

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, November 02, 2021 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Pete Morales, Commissioner
Robert De La Garza, Commissioner
Pilar Garza, Commissioner

COMMISSION ABSENT:

Okie Salinas, Mayor Pro Tem

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

Alicia Cano, HR Director
Adela Perez, Purchasing Agent
Ronnie Cruz, City Engineer
Sergio Zavala, Planning Director
Yvette Mendoza, Finance Director
Melisa Gonzales, Special Projects Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday November 02, 2021 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Pastor Tuttle led the Invocation.

C. Presentations and Announcements

Special Projects Director Melisa Gonzales stated first RGV visitors guide please, pick one up throughout the valley our very own Alamo Museum is in it. She Also thanked everyone who worked our Saturday Halloween event and for making it a success, special thanks to Alamo REC-VEH who donated candy for our Alamo Police explores.

Mayor Diana Martinez stated I also wanted to thank all of our city staff for being present and getting dressed up and doing a great job for the event.

Commissioner Pete Morales announced the Feed the Hungry 8th annual event at Landmark Nov 6th 6- 9pm, and he congratulated the Wolverines Tennis Team.

D. Consideration and Action to approve the minutes for the second regular meeting of October 19, 2021.

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

E. Consideration and Action to award the bid for Hot Mix Asphalt FY 2021-2022.

City Manager Robert Salinas stated they had a bid opening on October 20th, 2021, we had four bids, Sinolo Material LLC had the lowest bid \$66.30 per ton, staff is recommending for Sinolo Material.

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

F. Consideration and Action on a contract to lease 500 acre-feet of water from Hidalgo County Irrigation District #2.

City Manager Robert Salinas stated we normally purchases water from Hidalgo County Irrigation District in August or September. We also normally order 1,000 acre-feet of water but since it's closer to the end of the year we will only purchase 500 acre-feet.

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

G. Consideration and Action to approve emergency repair costs for El Gato Lift Station and Crockett Manhole Adjustments.

City Manager Robert Salinas stated this is for Crockett Street sewer manhole adjustments there were some issues on site where they had to be readjusted so there was an additional cost and for the El Gato lift station repair it was a major leak at the lift station it required a replacement of 8in check valves and a readjustment of the pump base under the wet well. Those are the prices \$7,800 and \$19,200 for the El Gato lift station.

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

H. Consideration and Action to approve proposed purchases for Christmas Decor.

City Manager Robert Salinas stated during our budget meeting we discussed Christmas decor we lost a lot of it during a lift station spill and now we are slowly trying to purchase some new Christmas décor, this is a proposal for photo op decorations in the amount of \$43,163.00.

Commissioner Pete Morales asked when he went to TML they offered leasing programs

City Manager Robert Salinas responded it would have come out more expensive especially for the larger pieces, but for the light pole fixtures it would be something to look at.

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

PUBLIC HEARING

PUBLIC HEARING ON A CONDITIONAL USE PERMIT APPLICATION TO PLACE A MOBILE FOOD TRAILER ON PROPERTY ZONED COMMERCIAL FOR TACOS "DON J" AT LOT 12 AND THE EAST½ OF LOT 13, BLOCK 24, ALAMO ORIGINAL TOWNSITE, 506 EAST ACACIA AVENUE; APPLICANT: JUAN ALONZO

Commissioner Pete Morales asked what type of tacos?

Juan Alonzo responded Mexican food

Commissioner Pete Morales asked if he was aware about the sidewalks?

Juan Alonzo responded yes, he is just pending measurements

Planning Director Sergio Zavala mentioned he should be receiving a notice after this meeting.

I. Consideration and Action on an Ordinance to grant a Conditional Use Permit to place a mobile food trailer on property zoned Commercial for Tacos "Don J" at Lot 12 and the East½ of Lot 13, Block 24, Alamo Original Townsite, 506 East Acacia Avenue; Applicant: Juan Alonzo.

Planning Director Sergio Zavala stated the site is at the NW corner of Tower/Acacia Avenue. The commercially zoned site has an existing drive-thru commercial building (since 2015) with 4 paved off-street parking spaces. Entry is from a 1-way driveway from Acacia and then exiting onto Tower-see aerial. A concrete slab with picnic tables is an inviting amenity for any walk-up walk-in patrons, too. There is a paved sidewalk along a 4-laned Tower, but no paved sidewalks along Acacia; this needs to be redressed (if approved). There is a single family residential community to the abutting west -there is a 6' wood fence buffer that deflects the disparity of adjoining land uses. The Tacos "Don J" proposal has a mobile food trailer whose unit appears to be safe and code compliant. The days/hours of operation are proposed to be every day from 7am to 2 pm; and then from 5pm to 11 pm. The hours of operation must coincide to the drive-thru convenience store (for restroom usage which is included in their lease agreement). The attached menu reflects their breakfast, lunch and dinner menu; however, the serving hours shown on the menu does not quite coincide with the hours shown on his application -this has been pointed out to the applicant & he'll reconcile the hours on his menu. Staff reminds the P&Z Board of Commissioners that at the very next intersection to the south (Tower/Railroad), a

mobile food court with 6 mobile food trailers will soon be evident (it's under construction). From a traveler's perspective along Tower, it may appear that having mobile food trailers block to block may not be the commercial aesthetic Alamo may want to project for a long- given duration. As such, there may come a time in the near future when this food trailer's renewal may not be desired to be continued.

Commissioner Pete Morales asked if he 's' okay with paying for the sidewalk?

Planning Director Sergio Zavala responded yes, as long as he negotiates with the property owner

Commissioner Pete Morales asked isn't the property owner responsible for that?

Planning Director Sergio Zavala responded that is up to the property owner and renter.

Commissioner Pete Morales asked how far does he have to go?

Planning Director Sergio Zavala responded just from the property line.

Commissioner Pete Morales based on staff recommendations, and Commissioner Robert De la Garza seconded. Motion carried.

PUBLIC HEARING

PUBLIC HEARING REGARDING THE NEEDS ASSESSMENT UNDER THE URBAN COUNTY PROGRAM FISCAL YEAR 35 (2022).

Planning Director Sergio Zavala stated this the annual assessment under the Urban County Program.

City Manager Robert Salinas responded Nuestra Clinical Del Valle did submit a letter asking for \$15,000.

Mayor Diana Martinez asked for his recommendations.

City Manager Robert Salinas responded we do need to assess different locations to come up with a good area.

Mayor Diana Martinez asked what about the are east to Marcia Garza Elementary?

City Manager Robert Salinas responded that is Sabal Palms, one of the things Urban County looks at is that the property be considered low mod, it has met that requirement.

J. Final Plat Approval for Riverside Tower & 495 Subdivision Phase A, 21.01 Acres out of Lot 6, Block 41, Alamo Land and Sugar Company's Subdivision; Duplex, Multi-family, Townhouse & Apartment (R-2) and Light Commercial (C-1) District; Developer is Riverside Development Services, LLC; Engineer is Rio Delta Engineering.

Planning Director Sergio Zavala stated this subdivision is located toward the NE of Tower Road/SH 495 (save for the tract at the intersection). This is a 2-phased development with this Phase A being the west½, and Phase B, an R-1 component, being the east½. Phase A proposes 46 R-2 zoned lots & 1 Light Commercial zoned lot. All applicable area requirements are met/exceeded. Building setbacks are compliant to Code as shown on Plat Note #2. The Riverside Tower development is 42+ acres whose Master Plan depicts NO interlocking streets to go from one phase to the other. The justification for this is because PHASE A will reflect mostly 4plexes, with Lot C1 being a Light Commercial lot having about 640'/frontage onto SH 495. PHASE 8 will be strictly for R-1 (Single family dwelling) use. Thus, the segregation of traffic patterns is intentional and for the best (traffic safety) interests of the R-1 component. The Master Plan shows a standard street grid system with all lots having paved public access on streets whose pavement width matches the projected land uses, i.e., 38' B-B streets for the apartments, & predominantly 32' B-B for the R-1 use. No residentially-used lot will have direct driveway access to Tower Road or SH 495. The ROW dedication on Tower Road meets the MPO Thoroughfare map of 50' ROW centerline, for a future pavement width of 66' B-B. This development shows that

Tower will be widened along its frontage to it, i.e., this pavement section must include a curb and gutter section. On SH 495, the MPO 60' centerline ROW profile is already extracted and actually, slightly exceeds it. The other 4 minor streets will provide paved access to the 46 R-2 lots. Streets will be paved with a 38' B-B cross section. This width is satisfactory for the desired 4plexes to comfortably/safely maneuver when there's on-street (guest) parking. The 38' B-B street section will also facilitate and emergency access by those first responders, too. The northernmost E-W street (fronting Lots 19-22) has a hybrid cul-de-sac feature that meets a safe turnaround effect. Notice that this cul-de-sac will provide driveway access to only 4 lots on its south side. the drainage report has been approved by the Hidalgo County Drainage District #1 (HCDD#1). The plat shows Common Lot A along the northernmost perimeter of the plat to be used for detention purposes for the 46 - 4plex lots. The detention pond is linear and will be similarly elongated in Phase B. Drainage flow will be thru a series of 3 inlets with most storm lines being 24", and the northern 'leg' of storm line leading into the pond sized at 36". The size of this linear detention pond (Lot A, Phase A} is 34,500 square feet. Phase A requires detention of the 4plex area to be 150,619 cubic feet of storm water. As with other detention ponds, Phase A will require the establishment of a bone fide Homeowners Association (HOA) to financially/legally maintain Riverside's detention pond, as well as Lot B, Phase B - - Lot B is the 15' wide maintenance driveway leading to the detention pond. Lot B, Phase B is to the east of Lot 17, Phase B (see next agenda item). The developer will need to have a paved driveway from the street to Lot B's front lot line (at least) with the 4' sidewalk also constructed along its frontage to interface with the sidewalks of future residential adjoins. The detention pond will be provided a security/buffer fence by the developer. Section 11-3-16 requires the following: "In all subdivisions, a minimum six-foot fence buffer shall be required along any natural and/or manmade hazard such as an open canal, open ditch, caliche pit, detention pond, and holding pond which, in the opinion of the City, is necessary for the lot's occupants to be protected from." Finally, City Code on detention ponds require that they be landscaped with trees and shrubbery-see Plat Note #7. Section 9-6-10 (A)(9) of Alamo's Code of Ordinances states this: "Detention and retention basins and ponds must be landscaped with shade and ornamental trees, shrubbery, hedges, or other plants." This pond's landscaping will be part of the eventual pre-construction conference; we note that a water service line may be needed dependent on the type of landscaping used. Now, on commercial Lot C1, during the required Site Plan Approval, staff/engineering will confirm that there will be on-site detention of 38,592 cubic feet that will then bleed into TXDoT's SH 495 storm system. Of course, the developer will need to secure the required TXDoT permit, as well. Was approved the P&Z,Board on October 20, 2021.

Commissioner Pete Morales asked when developers bring in their light plans, and as the city expands could they begin to install solar lighting?

Planning Director Sergio Zavala responded it will it all depend on our ordinance, he not sure if other cities have established it as well. We can begin to explore it within the city and the lighting company.

Commissioner Pete Morales stated this is something we can look down the road.

Commissioner Pete Morales based on staff recommendations, and Commissioner Robert De la Garza seconded. Motion carried.

K. Final Plat Approval for Riverside Tower & 495 Subdivision Phase B, 21.36 Acres out of Lot 5 & 6, Block 41, Alamo Land and Sugar Company's Subdivision; Single Family Residential Dwelling District (R-1); Developer is Riverside Development Services, LLC; Engineer is Rio Delta Engineering.

Planning Director Sergio Zavala stated this subdivision is located approximately 870' east of Tower Road, along the north side of SH 495. The Riverside Tower development is a 2-phased project with Phase A being the west½, anti-Phase B (this plat) being the east½. Phase B proposes 112 lots; all lots being compliant with the City's min. 6250 sq. ft. rule. Building setbacks are compliant to Code as shown on Plat Note #2. First off, the drainage report has been approved by the HCDD#1. The Phase B plat shows Common Lot A along the northernmost perimeter of the plat to be used for detention purposes. This east½ of the linear pond will be continued from the pond's west½, to be excavated with Phase A. Drainage flow will be thru a series of 7 inlets with most storm lines being 24", and the northern 'leg' of storm line leading into the pond will be sized at 36". The linear detention pond (Lot A} comprises 31,500 square feet,

and is required to detain 140,164 cubic feet of storm water for the R-1 development. As with other detention ponds, there will need to be a bone fide Homeowners Association (HOA) established to maintain Lot A & Lot B, Phase B -this Lot B being the 15' wide maintenance drive leading to the pond (to thus mow it}. Final note on Lot Bis that the developer will have to pave a driveway to Lot B's front lot line, and also pave the 4' sidewalk (to be later interfaced by sidewalks by Lot B's residential neighbors). The detention pond will be provided a security/buffer fence by the developer, as mandated by Section 11-3-16 "In all subdivisions, a minimum six-foot fence buffer shall be required along any natural and/or manmade hazard such as an: open canal, open ditch, caliche pit, detention pond, and holding pond which, in the opinion of the City, is necessary for the lot's occupants to be protected from." Finally, City Code on detention ponds require that they be landscaped with trees and shrubbery. On the prevailing landscaping code, Section 9-6-10 (A)(9) mandates this: "Detention and retention basins and ponds must be landscaped with shade and ornamental trees, shrubbery, hedges, or other plants. "This pond landscaping matter will be part of the eventual pre- construction conference; where a metered water service line may be needed, dependent on the shrubbery and plants and trees used.

Commissioner Pete Morales asked the canal, is that going to be in the front or in the back?

Planning Director Sergio Zavala responded in the back and this item was approved the P&Z Board on October 20, 2021.

Commissioner Robert De La Garza asked which lift station will this be tied in to?

Planning Director Sergio Zavala responded the new one

Commissioner Robert De La Garza asked and which one is that one tied to?

Planning Director Sergio Zavala responded to the south side of Greystone.

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

L. Request by Sandlot Engineering, on behalf of 7-11 Stores, to have the Board of Commissioners authorize the City Manager's Office to Issue a Building Permit Prior to Plat Recordation on Property at the SE corner of U.S. Expressway 83/Tower Road, more specifically described as 2.644 Acres out of Lot 11 6111 Block 37, Alamo Land and Sugar Company's Subdivision.

Planning Director Sergio Zavala stated Planning Staff received a written request from Sandlot Engineering, dated Oct. 20th, to have the City consider issuing a building permit for a new 7-11 store at the SE corner of the Expressway/Tower Road. The tract is undergoing the subdivision process for a few months now. A I-lot plat has been filed. Be advised that about 2 weeks ago, staff virtually met with their development team where we aired our lingering review findings, and they were all resolved by their receptiveness for additional infrastructure. The plans have been filed and were under review last week. Typical city codes require a built infrastructure to serve the property, and record the I-lot plat prior to permit issuance. However, since it will take an estimated 8+ months to build (holidays/ inclement weather), staff does not object to having the permit be issued subject to the terms cited below.

Staff Recommendation is 'Approval' subject to the following terms and conditions:

1. No occupancy without a recorded plat nor without a city business license.
2. All on-site and any off-site utility work to meet with all prevailing city codes.
3. Signed/Sealed 'As-builts' of the utility infrastructure.
4. All prevailing Building and Fire Codes to be fully complied with.

Commissioner Pete Morales motioned to approve, and Commissioner Pilar Garza 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 6:30 pm



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary

