there have been cases in which single family homes are permitted, in this subdivision there are 15 total single-family homes. Staff recommended approval, however must comply with R-1 setbacks and to the home in order to comply with the 800 sq. ft. required by ordinance. The Planning and Zoning board met on November 20th on this item which was approved unanimously.

Mayor Pro-Tem Robert De La Garza motioned to approve the variance, Commissioner Pete Morales seconded. Motion carried.

L. Consideration and action on a conditional use permit for a flea market as per Title 3-Business and License Regulations: Chanter 14 -Flea Markets. Physically located at 211

14-3 of the City's Code of ordinances requires the applicant to pay \$10.00 for each vending booth or stall available. According to the proposal, there are 420 total stalls, which equates to \$4,200 and within the same code Section 3-14-4 of the City's Code of ordinances requires the applicant to pay a code inspection fee in the amount of \$1,000 must comply with all building, fire, and health codes. In addition, they must acquire a business license. The applicant has submitted a request not to have the drives along the front of the sales stalls paved. Section 3-14-3 of the Code of Ordinances state that the flea market must have adequate paved off-street parking and paved walkways along the front of the vending booths. He is asking if the commission would approve the use of millings instead of pavement to see if this business is going to work out for him. You may also recall that this particular property has come before you through the Single Lot Variance process, where he still owes \$24,004.80 in widening escrow.

Staff recommends a 1-year approval subject to:

1. Compliance with the City's Building & Fire Codes,
2. Compliance with the County Health Codes, and
3. Must acquire a Business License.

As well as complying with all the requirements of the single variance.

The Planning and Zoning board met on November 20th and this item was approved. As for the single lot variance they had already seen the item and they had required, the applicant to comply with all the requirements; the single lot variance

Mayor Diana Martinez asked if the structure was already there?

Mr. Cazares stated those are removeable structures; not permanent.

Mayor Pro-Tem Robert De La Garza asked if he has obtained a building permit for the structures

Mr. Cazares stated he just brought them but they are removable, he also asked if the \$23,000 can be waived to bring a new business to Alamo. He states based on a conversation with Mr. Salinas out of the 420 lots only 200 will be open will and comply with the rules, after a year.

Interim Robert Salinas stated he will not go over 500 feet and not pave at this time, and he understands it is only a year permit.

Mayor Diana Martinez asked when if he would pay that amount

Interim Robert Salinas stated after the year and if he complies with the recommendations he would pay before he opens

Mr. Cazares stated he wants to bring so much business to Alamo and with the help of his general manager they can make it succeed

Mayor Diana Martinez asked who is your general manager

Mr. Cazares stated Ms. LJ Gioeni

Ms. Gioeni stated with the unsuccessful bid, she wants this business to help those who want to start a small business and with the profits help the community with different programs.

Ms. Gioeni stated yes

Mayor Pro-Tem Robert De La Garza asked if they will be sales tax

Mr. Cazares stated whatever they sell they collect they will need to present to the state and pay the taxes.

Mayor Pro-Tem Robert De La Garza stated we can not waive the \$23,000 but we can allow you a year and if its successful then you would pay

Mr. Cazares stated if given the chance I can prove to the city

Mayor Pro-Tem Robert De La Garza stated to comply and put up a temporary fence at the 500 feet and not continue to grow until the commission approves

Mayor Pro-Tem Robert De La Garza motioned to approve contingent to a year and use the milling and use the 500 feet and the 200 spaces in addition to staff recommendations, Commissioner Pete Morales seconded. Motion carried.

Interim Robert Salinas stated for the record we are not waving the \$24,004.80

M. Consideration and action on proposed "San Agustin Subdivision Phase II" a 23.00 ac. tract of land out of Lots 7 & 8, Block 34, Alamo Land & Sugar Company Subdivision. Developer: Buena Tierra Development. Engineer: Quintanilla, Headley & Associates.

Interim Robert Salinas stated the site is located $\frac{3}{4}$ mile east of Tower Rd. along the north side of Ridge Rd, outside city limits where the owners do not want to be in city limits. They have agreed to be part of the city if they are granted the variance to allow wood poles and overhead lines as existing in phase I. For water both City of Alamo along the west area and Military Highway Water Supply Corp. to the east. The developer is providing water by tapping into an existing 8" water line located within San Agustin, Phase 1. They are continuing the installation of an 8" line along Ridge Rd. frontage in order to provide avenues for future expansion of our waterline network along Ridge Rd. The developer is also proposing to install 4 new fire hydrants within our CCN and 6 new filling stations. According to the project engineer, this area is a dual sewer CCN. The City will be serving this area. Sanitary sewer service for this subdivision will be accomplished through the installation of a new 8" and 10" network to serve all lots. The development fronts Ridge Rd. which is a 100' Minor arterial as per the MPO Thoroughfare plan. The developer is dedicating 50' ROW from centerline, thus in compliance with the MPO. The developer will be required to provide escrow or to widen Ridge Rd. as part of this subdivision. If the developer chooses to widen, we will need to review and approve the proposed widening prior to construction. All interior streets will be a minimum of 50' ROW, 32' B-B streets. Drainage for the subdivision is proposed to have 42", 36", & 30" drain lines. In addition, Street light and electrical plan for this development must comply with City minimum requirements, must install or escrow the 5' sidewalks along Ridge Rd., provide water rights dedication, must provide \$34,500 for park fees and must provide a 30yr letter from MHWSC. Staff recommends approval subject to:

- 1. Street light and electrical plan for this development must comply with City minimum requirements*
- 2. All electrical and communication lines shall be interred*

Commissioner Pete Morales asked the one on tower, the one we are always having issues with.

