

The Board of Commissioners for the City of Alamo, Texas met for the First Regular Meeting on Tuesday, June 02, 2020 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 via video conference
Pilar Garza, Commissioner
Pete Morales, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Rick Palacios, City Attorney
Alexandra Rangel, City Secretary
Richard Ozuna, Police Chief
Roy Contreras, Fire Chief
Rafael Tapia, AEDC Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday, June 02, 2020 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Rick Palacios led the Invocation.

C. Presentation and Announcements

Mayor Diana Martinez asked where is the City Engineer

City Manager Robert Salinas stated directors are advised not to come unless they have an item

Mayor Diana Martinez announced she wanted to thank Melden and Hunt for helping out over last night with the flooding. The engineer stated they will work with the district to help alleviate the flooding and Saenz Brothers for helping with the water pumps.

Commissioner Pete Morales thanked Coach Colunga for organizing the 2020 Spirit Parade line up and out city staff who participated.

Mayor Diana Martinez stated PSJA Memorial had the most attendance and participation compared to any other school.

Commissioner Pete Morales asked Chief Ozuna the individuals with the horses, where they part of the parade?

Chief Ozuna stated no they are just from El Gato area.

D. Consideration and action to approve the minutes for the second regular meeting of May 19, 2020.

Mayor Pro-Tem Robert De la Garza motioned to approve and Mayor Diana Martinez seconded. Motion carried.

E. Updated Mayoral Declaration of Local State of Disaster Due to Public Health Emergency.

City Manager Robert Salinas stated we have not heard any changes, the only thing we have heard is restaurants will be opening to 50%

Mayor Diana Martinez stated are we ready for garage sales

City Manager Robert Salinas responded ultimately it is up to the city to provide guidelines

Mayor Diana Martinez asked Chief Ozuna what are out numbers

Chief Ozuna responded on average 9 a day

Commissioner Pete Morales stated as people come to purchase a permit they need to know the requirements.

City Manager Robert Salinas responded we can create a flyer explaining the CDC guidelines with the permit

Mayor Diana Martinez asked if the library is open already

City Manager Robert Salinas responded no we are pending the glass installment

Commissioner Pete Morales asked how about the parks

City Manager Robert Salinas responded youth sports programs will start on June 15th.

Mayor Diana Martinez asked about the poker centers

City Manager Robert Salinas responded he spoke with Eddie Olivares from the Health Department and as long as they follow CDC guidelines they can open. Our fire chief inspected the area for the max capacity, they will only be operating at a 25% capacity and seating is spaced out.

Mayor Diana Martinez stated for the garage sales, the main complaint is from people are stating if the pulga is open how come garage sales cannot operate.

City Manager Robert Salinas responded we can create a flyer with the permit

Mayor Pro-Tem Robert De la Garza motioned to approve with the usage of garage sales and Commissioner Pete Morales seconded. Motion carried. Vote 4-1 with Mayor Diana Martinez in dissent.

F. Presentation regarding the use of forfeiture funds by the Alamo Police Department.

Chief Ozuna presented on the use of forfeiture funds by the Alamo Police Department, he stated he reduced from training to \$5,000, police equipment is \$20,000 and for donation is \$2,000. The reason for the change is because to increase so we do not use tax payer's money for equipment.

Commissioner Pete Morales asked how much is there in forfeiture funds.

Chief Ozuna responded a little over \$54,000

G. Consideration and action on an interlocal agreement between the City of Pharr, City of San Juan, City of Alamo and PSJA ISD concerning the development of the PSJA Tri-City Pedestrian Safety Improvements Project-Phase I.

City Manager Robert Salinas stated this is for a sidewalk project from Rancho Blanco Rd. along Alamo Rd all the way to Moore Rd. and on El Gato Rd, from Alamo to Marcia Garza Elementary. Once we have this portion installed it will get you from El Gato to Earling (Nolana). This is through Transportation Alternative Program (TAP) funding for the construction cost of the Project through the Hidalgo County Metropolitan Planning Organization (HCMPO), we are required to match a funding of \$34,971.99. that includes the lab testing, engineering, design and the construction. The next one will be phase II, which is much larger.

Mayor Diana Martinez stated this project has been in the works for two years, do we have a completion date

City Manager Robert Salinas responded no, first we have to enter an interlocal then after that we will go out for bids sometime in June and/or July.

Mayor Diana Martinez who will do the bids

City Manager Robert Salinas responded the City of Pharr

Commissioner Pete Morales motioned to approve, and Mayor Pro-Tem seconded. Motion carried.

H. Consideration and action on a second and final reading on a resolution authorizing the Alamo Economic Development Corporation to provide Type B incentives to A3H Foods II, LP.

City Manager Robert Salinas this is the second reading from the last meeting.

Mayor Diana Martinez motioned to approve, and Mayor Pro-Tem seconded. Motion carried.

I. Consideration and action on a variance request to allow an 8' rear setback instead of the code minimum 15' rear setback, physically located at 1301 W. Frontage Rd., legally described as Alamo Land & Sugar Company Subdivision, N223.92' -S718.92'-W199.9' Lot 7, Block 36, 1.0AC Net for Texas Federal Inspection Service.

City Manager Robert Salinas stated the site is located on the southwest corner of Frontage Rd. and 13th St. The applicant applied for a building permit to allow for the construction of a 24' X 40' office building. In speaking to the applicant, they are in need of additional office space and storage space for their employees. In looking at their existing site, they are proposing the new building along the south side of the lot leaving an 8' rear setback. In reviewing other rear variances for commercial sites, the City Commission approved a rear setback of 5' for EZ Mart located on the southwest corner of Frontage Rd. and Tower Rd. back in 2013. The site is located just north of the City's Nature Park which is an open area. There are currently no plans to have any structures built within the area that would need a fire separation. Staff also researched the setback requirements in some of our neighboring cities and found that many of them currently have a 5' rear setback requirement for commercial uses. We are not object to the proposed variance as requested.

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

J. Consideration and action on a variance to allow for a 3' front setback instead of the code minimum 25' front setback, physically located at 703 Green Valley Lane, legally described as Lot 49, Green Valley Terrace Subdivision for Juan Hernandez.

City Manager Robert Salinas stated the site is located 425' north from Hackberry Ave. on the south side of Green Valley Lane, Mr. Hernandez applied for a building permit for the construction of an 18' X 24' open carport. Staff informed the applicant of the 25' front setback requirement. On May 1, 2020 the applicant decided to apply for a variance. From 2008 to now there have been approximately 50 carport variances for front setbacks that have been approved throughout the City. Of those 50 carports 8 are within this same subdivision. Based on previous approvals by the Board of Commissioners, Staff does not object to the variance to the front setback, subject to the carport remaining perpetually open. It was approved unanimously by the Planning and Zoning Board on May 20th.

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

K. Consideration and action on a single lot variance on property physically located at 739 Moore Rd., legally describes as a 3.90-acre tract of land being the West 180' of the North 944.25' of Lot 1, Block 29 Alamo Land & Sugar Company Subdivision for Luis R. Aguilera & Yadira Solis.

City Manager Robert Salinas stated This property is located 1,420' east of Alamo Rd. along the south side of Moore Rd. The property measures 180' X 944.25' for a total square footage of 169,965 sq. ft. (3.90 acres total). This property is currently open acreage. here is an existing 2" and 8" waterline located on Moore Rd. to serve the property. After review of the site, the Fire Marshal is not currently requesting the installation of a new fire hydrant however we do request that there be no structures beyond 500' from a fire hydrant. There is an existing 8" sewer line approximately 750' west of this acreage available to serve this property. The owner will need to see if the site can be connected to sewer using that line. If the elevation does not allow for connection into the line, the applicant may provide sewer services through the use of an OSSF (septic tank). This tract fronts Moore Rd. which is an existing 80' collector as per the MPO's thoroughfare map. The applicant will need to dedicate a minimum of 20' to equal the required 40' from centerline to comply with the MPO's Thoroughfare Plan. The applicant will also be responsible for the escrow of the widening of their 1/3 of Moore Rd. at \$66.68/L.F. which equates to \$12,002.40. Storm drainage will be accomplished through on-site detention and the use of the existing road side swale. He states as for comments:

- Must provide proof of exclusion from the Water District
- Must provide escrow or install a 5' sidewalk along Moore Rd.
- Must provide a park fee in the amount of \$300.00

And for recommendations

1. Dedication of additional right of way to equal 40' from centerline of Moore Rd.
2. Must provide escrow for 5' sidewalks and street widening along Moore Rd.
3. Must provide park fee in the amount of \$300.00
4. Must connect to existing sewer if elevation permits, if not must provide an OSSF (septic tank) system to be approved by the city engineer.
5. Must provide proof of exclusion from the water district (water rights conversion)
6. Must regrade roadside swale to ensure positive flow.

It was approved unanimously by the Planning and Zoning Board on May 20th.

Commissioner Pete Morales asked what are they doing on property

City Manager Robert Salinas responded they are building a house, for them to go through all this process it seems they are constructing a home.

Commissioner Pete Morales asked is this area within city limits

City Manager Robert Salinas responded yes, it's a single-family residential zone

Mayor Pro-Tem Robert De La Garza asked is the city going to get the water rights

City Manager Robert Salinas responded if this property is in our CCN then yes, we will get it. That is part of the requirement.

Commissioner Pete Morales stated I just want to make sure a home is been built since it's a quiet neighborhood.

City Manager Robert Salinas responded yes, since it's a single-family residential zone nothing else is allowed.

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

CITIZEN PARTICIPATION: The city will be accepting public comments from 8am-5pm on the day of the meeting to be announced during the meeting. Email comments to arangel@alamotexas.org. Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

No citizen participation

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 7:21 pm


Mayor Diana Martinez

ATTEST:

Alexandra Rangel, City Secretary



