

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, April 06, 2021 at 6:00 p.m, at the City of Alamo Municipal Building.

COMMISSION PRESENT:

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

Ronnie Cruz, City Engineer
Sergio Zavala, CPD Director
Melisa Gonzales, Special Projects Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday April 06, 2021 to order at 6:00 p.m. at the City of Alamo Municipal Building. Evangeline Ortega led the Pledge of Allegiance and Pastor Tuttle led the Invocation.

C. Presentations and Announcements.

Commissioner Pete Morales presented and congratulated Yolotzyn Alvarado on her Tennis Championship for the 31-5A Mixed Doubles and Ian Cruz Tennis Champions for the 31-5A Mixed Doubles. Both players went up against the best in the region and came out on top. He remembers Yolo's sister also competing and now Yolo has become a great athlete, also he remembers telling coach that Ian Cruz is a really good player and he will go far. He asked how did they do in district?

Coach responded it was tough but when we come out in first place in districts such as McAllen and Harlingen it shows how hard these kids work.

Commissioner Pete Morales stated he is aware some of these programs are not being offered throughout the year but it shows the dedication not only from the parents but from the students.

City Manager Robert Salinas invited Ms. Kassandra Elejarza with Melisa to show the new commercial for the City of Alamo.

Ms. Kassandra Elejarza responded she hopes they captured the vision and they worked directly with the city manager

Mayor Diana Martinez stated she enjoyed the commercial especially the end where it states we are only getting started.

Ms. Kassandra Elejarza responded yes, with everything going on we need to show the beginning

City Manager Robert Salinas stated these commercials will be out around May and will get people excited to come to the city.

Mayor Pro-Tem Okie Salinas stated we wanted to make note all these shots where shot here.

Commissioner Pete Morales asked Chief Contreras if we are still signing up people for homebound vaccinations?

Fire Chief Roy Contreras responded yes

Commissioner Pete Morales stated if you know anyone who is interested please call the fire department and be placed on a list.

Mayor Diana Martinez announced this Saturday we are having 1000 vaccines coming to the City of Alamo at PSJA Memorial High School. Also, she received a call from Dr. Vela and Dr. Jones and if you are interested in receiving a vaccine to please call and set up an appointment.

Mrs. Melina Lerma stated this Thursday we will be having a live music, food and drinks scholarship BBQ fundraiser going towards our wolverines' seniors. The cheapest is a \$25 plate all from your local area and we do have tables for 2 at \$75 and a table for 6 at \$300.

Commissioner Pete Morales asked if they can move to item H

Mayor Diana Martinez addressed item H.

D. Consideration and Action to approve the minutes for the second regular meeting of March 16, 2021.

Commissioner Pete Morales motioned to approve and Commissioner Pilar Garza seconded. Motion carried.

E. Consideration and Action to approve the Third Amendment to the Cares Act Interlocal Cooperation Agreement between the County of Hidalgo, Texas and the City of Alamo.

City Manager Robert Salinas stated we have done two previous interlocal agreements regarding the CARES Act. This amendment will allow submission of final cost of reimbursements dating up to May 31, 2021, in regards to our reimbursement from the county, they have taken some of the items we have submitted and they have stated they are ineligible. We are using this amendment to continue to add items that are eligible.

Commissioner Pete Morales motioned to approve, and Commissioner Pilar Gaza seconded. Motion Carried.

F. Presentation on Notice of Funding for Advancing Health Literacy to Enhance equitable Community Response to COVID-19.

City Manager Robert Salinas stated there is a representative from UTRGV to present on this possible grant, the city is the entity ones who can apply for the grant.

Dr. Luis Torres from UTRGV states this grant is to enhance health literacy to enhance equitable response to COVID-19 and we are proposing a partnership with the city, UTRGV, School of Medicine, Urban Strategies and The South Texas Promotoras Association. He states the funding opportunity is from the Office of Minority Health and this is due April 11th and the applicant partner with a government entity. The goal is reducing the gap of health disparities, and this grant will provide the information literacy and access. The next partnership is Urban Strategies, a Latina founded organization it's a social enterprise that works off of faith and community base to engage the community.

Ms. Melody Cisneros, Regional Director spoke in regards to Urban Strategies She stated their recent partnership is with Alamo Community Church, which includes resourcing with food and shelter.

