

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, December 07, 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  
J.R. 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	Sergio Zavala, Planning Director
Roy Contreras, Fire Chief	Yvette Mendoza, Finance Director
Rafael Tapia, AEDC Director	Melisa Gonzales, Special Projects Director
Michael Torres, IT Director	Steven Vela, Parks and Rec. Director

**1. CALL MEETING TO ORDER**

*Mayor Diana Martinez called the regular meeting held on Tuesday December 07, 2021 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Melissa Gonzales led the Invocation.*

**C. Presentations and Announcements**

*Special Projects Director Melisa Gonzales announced on December 11<sup>th</sup> our Annual Christmas Parade at 6:15pm, on the 16<sup>th</sup> at 10am our local carolers will be here at city hall and on the 18<sup>th</sup> RGV Littmass Christmas Toy Drive event at Downtown Central Park.*

*Mr. Albert Cazares asked regarding food trucks?*

*Melissa Gonzales responded she is not sure but will connect him with Eric Perales.*

*Mayor Pro-Tem Okie Salinas asked there will be a live feed for the parade.*

*Melissa Gonzales responded yes*

*Commissioner Pete Morales announced the Lions Club will be having a pizza day at Peter Piper Pizza at 11am-9pm on December 9<sup>th</sup>.*

**D. Consideration and Action to Appoint/Re-Appoint a Mayor Pro-Tem for the Alamo Board of Commissioners.**

*Mayor Pro-Tem Okie Salinas appointed Commissioner Pete Morales, and Commissioner J.R. Garza seconded. Motion carried.*

**E. Consideration and Action on a Memorandum of Understanding to Designate Parking Spaces for Veterans on Municipal Buildings Commonly Accessed by the Public.**

*City Manager Robert Salinas stated this MOU will designate parking spaces for Veterans, the County will provide signs and the installations.*

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

**F. Consideration and Action on a Resolution to approve the submission and match requirement for the Assistance to Firefighters (AFG) Program grant application.**

*Special Projects Director Melisa Gonzales stated this application is to get a new fire engine for the fire department, this will require a match of 10% between of \$57,000 to \$80,000 if awarded because of different quotes. She is just asking to submit the grant, once awarded it will be brought back to the commission with a quote.*

*Commissioner Pilar Garza motioned to approve, and Mayor Pro-Tem Okie Salinas seconded. Motion carried.*

**G. Consideration and Action on a Resolution to approve the submission and match requirement to the Homeland Security Grants Division of the Governor's Office grant application**

*Special Projects Director Melisa Gonzales stated a grant was submitted for the Fire Department task force equipment such as a boat, atv, training hours and mannequin a total of \$156,000 no match but a resolution is required for the grant.*

*Commissioner Pilar Garza motioned to approve, and Mayor Pro-Tem Okie Salinas seconded. Motion carried.*

**H. Consideration and Action on a Resolution to approve the Temporary Street Closures on a Portion of FM 907 and Business 83 for the City of Alamo Christmas Parade to be held December 11, 2021.**

*Special Projects Director Melisa Gonzales stated this resolution is required from TxDOT for street closures, we are asking for street closure for our annual Christmas Parade.*

*Commissioner J.R. Garza motioned to approve, and Commissioner Pete Morales seconded. Motioned carried.*

**I. Consideration and Action to approve a request by the Alamo Lion's Club for the Inaugural "5K Fun Bike Ride" to be held January 9, 2022.**

*Special Projects Director Melisa Gonzales stated she was approached by Ms. Ana Becho to organize a 5k Fun Bike Ride, a fundraising bike-a-thon in support of scholarships for Students in the Pharr, San Juan and Alamo area, on Sunday, January 9, 2022 at Alamo Central Park S. 8th St. Alamo, Texas at 9 a.m.*

*Mayor Diana Martinez motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.*

**J. Consideration and Action to approve the Gus Guerra Elementary City/School Park State Grant Agreement from Texas Parks Wildlife Local Parks Grant Program.**

*Special Projects Director Melisa Gonzales stated they finally received a contract for the Gus Guerra school city park, and this will allow us to work with the district to begin construction for the new park.*

*Commissioner Pete Morales asked Mr. Salinas to give a brief explanation on the process of this grant.*