Interim Robert Salinas responded no

Commissioner Pete Morales since the city is growing, can we set aside some funds to help out with lift stations

Interim Robert Salinas responded in certain cases, one of the requirements for certain subdivisions is to do a lift station analysis, to determine what is needed.; pump upgrades, new pumps, etc.

Commissioner Pete Morales stated is this something we can look into

Interim Robert Salinas responded he has been in discussion with Jeff Snowden, he did the water rate study and is currently working on a sewer buy in.

Mayor Diana Martinez asked they are asking for 115 lots

Interim Robert Salinas responded they are willing to volunteer annexation if the city approves the variance

Mayor Diana Martinez stated it will be a benefit to the city

Interim Robert Salinas responded it will be a benefit towards the tax base

Commissioner Pete Morales motion to approve, subject to the approval of the variance and annexing into the city limits. and Mayor Pro-Tem Robert De La Garza seconded. Motion carried.

- N. Consideration and action on proposed "San Agustin Subdivision Phase III" a 15.94 ac. tract of land out of Lot 7, Block 34, Alamo Land & Sugar Company Subdivision. Developer: Buena Tierra Development. Engineer: Quintanilla, Headley & Associates.**
Interim Robert Salinas stated the site is located east of Phase II, that was just approved. Basically, the same issues in Phase II are in Phase III in regards to water and sewer, they have requested the same variance regarding the overhead power. In addition, they have requested we not require a street stub to the east, since there is an existing property with a large ditch and a large home being built. The only difference between Phase II and III is the street stub and the park fees of \$24,000 since its only 80 lots. Same scenario, if they grant them the variances they will ask to be annexed voluntarily. The Planning and Zoning board met on November 20th only two members opposed due to the fire hydrant scenario.

Mayor Pro-Tem Robert De La Garza motioned to approve the subdivision subject to approval of the variance, and being annexed into the city limits, and Commissioner Pete Morales seconded. Motion carried.

- O. Consideration and action on proposed "Sedona Estates Subdivision" being a resubdivision of 29.834 acres out of Lot 16, Block 45, Alamo Land & Sugar Company Subdivision. Developer: Cayetano Development LLC. Engineer: Melden & Hunt.**
Interim Robert Salinas stated the site is located ¼ mile east of Alamo Rd. along the north side of Sierra Rd. just east of Audis Meadows. This subdivision has 125 lots. Alamo Land & Sugar Company

developer is dedicating 40' of ROW from the centerline. The developer will be required to provide escrow or to widen Sioux Rd. as part of this subdivision. If the developer chooses to widen, we will need to review and approve the proposed widening prior to construction. All interior streets will be a minimum of 50' ROW, 32' B-B streets. Drainage for the subdivision is proposed to have 24" & 30" R.C.P. storm lines that will drain into a new drainage discharge to be located along the east side of the subdivision. A few requirements

- 1. Street light and electrical plan for this development must comply with City minimum requirements Must install or escrow the 5' sidewalk along Sioux Rd.*
- 2. Must provide water rights dedication*
- 3. Must provide \$40,500 for park fees (135 Lots X \$300 per lot)*
- 4. Must provide a 30yr letter from North Alamo Water Corporation.*

Staff recommends approval subject to

- 1. Street light and electrical plan for this development must comply with City minimum requirements*
- 2. All electrical and communication lines shall be interred.*
- 3. Escrow or install widening for Sioux Rd. and 5' Sidewalks along Sioux Rd.*
- 4. Water Rights dedication*
- 5. Providing Park Fees in the amount of \$40,500.*
- 6. Must comply with all City format findings and all other County requirements.*

The Planning and Zoning board met on November 20th and this item was approved unanimously.

Mayor Pro-Tem Robert De La Garza motioned to approve the subdivision per staff's recommendations., Commissioner Pete Morales seconded. Motion carried

CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

No citizen participation at this time

I. ADJOURNMENT

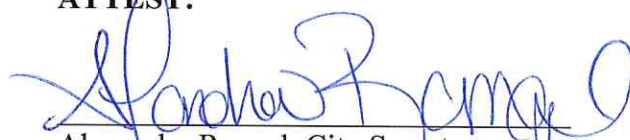
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 7:40 pm



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary

