

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, April 5, 2022 at 6:00 p.m., at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

Mayor Diana Martinez  
Pete Morales, Mayor Pro-Tem  
J.R. Garza, Commissioner  
Okie Salinas, Commissioner  
Pilar Garza, Commissioner

**COMMISSION ABSENT:**

**STAFF PRESENT:**

Robert L. Salinas, City Manager  
Alexandra Rangel, City Secretary  
Rick Palacios, City Attorney  
Richard Ozuna, Police Chief  
Roy Contreras, Fire Chief  
Rafael Tapia, AEDC Director  
Lori Solis, Library Director  
Michael Torres, IT Director  
Melissa Leal, Water Billing Supervisor

Sergio Zavala, Planning Director  
Adela Perez, Purchasing Agent  
Alex Oyoque, Museum Director  
Ronnie Cruz, City Engineer  
Juan Ornelas, Asst. Public Works Director  
Alice Cano, HR Director  
Melisa Gonzales, Special Projects Director  
Yvette Mendoza, Finance Director

**1. CALL MEETING TO ORDER**

*Mayor Diana Martinez called the regular meeting held on Tuesday April 5, 2022 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**

*Mayor Diana Martinez welcomed Mayor Pro- Tem Emilia Borrego from Salinasville and she congratulated Mayor Camila Lopez and Ms. Moses and the Principal Ms. Maria Hinojosa.*

*Special Project Director Melisa Gonzales announced our Easter event on Thursday April 14<sup>th</sup> at 5:30pm at the Alamo Nature Center.*

*Mayor Pro-Tem Pete Morales thanked the staff and chamber for the Blue Wave ground breaking ceremony, it was amazing.*

*Commissioner J.R. Garza thanked the chamber*

*Mayor Diana Martinez presented Angela Ortiz accomplishing many accolades for her athletic ability. Angela started taekwondo at age of 3 and was:*

- a 16 times state and regional champion*
- a 5 times national champion*
- a one time Canada Open International champion*
- ranked in the top 5 in the US Open for 4 years in a row*
- a 3 time Varsity High School League Champion*
- Ranked #1 in the region and in Texas*
- Ranked #2 in the US*
- Earned a Grand Prix title*
- was a Grand Slam Finalist*
- is Team Captain and assistant Coach for Warriors Taekwondo*

*Angela also excelled in other sports: She is a*

- 4 year varsity soccer player for Memorial ECHS*
- 3 year varsity track runner for Memorial ECHS*
- 4 year varsity cross country runner for Memorial ECHS*

*Angela is currently the PSJA Memorial ECHS Homecoming Queen, the 2022 Miss Alamo Princess and also a member of the National Honor Society.*

*Mayor Pro-Tem Pete Morales congratulated Angela, as well been Homecoming Queen for PSJA Memorial.*

*Commissioner Okie Salinas congratulated Angela and her Family.*

**D. Consideration and Action to approve the minutes for the second regular meeting of March 15, 2022.**

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

**E. Consideration and Action to approve an Ordinance to amend the General Fund Federal JAG budget for the Alamo Police Department.**

*Special Projects Melissa Gonzales stated the Alamo Police Department was awarded their Body-Worn Camera Grant from the Office of the Governor it was an 80/20 match they are going to match \$11,000 of the grant and the Alamo PD was awarded \$33,019.50.*

*Mayor Pro-Tem Pete Morales asked how long had we had this grant?*

*Special Projects Melissa Gonzales stated this is a new one, we are getting 35 new cameras and this was about 8 years ago we go the first body- worn grant.*

*Mayor Pro-Tem Pete Morales stated this is one of the best thing the city did at the time, to avoid lawsuits.*

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

**F. Consideration and Action to approve a Resolution for 2018 South Texas Floods CDBG-DR-4377 (2018 Floods) Program(s).**

*City Manager Robert Salinas stated this is a resolution to hire Grantworks Inc. to work on the 2018 Texas Flood Grants through the GLO.*

*Mayor Diana Martinez is this the one Francisco Briones was working on?*

*City Manager Robert Salinas responded it is similar, such as coming up with a 1% match.*

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

**G. Consideration and Action to approve a Resolution for 2019 Lower Rio Grande Valley Floods CDBG-DR 4454 (2019 Floods) and Tropical Storm Imelda CDBG-DR-4466 (TS Imelda) Program(s).**

*City Manager Robert Salinas stated this is a resolution is similar to the previous item, a resolution to hire Grantworks Inc. to work on the 2019 Texas Flood Grants through the GLO.*

*Commissioner Okie Salinas asked regarding Mr. Briones grant, did we ever receive a confirmation that we did not get anything from the grant.*

*City Manager Robert Salinas responded no we did not, no grants came in.*

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

**H. Consideration and Action regarding the selection of an Architect for City Projects.**

*City Manager Robert Salinas stated we out for RFQs for 8 different companies and ranked them internally. ERO, EGV Architects, Sam Garcia Arch., Alvarado Arch., able.city, Milnet Arch., SAMES, CG5 Arch. With ERO been the highest graded at 321. Mr. Salinas asked if the commission wanted to select 1 or have a pool. At the moment the projects we are looking at are the Welcome sign, a few other expansion projects.*



*Commissioner Okie Salinas stated at the moment the only project we are looking at is the welcome sign and when we are designing city buildings we can go out for RFQs again pick from instead of keeping a pool.*

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

**I. Consideration and Action to approve emergency repair costs for an Emergency Sewer manhole Repair.**

*City Manager Robert Salinas stated in mid March, an existing 18' fiberglass receiving manhole cracked at the base of the manhole at the lift station located at Valle Dulce and Crockett Ave., lift station #15. Since this manhole failed and due to the depth and amount of flow this manhole receives at the lift station, we needed to have it repaired immediately so as to avoid a severe sewer back up in the area. The manhole was replaced with a new 18' fiberglass manhole and is back to working order. The total cost for this project was \$71,000.*

*This item is now before you since the costs to repair were over \$15,000.*

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

**J. Consideration and Action to Suspend the Annual Pricing Agreement with Synolo Materials, LLC.**

*City Manager Robert Salinas stated Back in December, 2021, you may recall we approved Synolo Materials, LLC as our hot mix asphalt provider for FY 2021-2022 with a price of \$66.30/Ton for the entire year. The City has received a letter from Synolo Materials, LLC stating that due to gas price increases, they will need to increase the costs of hot mix asphalt by \$18.10 per ton for a total of \$84.40/Ton. We have been seeing this issue with various supplies and chemicals, where we have annual contracts with these vendors, but due to gas price hikes, they are wanting to increase their prices as well. Due to the significant increase to hot mix asphalt material, Staff is recommending that we suspend our annual pricing agreement with Synolo Materials and simply go out for quotes on a project by project basis. Once Synolo Materials, LLC agrees to the aforementioned price of \$66.30/Ton, then we can continue with the existing agreement terms.*

*This item is now before you.*

*Mayor Pro-Tem Pete Morales asked will there be any repercussions?*

*Commissioner Okie Salinas stated it's them who are not following through*

*City Manager Robert Salinas responded yes that is correct, they are asking us to break this agreement.*

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

**K. Consideration and Action to select a member from the Alamo Board of Commissioners to represent the city on the LRGVDC Board of Directors.**

*City Manager Robert Salinas stated at the moment we have Commissioner Pilar Garza, at this time Commissioner Garza is wishing to step down.*

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

**L. Consideration and Action on the presentation of the City Audit for Fiscal Year 2020-2021 ending September 30, 2021.**

*Ms. Robles and Oscar Gonzales to present the 2020-2021 audit. Ms. Robles started on page 105, there was an unmodified opinion no which means everything was good as well for federal awards. On page 22 the Unassigned Fund Balance is \$7.5 million which is an increase of last*

year was fund balance of \$5.9 million. As for water and sewer an increase of a revenue of \$5 million and expenses were \$3.1 million and other revenue and expenses of \$780,000 nest income was \$2.6 million and a net change of \$1.6 million. as for the revenue budget was \$11.7 million and actual budget was \$12.2 million with a difference \$580,000 more in revenue and expenses were \$11.9 million and came in at \$10.9 million, almost a 1 million less in expenses. Overall it was good.

Mayor Diana Martinez thanked the staff for all their hard work.

Commissioner Okie Salinas motioned to approve, and Commissioner J.R. Garza seconded.  
Motion carried.

**M. Consideration and Action to approve a take home vehicle for the Assistant Public Works Director.**

City Manager Robert Salinas stated we have Mr. Juan Ornelas who is the assistant public works director there are several occasions when water pipes erupt, and he has to stop by the shop to pick up the work truck then head over to the site.

Commissioner Okie Salinas asked do they have to sign a document prior?

City Manager Robert Salinas responded currently we do not have a policy in place, but we are looking into creating a policy for anyone who is taking a vehicle home.

Commissioner Okie Salinas responded okay, this is a first time an Assistant Director is taking home a vehicle and we are aware Mr. Ornelas does live in Alamo.

Mayor Pro-Tem Pete Morales stated we do need a policy in place and for our employees to understand they are responsible.

Commissioner Okie Salinas asked City Attorney Rick Palacios what has he seen with other cities regarding an Assistant Director taking home a vehicle.

City Attorney Rick Palacios responded every city is different at times it depends some do take their vehicle home if they are on 24 hour on call at the water plant or sanitation plant. What he can do is look into other cities and draft a policy agreement.

Commissioner Okie Salinas responded he has seen several public work trucks who are not directors parked in their homes, just so we can create a policy for the future.

Commissioner J.R. Garza asked do we have an on call schedule?

City Manager Robert Salinas responded yes, and because he is Assistant Director he is responsible to attending all situations.

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

**PUBLIC HEARING**

**Public Hearing on a Rezoning applications for the following properties:**

**A) 4.832 Acres out of Lots 11 & 14, Block 40, Alamo Land and Sugar Company's Subdivision/ram its current zoning of Commercial (C) District to Duplex, Multifamily, Townhouse & Apartment (R-2) District**

**B) 7.377 Acres out of Lots 10 & 11, Block 40, Alamo Land and Sugar Company's Subdivision from its current zoning of Commercial (C) District to Duplex, Multifamily, Townhouse & Apartment (R-2) District**

**C) 25.738 Acres out of Lots 10, 11, an 14, Block 40, Alamo Land and Sugar Company's Subdivision/ram its current zoning of Single Family Dwelling (R-1) District to Duplex, Multifamily, Townhouse & Apartment (R-2) District**



*Mayor Pro-Tem Pete Morales asked was it supposed to be R-2 the whole time?*

*Planning Director Sergio Zavala responded when we met with the developers the idea was to develop a moderate density duplex use. These developers have developed throughout the valley and have done a great job.*

*Mayor Pro-Tem Pete Morales asked where will be the commercial use?*

*Planning Director Sergio Zavala responded in the front area*

*Mayor Diana Martinez asked what type of business will be there?*

*Planning Director Sergio Zavala responded at the moment he cannot say.*

*Commissioner Okie Salinas stated we just know they are leaving acres to commercial development.*

*Planning Director Sergio Zavala responded yes*

*Commissioner J.R. Garza stated they have done this across the valley?*

*Planning Director Sergio Zavala responded yes and have done a great job with development.*

*Commissioner Okie Salinas stated he received a call if this was run by federal money and will be section 8 housing.*

*Planning Director Sergio Zavala responded no that is not happening here, that is the first he hears about it.*

*Ms. Nora Navarro asked who are the developers?*

*Planning Director Sergio Zavala responded AMMO Development.*

**N. Consideration and Action on Ordinance to rezone:**

**A) 4.832 Acres out of Lots 11 & 14, Block 40, Alamo Land and Sugar Company's Subdivision from its current zoning of Commercial (C) District to Duplex, Multifamily, Townhouse & Apartment (R-2) District**

**B) 7.377 Acres out of Lots 10 & 11, Block 40, Alamo Land and Sugar Company's Subdivision from its current zoning of Commercial (C) District to Duplex, Multifamily, Townhouse & Apartment (R-2) District**

**C) 25.738 Acres out of Lots 10, 11, and 14, Block 40, Alamo Land and Sugar Company's Subdivision from its current zoning of Single Family Dwelling (R-1) District to Duplex, Multifamily, Townhouse & Apartment (R-2) District**

*Planning Director Sergio Zavala stated staff has received a substantial subdivision plat that is toward the SW juncture of Alamo Road and State HWY 495. The acreage is not developed but has been used for agricultural purposes in years past. The perimeter of the acreage is currently zoned Commercial, and the areas behind it are zoned Single Family Dwelling District. TRACT A: this 4.832 acre tract is an Oklahoma-shaped tract. It is along the west side of Alamo Road, being 860'+ south of SH 495. It is currently zoned Commercial ('C'); however, there is a substantial SF residential development to the immediate south, and there is even a small SF residential subdivision to the east side of Alamo Road. It would appear that at this juncture, a Moderate Density (MD) land use such as duplexes/4plexes may be a better neighbor than a strip of commercial suites. For Tract A, the proposed R-2 (which permits duplexes/4plexes) is not objected to. TRACT B: This 7.377 acre has substantial frontage to SH 495; due to this feature, it is currently zoned Commercial. However, when viewing the aerial, there are some residential uses to the north of SH 495 with some commercial users, too. To the west and SW, there is a SF residential development with several lots being used for institutional (church) purposes. In other words, there's a mixture of uses in this region. Any city would desire Commercial uses along SH 495;*

however, the 7+ acre tract is distant from the intersection of Alamo/495. As such, other land uses may need to be realistically considered. With this expressed, a multi-family use is not an unreasonable proposal. With this in mind, Staff does not object to the R-2 proposal. TRACT C: These 25.736 acres are the interior bulk of the proposed development. The desired R-2 coincides with the typical stair-step transitioning of land uses as one steps away from the major street, i.e., the use along major streets is usually commercial, but then its stair-steps to multifamily residential; and as one recedes even more, the next logical land use would be single family residential. Also, as you may recall, this acreage was included in the Future Land Use Map (FLUM) amendment where it is designated as Moderate Density Residential (MD). MD is reflective of typical R-2 uses. Staff recommends in favor of R-2 for the 25+ acres. Staff Recommendation: Approval of the 3 rezoning requests.

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

### **PUBLIC HEARING**

**Public Hearing on a Conditional Use Permit to have a Mobile Food Vending structure on commercially zoned property, being the South 73.34' of the North 439.98' of the West 594', Lot 9, Block 40, Alamo Land and Sugar Company's Subdivision, located at 934 N. Cesar Chavez Road.**

**No citizen participation**

**O. Consideration and Action on an Ordinance to grant a Conditional Use Permit to have a Mobile Food Vending structure on commercially zoned property, being the South 73.34' of the North 439.981 of the West 594', Lot 9, Block 4909, Alamo Land and Sugar Company's Subdivision, located at 934 N. Cesar Chavez Road.**

Planning Director Sergio Zavala stated the 1.0 acre site is located approximately 300' south of SH 495, along the east side of Cesar Chavez Road. There are 2 driveways from Cesar Chavez onto the property. The southern driveway has a rolling gate that appears to be mostly closed during noon time. The 934 N. Cesar Chavez site has the Hernandez Mechanic and Tire Shop as the primary business; the applicant is the property owner. As seen in the aerial, there is a paved surface along the western portion of the property. In meeting with Mr. Hernandez on 3/9/22, he indicated that the designated paved parking will be along the southern perimeter; then the patrons would walk to the north side to purchase their food items, and then depart thru either of the 2 driveways. NOTE: the yellow mobile food trailer is being stored already on the property pending action of this CUP. The 'Taqueria la Raza' proposes its days & hours of operation as every day, from 6am to 10 pm. However, Hernandez' Mechanic & Tire Shop has the days/hours from M-F, 8am to 7pm. In reading the Code recently, Section 3-17-3 (8)(9) in that 'mobile food vendors MAY operate only during the business hours of the primary business'. In this case, since Mr. Hernandez is the property owner who has control of the restrooms & governs security to his property, the proposed hours of operation may be permitted due to this unique circumstance with the stipulation that 1 street light be installed -Inspecting the site, the closest street light is at SH 495. The food vendor cited in their paperwork that they employ 5 people (3 cooks and 2 attendants in scheduled shifts). They must all have their food handler's certificates (health cards). There is 1 hydrant just outside the NW juncture of this property's fence. The single food vendor does not permit tables for dining it is strictly for pick-up & go.

Staff Recommendation: Approval subject to:

1. One year approval -perhaps to be renewed; non-transferable.
2. Secure a business license, Inclusive of meeting Codes; and meet Sign Ordinance;
3. Provide food handler's certificates (health cards);
4. Meet all other food vending codes including no tables, no strobe lights, no loud music, etc.
5. Install 1 street light (due to non-daylight hours)

Mayor Diana Martinez asked who is charge of checking health records?

Planning Director Sergio Zavala responded county staff

Mayor Pro- Tem Pete Morales asked what about a strobe light that was seen in Nebraska, are we allowing that?



*Planning Director Sergio Zavala responded no, when we updated the ordinance we updated no loud music, not strobe lights etc. we want them to be respectful.*

*Commissioner Okie Salinas asked the police officers know regarding the food vending trucks?*

*Police Chief Richard Ozuna stated he was not aware of this particular one but he will be made aware.*

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

**P. Consideration and Action on a Final Plat Approval of the proposed Pecan Cove Subdivision, 9.17 Acres out of Lot 5, Block 41, Alamo Land and Sugar Company's Subdivision; zoned Single Family Dwelling (R-1) District; Developer is MDG Investment Group, LLC; Engineer Is Supreme Engineering, PLLC**

*Planning Director Sergio Zavala stated the 9+ acre site is approximately 1700' east of Tower Road, along the north side of SH 495; the tract is currently vacant. The 330' x 1208' linear subdivision adjoins the already approved, but not yet constructed, Riverside development. The acreage was annexed into Alamo in January 2022 via a voluntary annexation request. Pecan Cove shows 37 single family residential lots. All lots are conventionally shaped, and meet or exceed the R-1 minimum 6250 sq., ft. requirement. All lots will have access to a paved public T-shaped street. The MPO required ROW dedication on SH 495 is already evident, i.e., 60'; ROW centerline. The T-shaped street meets the 50' ROW with 32' B-B pavement section. The E-W hammerhead is stubbed to the east and west, i.e., the west stub will interface onto Riverside's forthcoming street; and the east stub will be extended by others. The plan meets proper street lighting Intervals via the proposed 7 street lights, too. The water CCN belongs to North Alamo Water Supply Corporation (NAWSC). The plan shows a new 8" system connecting onto the existing 8" line on SH 495, extended throughout the T-shaped street system to provide service to all the lots. The plan shows 3 fire hydrants where the Fire Marshal approved the proposal. Water district exclusion is mandated by policy. Special Notice: Pecan cove's 8" system does not show a looped system. Staff has met with the adjoining Riverside's project staff where we had a pre-construction conference in mid-March so they'll be constructing pretty soon. The reason this is mentioned is because Riverside will be stubbing the water line to their eastern perimeter which Pecan Cove will then loop onto. However, should any extraordinary event occur where Riverside does not pursue utility construction in a timely manner. then Pecan Cove will be escrowing \$39,120 (\$40/l.f. x 978') for a possible unilateral loop back onto the 811 system on SH 495. The developer has already agreed on this money contingency issue: also. Riverside will likely file a reimbursement contract that will be applied to Pecan Cove. Sanitary Sewer: The City of Alamo is the sanitary sewer CCN provider for this area. The plan shows connection onto the city's 811 system (on the south side of SH 495) by a new 8" sewer line. This 8" line is networked throughout the T-shaped street to service all the 37 lots. Staff Recommendation: Final Plat Approval as noted above: and subject to resolving all format findings: complying with drainage policies: and complying with Alamo's prevailing subdivision policies, Inclusive of applying any reimbursement contracts as may be filed by Riverside.*

*Commissioner Okie Salinas asked is there a way we can upgrade and combine lift stations and get rid of the one at the country club.*

*City Engineer Ronnie Cruz responded it can be recommended*

*Commissioner Okie Salinas asked does the country club have issues with that lift station?*

*City Manager Robert Salinas responded no*

*Commissioner Okie Salinas asked can we see the price and advantages if we make it bigger, are there any roads coming from the west?*

*Planning Director Sergio Zavala responded yes, but they are sealed off*

*Commissioner Okie Salinas asked so they won't be able to go from subdivision to subdivision?*

*Planning Director Sergio Zavala responded the apartment side is sealed off*

*Commissioner J.R. Garza asked how much will it cost to move the lift station?*

*City Engineer Ronnie Cruz responded roughly \$100,000*

*Commissioner Okie Salinas asked does the country club want it out of there? We need to ask them. Compared to the one on Tower Rd it was over 2 million dollars and this one could be \$100,000 we can look at it.*

*Planning Director Sergio Zavala stated what we are expecting for Riverside to do is file a reimbursement for the developer and if the city decides to cost participate then it can reimburse. Once it is filed it is only for 7 years, and after the 7 years the value comes into the City of Alamo 100%.*

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

**Q. Consideration and Action on a Final Plat Approval of the proposed Descanso Aquí Subdivision, 8 acres out of the East½ of the West½ of Lot 3, Block 32, Alamo Land and Sugar Company's Subdivision; zoned Single Family Dwelling (R-1) District; Developer is 3BU Family Ltd. Partnership; engineer is R. Gutierrez Engineering.**

*Planning Director Sergio Zavala stated the 8 acre R-1 development is located approximately 700' west of Alamo Road, along the south side of Crockett Avenue. Crockett's future ROW is reflective of a local collector having 80' ROW (overall) or 40' ROW centerline from a plat. This plat properly dedicates the additional ROW to equate to the 40' ROW mid-street standard. On widening the street, this fund will be held in escrow pending future street widening. The ordained code mandates a \$66.68/l.f. escrow deposit. The plat shows 33 R-1 lots with 1 Common Lot A (for detention purposes). All lots exceed typical R-1 codes regarding overall square footages and the typical width/length for R-1 lots (50' width x 100' length minimums). The 50' ROW shows a 32' B-B pavement section in format of a cul-de-sac street which is over the maximum 1000' standard. However, please note the midway knuckle (cul-de-sac effect) to compensate for not stubbing onto any adjoined. A variance will need to be considered for the street exceeding the 1000' run. Since there are no stubbed streets, and there are no open acreages to stub to (It's residentially developed on all sides), staff does not object to the street design & accompanying variance. We also note the 15' x 15' alley ROW dedication at the plats' Easternmost point; this is needful to maximize alternate alley traffic patterns. On water, there is an internal 811 water line system, with 3 hydrants at junctures approved by the Fire Marshal. The new 811 system is looped between the existing water line on Crockett and another existing network off-site to the SW. Public Works has reviewed the proposal and they find this loop code compliant. On sanitary sewer, the sewer will be provided from the rear alley areas. The reason for this is because there are existing residential structures already being served sewer from existing sewer lines on the abutting properties to the west and east. However, following this same pattern, this developer will need to extend sewer 465' on the west system to serve 9 proposed lots; and install 140' of 8" sewer lines to serve 3 proposed lots. The sewer system is satisfactory. NOTE: there was a concern voice by Public Works on future residents being reluctant to allow maintenance of the city line on their rear public easements; thus, we added Plat Note #14. On storm, there are 2 sets of inlets with intervening 24" storm lines to carry the runoff to Common Lot A, i.e., their detention pond, (Note: The storm sheet #11 does not show the 24" storm lines but they are indeed shown on a more detailed sheet.) Also, please see the*



approved drainage report for a more detailed summary of their storm plan. The Hidalgo County Drainage District #1 has approved their report. Depending on the depth of the final detention pond, it may need a 6' security fence, landscaping; seeding is now mandated via the adopted Jan. 2022 drainage policies.) The \$300/lot park fee is required also, water district exclusion is mandated, too. The S' sidewalk along Crockett (for Lot 1) will be done at its permit stage. Also, Lot 1 will have no driveway access to Crockett. The plat will need to comply with the street lighting code, too. Staff Recommendation: Final Plat Approval subject to: 1) no objection to the street length variance; 2) meet all other prevailing subdivision codes and policies; and 3) resolve all comments that may be pending from our City consulting engineer.

Commissioner Okie Salinas asked what road does that drain to, Ridge Rd?

Planning Director Sergio Zavala responded it's to an alley.

Commissioner Okie Salinas motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

#### **EXECUTIVE SESSION: 7:04PM**

The City Commission will convene in Executive Session, in accordance with Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions To Requirement That Meetings Be Open. The City Commission reserves the right to go into executive session on any item listed in the Agenda Notice whether or not such item is posted as an Executive Session Item at any time during the meeting when authorized by the provisions of the Open Meetings Act. Subject to the foregoing reservation, the following are to items to be discussed in executive session:

**1. Pursuant to Texas Government Code §551.087 Deliberation Regarding Economic Development Negotiations, Section §551.074 Personnel Matters and §551.071 Consultations with Attorney:**

- a. Discussion regarding potential economic development incentives for Ammo Development LLC.
- b. Discussion regarding the general duties of the Fire Chief.
- c. Discussion regarding the general duties of the Parks and Recreation Director.
- d. Discussion regarding the general duties of the Special Projects Director.
- e. Discussion regarding the legal issues concerning personnel matters.

#### **OPEN SESSION: 9:39PM**

The City Commission will convene in Open Session to take necessary action, if any, in accordance with Texas Government Code, Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting, § 551.102, Requirement To Vote Or Take Final Action In Open Meeting.

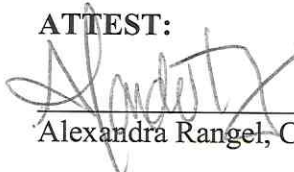
**CITIZEN PARTICIPATION:** Five minutes per person with no response from the City  
*No citizen participation*


#### **I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor Diana Martinez adjourned the meeting at 9:40 PM*

**ATTEST:**

  
Alexandra Rangel, City Secretary

  
Mayor Diana Martinez  