Dr. Luis Torres stated the other partnership is the South Texas Promotoras Association, Ms. Merida Escobar.

Ms. Merida Escobar stated she is the founder of the South Texas Promotoras Association and has been recognized throughout the state as well as a former president. This organization helps

those in colonias in promoting education and we have been doing this for over 20 years with over 500 members.

Dr. Luis Torres stated they have trained nursing and social worker students to conduct a counseling approach. They want to train local teams to cover the area to deliver interventions and UTRGV will collect the data. What we ask from the City is trust and time. The return of investment is built of new relationships.

Specials Projects Director Melisa Gonzales states this grant is not a bad application, the best thing is that the city can obtain funding for administration, our finance director is working on a tentative budget for a \$4 million, 2-year grant. The grant is due on the 20th and she will send the budget for review but will only need approval for the submission of the grant.

Mayor Diana Martinez stated she and City Manager did meet with Ms. Melody on this grant and received more information

G. Consideration and Possible Action for the City of Alamo to submit a grant application for Advancing Health Literacy to Enhance Equitable Community Responses to COVID-19 and take the fiscal/administrative lead on the grant.

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

H. Consideration and Action to Request use of Downtown Central Park for the year, on a seasonal basis, by the Alamo Chamber of Commerce Board and Beautification Committee.

Ms. Melina Lerma mentioned she has spoken with the city manager on an idea regarding beautification, she notices families go to other cities to take pictures. When students return on April 19, they will be doing wooden cutouts, she has spoken with residents and they are willing to help and will cost the city nothing. All she requests is the lights that will be placed for Thursday to be lit throughout the year.

Mayor Diana Martinez stated this is a great idea

Mayor Pro-Tem Okie Salinas motioned to approve, and Commissioner Pete Morales seconded. Motion Carried.

I. Consideration and Action on an Interlocal Agreement with Hidalgo County and the City of Alamo to transfer surplus equipment.

Police Chief Richard Ozuna asked for approval on a transfer of a used Ford Expedition fully equipped except for the two-way radio. The purpose of the vehicle is to be used for the Municipal Court Bailiff, his vehicle is no longer working.

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

J. Consideration and Action to approve the purchase and installation of a new generator for the water plant.

City Manager Robert Salinas stated on the last meeting it was stated if the new generator could handle expansion of the water plant and installation, after review we did receive a new quote for a larger generator and installation at a total of \$144, 549 this is through the Buy Boards and sealed bids are not a requirement through the Buy Board.

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

K. Consideration and Action for Grant Development and Management Services- CDBG-CV Emergency Mortgage Assistance Program.

City Manager Robert Salinas stated we have gone out for advertisements for RFPs and Mr. Francisco Briones was the only applicant for development and management mortgage assistance program. The only question he has is the percentage of what he is requesting at 13%, which comes out to \$40,000 and he requested a synopsis of his duties.

Francisco Briones stated the purpose of this grant is to assist families who have had issues paying their mortgage during COVID-19, it is difficult to determine how many families will be assisted due to their mortgage payment and will be assisted up to 6 payments.

Mayor Pro-Tem Okie Salinas asked is this similar to what we did at the EDC

City Manager Robert Salinas responded through the EDC it was with the use of CARES Act funds to help with Mortgage and Renters assistance for business who were shut down and families unable to pay their mortgage.

Mayor Pro-Tem Okie Salinas stated the EDC did similar reviews with all these documents City Manager Robert Salinas responded he is not sure, but they did have to review their taxes and this might seem to be more in depth of requirements. He did state the EDC took about an hour for each applicant, he did state when he saw the requested percentage he wanted to have a little more explanation.

Mayor Pro-Tem Okie Salinas responded he also agreed on the high percentage almost \$38,000 and has the city manager had any negotiations prior.

City Manager Robert Salinas responded no

Mayor Pro-Tem Okie Salinas stated under negotiation it says 13% or an amount to be determined

City Manager Robert Salinas asked Mr. Briones, is there a number than can be reasonable

Mr. Francisco Briones responded he willing to meet to discuss any further negotiation states the requested percentage is very minimal based on the amount of work.

Mayor Pro-Tem Okie Salinas stated just a reminder a few months ago when the engineer proposed 8% he stated it was very high, and for grant writing it is high

Mr. Francisco Briones responded at the end of the day it is up to the city commission on what they want to do.

Commissioner Pete Morales stated as for the engineer he took a home town discount, he asked if Resource Mobility is his business?

Mr. Francisco Briones responded yes

Mayor Pro-Tem Okie Salinas asked if we can table this item, once the city manager can negotiate and bring it back.

Mr. Francisco Briones responded he just wants to know the rules of the game is it really up for negotiation or are your minds made up because we all have things to do

Commissioner Pete Morales stated its more in providing information prior to the meeting, he only saw these numbers today

Mayor Diana Martinez asked city manager to call other cities and find out how much they charge

City Manager Robert Salinas responded yes

City Attorney Rick Palacios stated there is already a motion to be tabled

Commissioner Okie Salinas motioned to be tabled and Commissioner Pete Morales seconded. Motion carried.

Public Hearing

Public Hearing on a Conditional Use Permit for a Vehicle Storage Facility located at 375 E. Bus. HWY 83, Alamo, Texas; legally described as Lots 4 & 5, new Palms Subdivision; applicant is Cory Garcia.

CPD Director Sergio Zavala stated the combined Lot dimensions are 60' wide by approximately 184' depth. The site has paved public frontage to Business HWY 83, which will remain its primary means of entry/exiting. This particular area and its surrounding tracts are generally known to similarly have automotive-related/towing businesses. Pursuant to Ordinance #03-01-21, a VSF may be considered under new VSF regulations which include the following criteria:

- Comply with applicable measures of Chapter 6 (Wreckers) on State inspections, vehicle safety certifications, annual fees & inspection fees, driver vetting/registration, insurance requirements (\$500K bodily injury/death; and \$100K property damage); Police Chief to Ok the fee rate structure as reasonable.*
- Any signage to meet City's Sign Code (Title 6, Ch. 6)*
- A business permit must be secured; FYI, the Fire Marshal is requiring a fire hydrant on Bus. HWY 83 -it must be installed prior to CUP activation, see 5 (e) of Ord. 03-01-21*
- The VSF area must have a non-permeable surface, e.g., caliche, pavement, etc.; no 'grass or dirt surface only.*
- CUP will not be transferable to others.*
- There is an existing security lighting in Daniel's Auto Shop that has a spillover effect to the site.*
- Meeting with Mr. Garcia at the site, he will erect a 6' wood fence along the VSF perimeter.*
- Any CUP for VSF will be approved for no longer than 1 year after fully enabled.*

In staff's assessment, we do not object to the CUP, especially because the tract fronts U.S. Business HWY 83, and there are similar adjoining automotive businesses in this area. Also, noise would not be a factor to the area being predominantly commercial.

Recommendation: Approval subject to: 1) 1 year after enabling to re-assess renewal; 2) install 1 hydrant located via the Fire Marshal's direction; 3) comply with all applicable terms of Title 6, Chapter 6 plus regulations of Ord. #03-01-21. This was approved at the P& Z meeting 3/17/2021.

Mr. Cory Garcia stated he is here to see on what he needs to do to move forward

Mr. Alberto Cazares asked is this for the new wrecker service

CPD Director Sergio Zavala responded yes

Mr. Alberto Cazares states the City of Alamo is bringing two more wrecker services after we have 20,000 people. Asked if he is from here?

Mr. Cory Garcia responded he has always had business in the area

Mr. Alberto Cazares stated his point is that earlier an elderly woman showed up to his line of work and stated it cost over \$500 to retrieve her vehicle from the wrecker service. We have a code here in Alamo about protecting the people against wrecker services and not to overcharge them.

Police Chief Richard Ozuna stated that is correct, the state does not have regulations but the city can but if the complainer does not come in and file a complaint then he is unable to do anything about it.

Mr. Alberto Cazares can we put up a sign in the business to let people know how much the city charges.

L. Consideration and Action a Conditional Use Permit for a Vehicle Storage Facility located at 375 E. Bus. HWY 83, Alamo, Texas; legally described as Lots 4 & 5, new Palms Subdivision; applicant is Cory Garcia.

Mayor Pro-Tem Okie Salinas asked will he be able to get the CUP while we work on the hydrant.

City Manager Robert Salinas responded yes

Mayor Pro-Tem Okie Salinas motioned to approve, and Commissioner Pete Morales seconded. Motion Carried.

Public Hearing

Public Hearing on a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption (proposed restaurant setting) located at 103 N. Tower Road, Alamo, Texas; legally described as Lettered Lots (Alamo) ANN IRR Tract being the East 835.09' of the North 196.35 ', Adjacent to Railroad Lot G, 3.38 Acres Net; applicant is Roel Landa.

CPD Director Sergio Zavala stated the site is at the SW corner of Tower Road and Railroad Avenue. It is an irregular-shaped tract, and has driveway access from Tower Road, and throughout its frontage to Railroad Avenue. As observed in the aerial exhibit, there is one elongated business structure with several offices that will house the restaurant. One office is occupied by 1 hospice office personnel. We note that there are 65 paved parking spaces that are mostly available, i.e., the warehouse to the SW (La Bodega) has 5 occupants but they close at 5 pm; thus, the 4 spaces can then be used by the restaurant's staff. The days/hrs. of operation are from noon to midnight, every day. The structure's eastern most side is being proposed by Mr. Landa to be remodeled into a restaurant setting, with outdoor tables, benches, and games. The trees will all be preserved with walkways paved around them; and string of lights being placed to enhance a pleasant experience, too. The applicant's desire is to set a family-oriented atmosphere where beer & wine with meals may be offered for on-site consumption. FYI, a work safe plan has been provided (due to the ongoing pandemic)-see attached. Driveway access will be from Tower (1-way entry), and wrapping around the structure and exiting northward to Railroad Avenue. There are several exhibits reflecting the traffic maneuverability plan. Also, the garbage dumpster needs to be moved further to the west and away from parking space #43. Its proposed site may have a car impede access to the front-loader; or there may not be enough room to comfortably have the dumpster picked-up. The concern of noise emanating onto the residences to the north is an obvious one. The commitment from the applicant is that the noise volume will be maintained at a reasonable level. This behooves his business because /it here are numerous and consistent noise complaints, this will only jeopardize his CUP investment from possibly being sanctioned/fined or having the CUP terminated. If needed for special events, there should be uniformed security personnel engaged, too. The Fire Marshal's office, as well as the Building Official, has visited with the applicant at the site. The Fire Marshal noticed that there was an existing fire hydrant within the prescribed radius; thus, no hydrant will be required. However, fire rating the common wall (between the restrooms and the adjoining storage area -see floor plan) will be imposed by existing Codes. Ultimately the primary issues that Mr. Landa will need to be very vigilant about are: 1) NOISE -keeping the noise level down in considerate regard to area residents; and 2) PARKING -that there not be patrons parking on the north side of Railroad Avenue, which is in front of the residences ... this may induce awkward feelings.

In staff's final analysis, the proposal is a good one if they fulfill the commitment to be sensitive to the neighborhood. With this expressed, Staff recommends APPROVAL subject to the following measures:

- 1. Re-paint the parking lots' lines; paint 1-way arrows from Tower's 1-way entrance, and several other arrows depicting the proper 1-way exiting to Railroad Avenue.*
- 2. Abide by the City's Noise Ordinance; be noise-vigilant esp. during special events.*

3. *Install a min. 4' perimeter fence. at least, to the east and south to maximize safeguarding children from Tower's traffic, as well as the parking lots' traffic (esp. during evening hours) install from the outset.*
4. *Have sufficient downcast security lighting esp. in darker areas. {2-3 mo's to assess/comply}*
5. *Continually assess & enforce Work Safe Plan during the ongoing pandemic.*
6. *Secure and comply with prevailing TABC licensing throughout its operation.*
7. *Have the appropriate staff secure the required food-handler's health certificates.*
8. *Since kids will be a target audience, have any staff prospects be cleared of a proper background examination.*
9. *Comply w/Fire Marshal's requirements regarding fire-rating, painted fire lanes, etc.*
10. *Comply w/Bldg. Officials requirements regarding prevailing bldg. codes, etc.*
11. *Relocate dumpster further to the west & away from the parking lot (space 43).*
12. *Secure required business permit prior to activation.*

This was approved at the P & Z meeting 3/17/2021.

