

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, July 6, 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
Robert De La Garza, Commissioner
Pilar Garza, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager	Alicia Cano, HR Director
Rick Palacios, City Attorney	Adela Perez, Purchasing
Alexandra Rangel, City Secretary	Ronnie Cruz, City Engineer
Richard Ozuna, Police Chief	Melisa Gonzales, Special Projects Director
Roy Contreras, Fire Chief	
Rafael Tapia, AEDC Director	

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday July 06, 2021 to order at 6:00 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

Special Projects Director Melisa Gonzales announced Movies at the Park will be moved to the Alamo Youth Center due to inclement weather.

Commissioner Pete Morales announced on Thursday, Operation Finding Home for Mr. Jake Sanchez at 9:45am.

D. Consideration and Action to approve the minutes for the second regular meeting of June 15, 2021.

Commissioner Robert De La Garza motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.

✎

E. Consideration and Action regarding an ordinance calling a city election for Tuesday, November 2, 2021, to be participated in and by the qualified voters of the City of Alamo, Texas, for the purpose of electing a Commissioner Place 1, Commissioner Place 3 and Municipal Judge; designating election precincts, designating polling places, method of voting and providing for early voting and election notice. (Ordinance 34-07-21 A (English); Ordinance 34-07-21 B (Spanish)).

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

F. Consideration and Action to award the bid for Hot Mix Asphalt for various City projects

City Manager Robert Salinas stated a bid opening was held on June 30, 2021, 2 Bids were received;

- *Terra Firma Materials, LLC \$ 62.90 Ton at \$47,175.00*
- *Synolo Materials, LLC \$ 70.25/Ton \$ 52,687.50*

It is staff's recommendation that the Bid be awarded to Terra Firma Materials LLC.

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

G. Consideration and Action to approve a contract between the City of Alamo and the Texas Department of Housing and Community Affairs for the Texas Emergency Mortgage Assistance Program.

City Manager Robert Salinas stated this contract will now allow us to have this program for the citizens.

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

H. Consideration and Action to approve an agreement with Hollis Rutledge and Associates Inc. to provide grant administration services for the Texas Emergency Mortgage Assistance Program.

City Manager Robert Salinas stated they went out for 3 quotes regarding the Texas Emergency Mortgage Assistance Program with Hollis Rutledge and Associates Inc, they came in at the lowest and the only who applied.

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

Mayor Diana Martinez thanked Mr. Francisco Briones for submitting the grant to help our citizens.

I. Consideration and Action to authorize the City Manager to request for proposals for Residential and Commercial Solid Waste Collection and Disposal Services.

City Manager Robert Salinas stated Section 10.00 of the original contract states that a notice must be sent within 180 days prior to the expiration of the contract, if the intent of the City is to terminate the contract. This notice is being sent to alert Republic Services that the City of Alamo intends to terminate our contract; thus, in compliance with the 180-day pre-termination period. The City of Alamo has noticed a significant decline in the services provided by Republic Services and fees increasing every year on a consistent basis. We feel it is time to seek new proposals to see what others may have to offer. Please be informed that our contract will not be renewed. However, since the City of Alamo has had a long relationship with Republic Services, at a future point, we may be receptive in re-negotiating terms prior to the actual expiration date of January 3, 2022.

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

J. Consideration and Action on an agreement between Vanguard Academy and the City of Alamo to provide a School Resource Officer.

City Manager Robert Salinas stated this agreement is similar to what we did with PSJA ISD, he spoke with Chief Ozuna and stated this can be arranged. The City will be reimbursed by Vanguard Academy

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

PUBLIC HEARING

Public Hearing on a Conditional Use Permit for the construction of a single family residence in a 'C' Commercial Zoning District, being on Lot 33, Block 2, Cabana South Subdivision, located at 802 W. Frontage Road, Alamo, Texas

No Citizen Participation

K. Consideration and action on Ordinance to grant a Conditional Use Permit to construct a single family residence in a 'C' Commercial Zoning District, being on Lot 33, Block 2, Cabana South Subdivision, located at 802 W. Frontage Road, Alamo, Texas

Planning Director Sergio Zavala stated the subject site is at the NW corner of the Expressway's Frontage Road and 7 ½ Street. The property's dimensions are 60.30' x 135' for a total 8140.50 square foot lot. The surrounding land uses are single family residential to the north, east, and west. The Fire Marshal did recommend 1) certain walls be fire-rated, 2) that fire extinguishers, 3) smoke detectors & 4) carbon monoxide sensors be installed, too; and recommended that 5) a Guardian hood system be installed. Since the hydrant will be protective of other residents and business areas, the applicant has agreed to pay for ½ the City will pay the other ½. The applicant was receptive in complying to safeguard his family even more. The L-shaped paved driveway will be onto the northern portion of 7 1/2 Street, but will also have a paved driveway accessing the alley. The L-shaped driveway will afford the occupants a drive-through effect. The 20' garage door setback is being complied with. As part of the paving improvements, since this is at a corner and fronts the Frontage Road, perimeter 5' sidewalk is needed along the south, and a 4' sidewalk along the site's perimeter east (along 7 ½ Street) is also recommended to maximize pedestrian safety. The Planning and Zoning Commission approved on 6/16/21.

No Citizen Participation

Commissioner Pete Morales asked Mr. Zavala is the area residential?

Planning Director Sergio Zavala stated it's on a commercial which is why we are doing a CUP, we are requiring to do a recording and we are in the preliminary steps, for just in case for future use.

City Attorney asked is this approval based on the city's recommendation of paying 50% of the fire hydrant.

Planning Director Sergio Zavala responded yes

Commissioner Robert De La Garza motioned to approve based on staff recommendations, and Commissioner Pete Morales seconded. Motion carried.

PUBLIC HEARING

Public Hearing on a Conditional Use Permit to move-in and operate a mobile food trailer on property zoned 'C' Commercial being Lots 11-12, Rio Subdivision, located at 127 N. Alamo Road, Alamo, Texas

No Citizen Participation

L. Consideration and action on Ordinance to grant a Conditional Use Permit to move-in and operate a mobile food trailer on property zoned 'C' Commercial being Lots 11-12, Rio Subdivision, located at 127 N. Alamo Road, Alamo, Texas

Planning Director Sergio Zavala stated the subject site is at the SW corner of Alamo Road and Acacia Street. As can be seen in the recent photos, the 2020 trailer has already been moved in (though, as far as Staff knows, they have not operated). The 2-lots are accessible by an aproned-drive onto a semi-paved area from Acacia Street. The specific CUP site is adjacent to the Alamo Law Center property. The site plan filed by the applicant shows the yellow food trailer to the south of the law office building & east of an open carport. The 'P1 - P6' reflects their proposed parking. The issue here is that P1, P2 & P3 are the parking spaces for the law office business; and P4, P5 & P6 is not paved (it's on grass). As a final note on parking in the area, there are 6 apartments (south of the Alamo Law Center) where 11 parking spaces accommodate them. The Planning and Zoning Commission approved on 6/16/21.

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

PUBLIC HEARING

Public Hearing on a Conditional Use Permit to establish a Mobile Food Court on Lots 1-4, Stensbo Subdivision, located at 1101 W. Citrus Street, Alamo, Texas

No Citizen Participation

M. Consideration and action on Ordinance to grant a Conditional Use Permit to establish a Mobile Food Court on Lots 1-4, Stensbo Subdivision, located at 1101 W. Citrus Street, Alamo, Texas

Planning Director Sergio Zavala stated the site is at the SW corner of Alamo Road/Citrus Street. The overall area is 110' x 100' or 11,000 square feet. It has a 6' wooden fence to the west side only. There is an existing sidewalk along Alamo Road, too. However, after the neighbors' comments from the last P&Z meeting these hours are too lengthy, especially when considering the neighboring resident to the west and residents to the north. IF approved, hours during Sunday through Thursday should perhaps be no later than 9:45 pm (shutting down completely at 10 pm); and on Friday and Saturday, shutting down at midnight seems more reasonable near a residential area than 2 a.m.

Staff recommendations for approval:

- 1. Approved for 1 year; may renew thereafter.*
- 2. Abide by Noise Ordinance.*
- 3. Cease operations no later than 10 pm from Thurs-Sun.*
- 4. Cease operations no later than midnight on Fri. & Sat.*
- 5. Provide uniformed security for operations after 10 pm.*
- 6. Provide landscape & engineered detention plan(s).*
- 7. Pave 4' sidewalk along Citrus Street.*
- 8. Restrooms to meet ADA, Fire, & Bldg. Codes.*
- 9. Secure a City business license.*
- 10. Provide min. 6' wood fence to the perimeter south.*
- 11. Comply w/applicable terms of the City of Alamo's Mobile Food Court Ordinance*

The Planning and Zoning Commission approved on 6/16/21.

Commissioner Robert De La Garza motioned to approve based on staff recommendations, and Commissioner Pete Morales seconded. Motion carried.

N. Consideration and Possible Action to Approve the Bylaws of the Zoning Board of Adjustments

Planning Director Sergio Zavala stated Attached please find the Bylaws drafted for the Zoning Board of Adjustments (ZBA). Considering that several regular members were not present yesterday, the attending members approved the Bylaws but deferred discussion on the day/time ZBA would regularly meet until other (absent) members could attend to further discuss it. This has worked well in other cities and it is customizable for the City of Alamo. We did hold a meeting with the ZBA on June 23rd and it was unanimously supported.

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

Mayor Diana Martinez asked has all the board members come to the meetings?

Planning Director Sergio Zavala stated the first meeting only 4-5 members attended, we are scheduled to have a meeting on the 21st of July.

Mayor Diana Martinez please let us know if they aren't coming in to the meetings so they can appoint new members.

O. Consideration and Action on Ordinance to Amend Title 10 Zoning Regulations, Chapter 7 to conditionally 'Permit', under certain threshold conditions, a Single Family Residential Dwelling in the R MH Zoning District; and adjusting the R MH Conditional Uses to correlate said amendment

Planning Director Sergio Zavala stated after the approval of several single family residential dwellings on properties zoned R MH Mobile Home and Modular Home District, a healthy trend is clearly evident. Planning has heard recent expressions from other property owners who desire to use their own R MH lot for a desired single family residential dwelling. To favorably compound this point, Planning has already accepted another CUP application to have a SF Residence on the owners' R MH lot. Please consider the following thoughts on conditionally permitting single family residences on a R MH zoned lot (threshold of conditions on attached ordinance):

- this trend is an upward spike toward a safer housing inventory.*
- sensitive to R MH owners who are just trying to improve their housing/living situation.*
- saves weeks of time & money (\$250 per CUP app) to R MH owners; speeds-up process.*
- single family dwellings consistently have an increased tax value (as opposed to mobile homes that likely have a depreciative effect to city tax base).*
- the City of Alamo has consistently approved similar requests to have SF Residences on R MH zoned properties with no negative repercussions which one may reasonably infer that the influxed neighborhoods have NOT been negatively impacted.*

In assessing the above criteria, it may be wise to adjust our codes to facilitate the 'permit issuance' process - such will reflect sensitivity and empathy to R MH owners.

The attached ordinance proposes that, on a R MH lot, a SF Residence may be permitted if:

- a. in the R MH subdivision, there is a min. 20% of lots used for SF Res dwellings; or*
- b. a min. 20% of lots are used w/SF Res. dwellings on the same street as the applicants' R MH lot - said measurable distance being 200' on either direction of the lot; or*
- c. there is a SF Res dwelling on at least 1 side adjoining the applicant's R MH lot.*

Staff is in favor of this amendment.

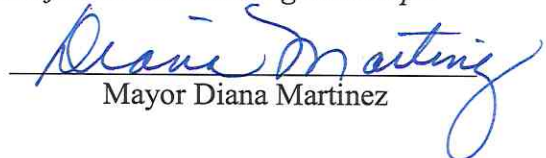
Mayor Diana Martinez motioned to approve, and Mayor Pro-Tem Okie Salinas seconded. Motion carried.

CITIZEN PARTICIPATION: Five minutes per person with no response from the City
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 6:21 pm


Mayor Diana Martinez

ATTEST:


Alexandra Rangel, City Secretary