*City Manager Robert Salinas responded the proposed park is Gus Guerra, a school and city park. Utilized during the day by the school and after hours it will be open to the public. This park will have a nature walk, exercise equipment and fruit trees, it will be very similar to the Santos Livas Park. The grant we received is up to \$750,000 match dollar for dollar in essence, we get a \$1.5 million dollar park for \$750,000.*

*Commissioner Pete Morales motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.*



**K. Consideration and Action to Select Professional Engineering Firms to Create a Rotation List of Professional Engineers for the City's American Rescue Plan Projects and/or other City Projects, as needed and to Authorize City Manager to negotiate the Service Agreements with such Selected Firms.**

*City Manager Robert Salinas stated On October 27th and November 3rd, a statement of qualification was advertised requesting civil engineers to submit their qualifications in order to handle various City projects, primarily to handle the ARPA projects proposed for construction by the City Commission. Submissions were opened on November 10th and reviewed by 5 staff members who rated each submittal based on the overall qualification of their team, previous experience with the City of Alamo, Ability to meet schedules, stability and references, and finally the presentation in general. There was a total of 8 engineers that submitted SOQs. Staff recommending to select the top 4 noted engineers for the rotation.*

*Mayor Pro-Tem Okie Salinas asked will they automatically get the next job?*

*City Manager Robert Salinas responded not necessarily, it's just a list to choose from depending on the work.*

*City Attorney Rick Palacios stated this gives the opportunity to negotiate and it allows you to move on to the next engineer.*

*Commissioner J.R. Garza asked Mr. Salinas, who is grading these engineers*

*City Manager Robert Salinas responded he has staff who rates these engineers.*

*Mayor Diana Martinez stated since Mr. Ronnie Cruz gave an estimated cost for the master plan, she recommends in giving him the master plan.*

*Mayor Pro-Tem Okie Salinas motioned to approve the top 4, and Commissioner J.R. Garza seconded. Motioned carried.*

**L. Consideration and Action to Select a Professional Engineer for the Creation of the City's Master Water, Master Sewer, and Master Drainage Plans.**

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

**M. Consideration and Action to Select a Professional Engineer for the installation of Sanitary Sewer Improvements for Bonita Estates Subdivision.**

*Commissioner Pete Morales motioned to approve Trimad, and Commissioner J.R. Garza seconded. Motion carried.*

**N. Consideration and Action to Select a Professional Engineer for the installation of Storm Drainage Improvements for Widen Subdivision.**

*Commissioner J.R. Garza motioned to approve Cruz-Hogan, Commissioner Pete Morales seconded. Motion carried.*

**O. Consideration and Action to approve an Emergency Sewer Repair at W. Austin Lane between Alamo Road and 12<sup>th</sup> St.**

*City Manager Robert Salinas stated after staff received various complaints within the area between Alamo Rd. and 12th St. on W. Austin Ln., Staff found 3 different cracks in our existing*

*clay sewer line. Due to these cracks, a simple repair would not be sufficient enough so we replaced the entire stretch of line between Alamo Rd. and 12th St. including the installation of 1 new manhole and the replacement of an existing brick manhole. This work came out to \$49,300 as an emergency repair. This item is before you since the costs to repair are over \$15,000.*

*Mayor Diana Martinez stated the project is already done*

*City Manager Robert Salinas responded yes*

*Mayor Pro-Tem Okie asked the threshold of \$15,000 is that the city?*

*City Manager Robert Salinas responded yes a city requirement, he believes under the local government code, the threshold is \$50,000*

*City Attorney Rick Palacios states unless the charter specifies otherwise, then our policies state \$15,000.*

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

**P. Consideration and Action to approve a Bi-annual Interlocal Agreement for 2022-2024, between the Rio Grande Valley 9-1-1 and the City of Alamo Police Department for 9-1-1 Service.**

*Chief Richard Ozuna stated for your review, we have attached the Bi-Annual Interlocal Agreement 2022-2024, Between the Rio Grande Valley 9-1-1 and the City of Alamo, Police Department For 9-1-1 Service such as generator checks and any new equipment.*

*Mayor Pro-Tem Okie Salinas motioned to approve, and Commissioner Pilar Garza seconded motion carried.*

**Q. Discussion and Direction Regarding Proposed Projects for the 2022 Urban County Program Work Plan and Budget.**

*City Manager Robert Salinas stated this item is simply to discuss the two potential projects we have for Urban County Program. As you are aware, we normally utilize our Urban County Funds for Water, Sewer, Drainage, and Roadway projects. This year I wanted to seek your direction on which item you would like to see completed with the 2022 monies. Project No. 1 -Providing larger water lines for Morning Side Terrace Subdivision. This project would provide 8" looped water lines with associated fire hydrants in order to provide better fire protection to the neighborhood. Project No 2 -Re-paving Nebraska St. in addition to others to equate to the \$250,000+ value. This project would consist of Urban County paying for hot mix asphalt and the City crews using it to re-pave Nebraska St. from Alamo Road to Tower Rd. and to re-pave any other "eligible" streets that fall within the low-mod percentile UCP criteria.*

*Staff is seeking your guidance on which project to pursue for the 2022 UCP year.*

*This item is now before you.*

*Commissioner Pete Morales asked Mr. Salinas about the property between Border and Tower and Ridge, he states there are 2 new subdivisions and people use Ridge to travel and is part of the county.*

*City Manager Robert Salinas stated yes, he can work with the county but he is waiting on the county to finish Crockett Street and then begin discussion regarding Ridge Road.*

*Mayor Pro-Tem Okie Salinas asked how long will it take to get a list of streets to overlay?*



*City Manager Robert Salinas responded not long, we just have to give Julio the areas and census tracts and review each street.*

*Mayor Pro-Tem Okie Salinas stated he is in support of project no. 1, but if we are working in providing sewer maybe we can hold off in doing water lines.*

*Mayor Diana Martinez stated she would like to get fire hydrants; a lot of the homes are mobile homes. Do we have any fire hydrants in the area?*

*City Manager Robert Salinas responded yes, on the street entrances there are fire hydrants*

*Mayor Diana Martinez asked not inside the subdivision*

*City Manager Robert Salinas responded that is correct*

*Mayor Pro-Tem Okie Salinas if we do it this year, we will tear out the street and again next year.*

*City Manager Robert Salinas responded he is still unsure how they will do it during the project, but we will have 2 years of construction.*

*Mayor Pro-Tem Okie Salinas stated perhaps we can hold off*

*Mayor Diana Martinez asked how much are we getting from urban county?*

*City Manager Robert Salinas responded it's a little over \$256,000, when I bring the resolution before you it will have the final number.*

*Commissioner Pete Morales stated to just make sure Mr. Salinas looks into Border and Tower property to work with Precinct 1.*

*City Manager Robert Salinas responded what makes it tricky is if the census tract allows us to use Urban County funding, if it doesn't it's because it's not meeting the low mod percentage which has to be over 50%.*

*Mayor Pro-Tem Okie Salinas asked is this an item we can table and bring back the streets and then knock out the overlays such as those in Morningside.*

*City Manager Robert Salinas responded it is either way it just depends which one you want to hold off on and next year we can work on it.*

*Mayor Pro-Tem Okie Salinas and it can go with the ARPA plan of sewer work.*

*City Manager Robert Salinas responded we will be handling the worst streets with Public Works.*

*Mayor Pro-Tem Okie Salinas asked Chief Roy Contreras, when you are responding on a call on possible structure fires, you know that tanker automatically goes in.*

*Chief Roy Contreras responded yes, we do have a 4 engines that carry 1,000 gallons of water and the tanker holds 2,500 gallons and a bush truck holds 500 as well another of 400 gallons. We do have a mutual agreement with other fire departments.*

*Mayor Diana Martinez its because of the mobile homes*

*Chief Roy Contreras responded yes, they burn quicker, we did have 2 structural fires about a week ago all in the same day, and 1 had that was near a hydrant and that helped. In the city we are pretty much covered, but where we do need them are in the old townsite.*

*Mayor Pro-Tem Okie Salinas asked but we have enough tanks*

*Chief Roy Contreras responded yes*

*Mayor Pro-Tem Okie Salinas motioned to go with Project No. 2 and Commissioner Pete Morales seconded. Motion carried.*

*Mayor Diana Martinez in dissent*

**R. Consideration and Action on a Resolution Supporting the Allocation for Opioid Settlement Proceeds as set forth in the State of Texas and Texas Political Subdivisions' Opioid Abatement Fund Council and Settlement Allocation Term Sheet.**

*City Manager Robert Salinas stated on May 13, 2020, the State of Texas, through the Office of the Attorney General, and negotiation group for Texas political subdivisions entered into an Agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet approving the allocation of any and all opioid settlement funds that have engaged in fraudulent and/or reckless marketing and/or distribution of opioids. This resolution will allow us to obtain funding for opioid education and use prevention.*

*Commissioner J.R. Garza motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.*

**PUBLIC HEARING**

**Public Hearing on a Proposed Rezoning, being the S. 191.50' – E. 220', Lot 15, Block 41, Alamo Land & Sugar Company Subdivision, 0.967 Acre Gross (0.666 Ac. Net), 803 N. Tower Road, from 'R-1' Single-family Residential Dwelling District to 'C' Commercial District; applicant is Cayetano Gamboa.**

*Mr. Albert Cazares asked what are they going to build?*

*Planner Director Sergio Zavala stated when we see a commercial zone, it can be anything from a laundromat to retail, that is permissible.*

*Commissioner Pete Morales asked what the applicant wanted to do?*

*Planner Director Sergio Zavala stated he wanted a car lot, which is permitted under C zone.*

*City Manager Robert Salinas asked can it be reviewed for a lower zone such as C-1 or R-2?*

*Planner Director Sergio Zavala responded not at this point, you would need to establish a policy at this point.*

*Mr. Albert Cazares stated a complaint on how the process has become compared to his own experience.*

**S. Consideration and Action on an Ordinance to grant rezoning to the S. 191.50' – E. 220', Lot 15, Block 41, Alamo Land & Sugar Company Subdivision, 0.967 Acre Gross (0.666 Ac. Net), 803 N. Tower Road, from 'R-1' Single-family Residential Dwelling District to 'C' Commercial District; applicant is Cayetano Gamboa**

*Planner Director Sergio Zavala stated the site is at the NW corner of Tower Road & Nebraska. The survey provided reflects dimensions of 220' x 191.50'. The site has residential land uses on all sides; the FLUM designation remains LD = R-1 use.*



*The surrounding zoning districts are as follows: To the North is R-1, West is R-1, South is Commercial and East is Senior Housing Residential. Although the corner lot fronts Tower Road (an arterial) and Nebraska (a collector), at this time, the vast and long-standing residential uses seem to be compelling enough to retain its current R-1 status.*

*The Planning & Zoning Commission Action met on November 17, 2021 and unanimously voted to deny.*

*Commissioner Pete Morales motioned to deny and Mayor Diana Martinez seconded. Motion carried.*

#### **PUBLIC HEARING**

**Public Hearing on a Proposed Conditional Use Permit to have a Vehicle Storage Facility (VSF) for a Wrecker Service at the W. 100' of A-1, Rio Vista Subdivision, 1220 W. Business Hwy 83, 'C' Commercial zone; applicant is Fernando Coronado**

*Mr. Albert Cazares asked if Mr. Zavala have any pictures of the yard, when we give permission "you know" it should be nice for the city.*

**T. Consideration and Action on an Ordinance to grant a Conditional Use Permit to Have a Vehicle Storage Facility (VSF) for a Wrecker Service at the W. 100' of A-1, Rio Vista Subdivision, 1220 W. Business HWY 83, 'C' Commercial zone; applicant is Fernando Coronado**

*Planner Director Sergio Zavala stated earlier this year, an identical CUP was approved for Francisca Coronado. This CUP is for Fernando Coronado. If approved, the same storage yard will be partitioned for both. At the 12th Street and Bus. HWY 83 juncture, the site is on the north side of this juncture, i.e., north of the railroad - Access to the site comes from a driveway crossing over the RR, and then eastward on an un-paved RR maintenance road. The total containment area is 110' x 110' (which will be partitioned for each wrecker business); and is already fenced, but some of the fencing is chain linked. If approved, the fence would have to be a solid buffer. The applicant was previously informed of this, and will comply with the VSF fence requirement of having an 8' solid fence. Since its only means of access is off the buffered south side, there should be no noise issue to the residential area to the north (across the alley). The internal area is dirt and is not paved nor has any caliche. The applicant will provide an all-weather surface where the cars would be stored. According to the City's Water Utility map, there is a hydrant 180' to the NE. There are no other wrecker services within the immediate area. If there is any proposed signage, it should be limited only to the State mandated information. The buffer fence will not have any large lettering. Planning believes that this is a good location for a wrecker yard since it is not very visible to begin with, is next to the RR, & its access point is away from any residential traffic.*

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

**U. Consideration and Action on a proposed Site Plan for a Commercial Office Structure (auto sales) on Lot 184, Palazzo Vegas Ranches Subdivision**

*Planner Director Sergio Zavala stated Site Plan Approval of a Commercial Office Structure on Lot 184, Palazzo Vegas Ranches Subdivision Palazzo Vegas Ranches Subdivision is at the SW corner of Eldora Road and Alamo Road. A marked copy of the recorded plat is attached for your convenience. The reason formal action is mandated for a commercial structure on a Commercial zone is because of Plat Note #17 that states the following: "The City of Alamo shall review and approve of the site plan for Lots 184-186 which will include emphasis but not be limited to (limited) accessibility to Eldora Rd and Alamo Rd., The cross access easement to adjoin others non-residential development, fence buffering, additional fire hydrants and associated waterlines and paved fire lanes." The proximity to residential structures as well as the paved cross access easement and assuring that all plans respect these features is like the reason the plat note was Imposed. Staff notes that Plat Note #18 says that "The owners of Lots 184-186 will be responsible for the maintenance of the pavement of the portion of cross access easement running*

through the appropriate lot." Regarding this lots' rear frontage to Deluxe Street, Plat Note #3 states that "No access to Deluxe Street and Boulder Drive for Lots 184-186" shall be imposed. As the site plan depicts, no driveway access is proposed. Also, Plat Note #16 will be imposed on fence buffering; "6.0' opaque buffer fence along the west side of Lots 184 thru 186 and the south side of Lot 184, to be constructed at building permit stage." This has been expressed to the applicant and they will comply. The Site Plan also shows the required 4' paved sidewalk along Deluxe Street and Boulder Drive ... the sidewalk will be aligned to others already paved by the residential component. Finally, we note that there is already a paved sidewalk along Alamo Road. On solid waste management, the car sales lot will not generate large amounts of refuse; thus 1 or 2 typical trash containers will only be needed. The trash will be safely picked-up along Deluxe Street where, after the trash is taken, the containers will be placed back on the commercial side of the buffer fence. This seems reasonable when considering that the alternative would be to have the trash containers either on Alamo Road or having the large truck go into the subject property & meander within a lot of where parked cars are displayed to be sold w/patrons of all ages walking around the sales lot. There is 1 fire hydrant almost in front of the subject property no additional hydrants are needed.

Commissioner Pete Morales asked will the fence be Cedar?

Planner Director Sergio Zavala responded yes, it has to be a wooden fence. He believes it is already being constructed. The Planning & Zoning Commission Action met on November 17, 2021 and unanimously voted to approve.

Staff Recommendation approval subject to the following:

- 1) perpetually maintaining the min. 6' buffer fence along Deluxe;
- 2) maintaining the Deluxe/Boulder grassy ROWs; promptly replacing any tree that needs to be replaced via prevailing landscaping code; & meet all aspects of the Landscaping 3' hedge Code;
- 3) no signage on the buffer fencing shall ever be evident;
- 4) that the paved cross access easement will be perpetually & properly maintained; and
- 5) that the prevailing building and fire codes will be complied with.

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

#### **V. Consideration and Action on a Proposed Site Plan for a Commercial Structure (plumbing supply sales) on Lot 185, Palazzo Vegas Ranches Subdivision.**

Planner Director Sergio Zavala stated Site Plan Approval of a Commercial Office Structure on Lot 185, Palazzo Vegas Ranches Subdivision Palazzo Vegas Ranches Subdivision is at the SW corner of Eldora Road and Alamo Road. A marked copy of the recorded plat is attached for your convenience. The reason formal action is mandated for a commercial structure on a Commercial zone is because of Plat Note #17 that states the following: "The City of Alamo shall review and approve of the site plan for Lots 184-186 which will include emphasis but not be limited to (limited) accessibility to Eldora Rd and Alamo Rd., the cross access easement to adjoin others non-residential development, fence buffering, additional fire hydrants and associated waterlines and paved fire lanes." The proximity to residential structures as well as the paved cross access easement and assuring that all plans respect these features is likely the reason the plat note was imposed. Regarding this lots' rear frontage to Deluxe Street, Plat Note #3 states that "No access to Deluxe Street and Boulder Drive for Lots 184-186" shall be imposed. As the site plan depicts, no driveway access is proposed. Also, Plat Note #16 will be Imposed on fence buffering: "6.0' opaque buffer fence along the west side of Lots 184 thru 186 and the south side of Lot 184, to be constructed at building permit stage." This will be a mandatory condition of building permit issuance. The Site Plan also shows the required 4' sidewalk along Deluxe Street to be aligned to others already paved by the residential component. We footnote that there is already a paved sidewalk along Alamo Road. On solid waste management, the site plan shows a 14' wide driveway on Deluxe; said driveway leading to the buffered dumpster bin area. The trash will be picked-up along Deluxe Street where, after the trash is taken, the 6' 2" high gates will be closed. The enclosed dumpster area along Deluxe seems reasonable when considering that the



alternative would be to have the trash containers along the east area of the new commercial building with new landscaped improvements hardly improving its aesthetics. There is 1 fire hydrant in front (east side) of the subject property. Staff Recommendation: Approval subject to 1) perpetually maintaining the min. 61' buffer fence along Deluxe, 2) maintaining the Deluxe/Boulder grassy ROWs; and promptly replacing any tree that needs to be replaced via prevailing landscaping codes, and meet all aspects of the Landscaping 31' hedge Code; 3) no signage on the buffer fencing shall ever be evident; 4) that the paved cross access easement will be perpetually & properly maintained; 5) that the gates' buffering gates be aligned to the buffering fence (as shown); and 6) that the prevailing building and fire codes will be complied with. The Planning & Zoning Commission Action met on November 30, 2021 and unanimously voted to approve.

Mayor Pro-Tem Okie Salinas motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

**W. Consideration and Action on a Final Plat Approval for Tower Pointe Subdivision, 10 acres out of Lot 11, Block 37, Alamo Land and Sugar Company's Subdivision, C zoned and R-2 zoned; Developer is Mecca Builders, LLC; Project Engineer is Anzaldua Engineering, PLLC**

Planner Director Sergio Zavala stated the 10-acre development is located approximately 700' north of U.S. Business Highway 83, along the east side of Tower Road. The property is currently vacant. Tower Pointe fronts Tower Road where the MPO required 60' ROW centerline is reflected on the plat. The proposal shows 26 lots, with the westernmost lots fronting Tower being commercially zoned, and the remaining 24 lots being R-2 (Apts) zoned. Staff notes that the 2 commercial lots shall have paved flared driveways to prepare cross access interface to the (commercial) lots to the north & south. Plat Note #15. The lots will be accessed exclusively from Acacia, shown as a cul-de-sac street with a knuckle in the middle to facilitate turnarounds. All lots meet and exceed the minimum 6250 sq. ft./lot standard. There is a detention pond at the plats' southeast corner we will discuss this under drainage comments. Acacia is shown as a public street a distance of 139' east of Tower; thereafter, a private street section, with a gated entry, is proposed to serve the residential lots. A variance request needs to be considered for their proposal to plat lots 'not' fronting a public street and staff has no objection, of course. 1) The gated entry has been reviewed by the Fire Marshal's office and has found it satisfactory to gain entry. 2) The detention pond will be exclusively maintained by the Homeowners Association (HOA), though the CCRs have not yet been provided. Planning will assure that the CCR verbiage will be locked-in for private maintenance. 3) A 10' utility easement is recommended along the western lot line of Common Lot A. 4) Plat Note that Los 25's driveway entrance shall be from its NE frontage. 5) A minimum 8' buffer fence along the plats' eastern side shall be constructed and its maintenance and functionality shall be the responsibility of the affected lot owners/HOA. 6) The \$300/dwelling unit park fee shall be mandated prior to recording the plat. 7) Water district exclusion is also required prior to plat recordation. The Planning & Zoning Commission Action met on November 17, 2021 and unanimously voted to approve.

City Manager Robert Salinas asked Mr. Zavala on the eastern perimeter fencing, it was going on the perimeter?

Planner Director Sergio Zavala responded no, what is required on the plat note is an 8 foot fence along the eastern perimeter, not so much on the lot land. After speaking with Herb Moering, they would rather have the buffer fence away from the rear property, and the developer is willing to work them.

Commissioner Pete Morales stated all this time that land has not been developed, now that development is also bringing in with commercial property, this is a good starting point.

Planner Director Sergio Zavala responded yes, once the waterline is developed it becomes very attractive to developers.

Mayor Pro-Tem Okie Salinas asked Mr. De la Angel if he has had any issues?  
Mr. De la Angel responded no

*Commissioner Pete Morales motioned to approve, and Commissioner J.R. 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 6:46pm*

  
\_\_\_\_\_  
Mayor Diana Martinez

**ATTEST:**

  
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Alexandra Rangel, City Secretary