Mr. Roel Landa spoke on his proposal to establish a family-oriented restaurant business, he noticed even though there are great areas to dine in he noticed the city needs additional family restaurants in which you can have outside entertainment. He is working with Mr. Zavala to obtain a permit for the mobile food vendors. He does not want to stay open later than midnight.

Mayor Diana Martinez stated she had received several calls from the neighbors and they are all for a new business but their concern is the traffic and stated it will be best to wait once it opens.

Mr. Roel Landa stated he did have similar concerns during the P&Z meeting, he did give them his cell number if they have any concerns. As for the music he wants to keep it towards a comfortable environment for everyone around.

Mr. Albert Cazares stated he is all for the business and is happy to see Alamo grow in a positive direction.

Mr. Adrian Quintanilla stated he is assisting Mr. Landa in security and he is making sure it is in compliance with the city.

M. Consideration and Action a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption (proposed restaurant setting) located at 103 N. Tower Road, Alamo, Texas; legally described as Lettered Lots (Alamo) ANN IRR Tract being the East 835.09' of the North 196.35 ', Adjacent to Railroad Lot G, 3.38 Acres Net; applicant is Roel Landa.

Mayor Pro-Tem Okie Salinas motioned to approve, and Commissioner Pete Morales seconded. Motion Carried.

Public Hearing

Public Hearing on a Citywide Future Land Use Map (FLUM), depicting the Envisioned 'future land uses' of developed and un-developed properties, as they may be considered during Zoning and Subdivision Processes.

CPD Director Sergio Zavala stated Discussion and Possible Action on a Citywide Future Land Use Map (FLUM) Depicting the Envisioned 'Future Land Uses' of Developed and/or undeveloped properties as they are considered for Final Zoning and Subdivision A Future Land Use Map (FLUM) is a map that, after public hearing review and approval by the P&Z Commission and the Board of Commissioners, alerts staff, developers, engineers, property owners, prospective investors, and the general public what is generally envisioned as the highest and best use for all properties in Alamo's corporate limits & some of its ETJ. The FLUM, in particular, is a very important resource because it shows professionalism; and it shows focused organization in the City's planning efforts; it reflects what the collective minds (P&Z, Commission, Staff, Gen. Public) desire and realistically envision for the city's orderly development. Thus, property owners & future investors may put some solid reliance on it to forecast how, for example, a proposed rezoning may or may not be embraced. The FLUM being

proposed was developed by Planning & Management. It is a solid draft of what we feel should be the 'future' land uses based on existing zoning, likely final zoning, existing land uses, frontage or proximity to major thoroughfares, proximity to industrial zones, proximity to the railroad, etc. Be aware that the FLUM is NOT set in stone, but is useful to project a preferred land use. Just because a proposed zoning may not fit the FLUM does not mean it will be automatically denied there could be unique circumstances that may compel the rezoning to be 'approved', in spite of the FLUM. Also, the FLUM should be re-visited and amended every 5 years pursuant to the city's evolving land use aspirations, and/or land use/annexation statutes are evident. Staff will enhance its justification of the draft FLUM at the meeting. If prior to the meeting, you desire to meet privately with Planning Staff, please alert us and we can set a prompt appointment to go over it, as well.

This item is a public hearing item, so once staff provides its presentation, the Chair may open it up to the public to hear their insight, opinions, comments, or desired adjustments, if any. This was approved at the P& Z meeting 3/17/2021.

Mr. Albert Cazares asked what does GC mean

City Manager Robert Salinas responded General Commercial

Mr. Albert Cazares stated that's the one on Duranta, right now is residential and then it will become commercial.

City Manager Robert Salinas responded what we are doing is just establishing a future guide

N. Consideration and Action on a Citywide Future Land Use Map (FLUM), depicting the Envisioned 'future land uses' of developed and un-developed properties, as they may be considered during Zoning and Subdivision Processes.

Commissioner Pete Morales motioned to approve, and Mayor Pro-Tem Okie Salinas seconded. Motioned carried.

O. Consideration and Action on Ordinance to Establish a Right-of-Way Conveyance Process and Policy.

CPD Director Sergio Zavala stated the attached ordinance creates a process and policy to facilitate requests for surplus ROW. Below are bullet points summarizing the proposed process & policy:

- Request for surplus ROW must be in writing; applicant to cite intended use.*
- A 'request' is, in essence, an application for city staff to assess conveyance of city property; considering that extensive research will be required by several departments, a nominal \$50 application fee is established.*
- The City Manager is delegated authority to process approved requests.*
- The City Manager will provide an annual report to the Commission of any & all requests, whether approved or not, with justifications cited for staff's collated decisions.*
- Sample criteria is included that staff will consider during its assessment.*
- If the application is 'denied', applicant may appeal; appeal must be in writing with his/her justification on why they think their request is not contrary to the city's interests; an appeal will cost \$25; if the appeal is denied, the matter cannot be re-considered until 24 months has first elapsed.*
- If the application is 'approved', then the applicant is informed that the price will be based on the HCAD-appraised price per square foot of the adjoining private property.*
- Also, the applicant will hire a surveyor to prepare the survey map and metes & bounds description. Staff meets w/RPLS at site to confirm the extent of conveyance.*
- The applicant shall pre-pay the city's estimated legal services for the transaction. If pre-payment is not received, then the process is stalled until full payment is received. Also, once the applicant receives the (legal services) invoice, 120 days will be allowed for payment. If not received w/in 120 days, the matter is 'closed'. If applicant desires to re-open, then they need to start the process again.*

- *The RPLS sends the survey, etc., to the City who will assess. If in order, then it will be sent to the City Attorney to start preparing the legal vetting & deed document.*
- *The City of Alamo will always retain its inherent right to impose reasonable restrictions on conveyed ROW, e.g., utility easements, indemnification, driveway easements, etc.*
- *Documents are signed by parties, and once all fees are paid, it's sent for recording.*

City Manager Robert Salinas stated they have gotten requests from citizens who want ROW from the city and it is very rare when you see a 34 street on a 100-foot ROW, and if look at the old townsite, people are already utilizing it. This will allow us tax the resident and have them have the option to own it, but we are asking on the amount of fee based on a proposed value. At the moment Mr. Zavala has it under appraised value which is less than the market value and is based on the what HCAD has on the value of the home. One example is a 50 X 150 lot and the value is \$25,875 divide that by the square footage comes out to \$3.45 per square foot and that the appraised value. The amount of ROW is proposed is a 50x30 it can range at a 1500 square feet X \$3.45 would be \$5,175 will be paid to the city and the ROW will be dedicated to them. If the Commission believes the percentage is too high, we can lower it to any percentage, but once we do we want it to be across the board.

Mayor Pro-Tem Okie Salinas stated the best thing is to work with the home owner and not give it away maybe not the 100%, wanted to make sure we are not sending code enforcement with those who have fences already.

City Manager Robert Salinas responded correct, this is only for those who want it.

Mayor Diana Martinez asked can we go through a case by case basis

City Manager Robert Salinas responded he would prefer to have a set rate

Mayor Pro-Tem Okie Salinas stated it will be best to have a set rate to be fair but not 100%

Commissioner Robert De La Garza stated maybe we can do 25%-30%

City Manager Robert Salinas responded 25%-30% of the appraisal value

Commissioner Robert De La Garza responded yes, because in return the city is always going to get tax money every year from property tax, their evaluation will be a much higher amount.

Mayor Pro-Tem Okie Salinas asked are we still going to have access to the easements and be able to work with them

City Manager Robert Salinas asked the commission will it be 25% or 30%?

Mayor Diana Martinez responded 30%

City Manager Robert Salinas responded this will give us a start on how to charge within the ordinance

Mayor Pro-Tem Okie Salinas asked if he would work with the owner on how much ROW they want to buy it for, maybe they don't want to buy all of 100 feet.

City Manager Robert Salinas responded correct, and just to verify we are changing from 100% to 30%.

Mayor Pro-Tem Okie Salinas motioned to approve 30% and Commissioner Pete Morales seconded. Motion carried.

P. Consideration and Action on a Subdivision Plat Approval for Villanueva Estates at Earling Subdivision, being a 20 acre tract out of Lot 13, Block 48, Alamo Land & Sugar Company Subdivision; this plat is in Alamo's ETJ; the Developer is Villanueva Properties & Investments; Project Engineer is Melden & Hunt.

CPD Director Sergio Zavala stated the proposed subdivision is 660' east of Alamo Rd. along the north side of Earling Rd. This subdivision contains 26 lots with all being a minimum of ½ acre or greater. This acreage is currently outside of Alamo's city limits. In previous subdivisions, developers would submit a voluntary annexation request so that the City would be able to annex the subdivision into the City. The reason for annexing into the City limits provides a higher measure of land use and construction standard oversight; city services would include solid waste services, street-lighting, code enforcement, animal control, fire and police services. These layers of services result in higher protection of (structural) property values, too. During a recent state legislative session, the rules on annexation changed to where it appeared that a City could not require a form of annexation and that it would be up to the developer/owners of the lots. This developer has chosen not be annexed into the City limits for reasons undisclosed; if there is a change of heart by the developer, staff will welcome the discussion, of course. All lots are in compliance with the minimum area requirements of the City and County of Hidalgo. The water CCN belongs to North Alamo Water Supply. The developer is providing water by tapping into an existing 8" water line located to the east along Earling Rd.; and then extending it into the subdivision to serve all lots. The developer is also proposing to install 3 new filling stations (fire hydrants) for this development. -see utility map. Fire Hydrant locations shall be approved as per the direction of the Fire Marshal. The water line has been negotiated to be stubbed to the northernmost point (with a flush valve); so that when the adjoining tract develops, the water line will be subsequently looped. The sewer CCN belongs to NAWSC. The developer is proposing sewer by installing septic tanks to serve each lot.

Street light and electrical plan for this development must comply with City minimum requirements:

- Must install or escrow the 5' sidewalks along Earling Rd.
- Must provide water rights dedication
- Must provide \$7,800 for park fees (26 Lots X \$300 per lot)
- Must provide a 30yr letter from NAWSC

Staff recommends approval subject to:

1. Dedication of ROW as required by the MPO thoroughfare map.
2. Street light and electrical plan for this development must comply with City minimum requirements;
3. All electrical and communication lines shall be interred;
4. Escrow or install 5' Sidewalks along Earling Rd.;
5. Water Rights dedication;
6. Providing Park Fees in the amount of \$7,800;
7. Provide a 30yr letter from North Alamo Water Supply and;
8. Must comply with all City format findings (Developer to provide 5' sidewalk along Earling and perimeter buffer fence at rear of lots due to open drainage ditch, etc.), and all other County requirements.

The Planning & Zoning Commission convened on 11-18-20 and approved the plat subject to Staff's recommendations.

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

Q. Consideration and Action on Ordinance No. 19-04-21 to Amend Title 11 - Subdivision Regulations as they relate to Marginal Access Streets, inducing voluntary annexation and the inclusion of "Stations" as it pertains to subdivision construction drawings.

CPD Director Sergio Zavala stated attached please find a draft Ordinance that would amend the Subdivision Regulations to accomplish the following:

- Provide the legislative latitude to Alamo to mandate (or not) marginal access streets on single family residential plats that would prohibit/restrict driveways from directly

- *accessing onto higher speed streets (as opposed to a minor residential street); such*
- *higher trafficked streets would include collectors, arterials, and major thoroughfares. This is an important traffic safety regulation.*
- *On ETJ plats that propose to tie into Alamo's corporate utility system(s), such as water and waste water, would induce a voluntary annexation request. It is up to the City to annex or not, dependent on cost-benefit logistics. Verbiage included wherein incoming property owners should justly participate in the maintenance, repair, and enhancement measures to our corporation's utility systems.*
- *Specifies and mandates the display of 'stations' in a plat's typical construction plans, which are signed/sealed by their project engineer.*

Commissioner Pete Morales motioned to approve and Mayor Pro-Tem Okie Salinas 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.

Mr. Albert Cazares spoke thanked the commission on giving the opportunity for public comment, he also stated his concern regarding the wrecker service and is happy to see new business pop up within the city.

I. ADJOURNMENT

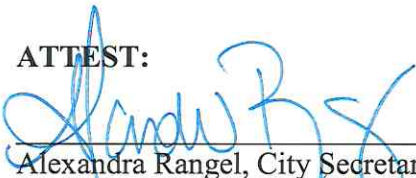
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 7:46 pm



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary



