

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, April 1st, 2025 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor J.R. Garza
Roel Leon Moreno Jr, Mayor Pro-Tem
Okie Salinas, Commissioner
Pete Morales, Commissioner
AJ Garcia, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Rick Palacios, City Attorney
Saul Solis, Police Chief
Alex Oyoque, Museum Director
Sandra Chavez Parks & Rec Dir.
Isauro Trevino, AEDC Consultant
Adela Perez, Purchasing Agent
Michael Torres, IT Director
Ana Garza, City Secretary
Juan Ornelas, Assistant Public Works Dir.

Alexandra Rangel, Assistant City Manager
Lya Yllades, Communication Director
Sergio Zavala, Planning Director
Jose Tamez, Library Director
Julio Villarreal Jr., Public Works Director
Arturo Aguirre, HR Director
Ronnie Cruz, City Engineer
Yvette Mendoza, Finance Director
Melissa Leal, Water Billing Supervisor

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the special meeting held on Tuesday, April 1st, 2025 to order at 6:00 p.m. at the City of Alamo Municipal Building. City Manager Robert L. Salinas led the Pledge of Allegiance and Mayor Pro-Tem Roel Leon Moreno Jr. led the Invocation.

Presentation and Announcements

- *Assistant City Manager announced that the City of Alamo will be hosting a Bulky Item Collection event at the Alamo Sport Complex 600 E. Ridge Rd on the following:*
 - *Friday April 4th, 2025 from 8 a.m. to 6 p.m.*
 - *Saturday April 5th, 2025 from 8 a.m. to 5 p.m.*
 - *Friday April 11th, 2025 from 8 a.m. to 6 p.m.*
 - *Saturday April 12th, 2025 from 8 a.m. to 5 p.m.*
- *Mayor J.R. Garza presented our first responders. Police Chief Saul Solis, Fire Chief RC Flores and Public Works Director Julio Villarreal Jr.*
- *Fire Chief/Emergency Management Coordinator RC Flores stated that no one was expecting the magnitude of the storm. The Emergency Management Team activated the E-O-C (Emergency Operations Center he further explains the protocols, operations and coordination involved-emphasizing how each department knew its role, acted swiftly and worked together to assist residents efficiently. He also thanked all the first responders for responding at the highest level. He emphasized the importance of taking the survey on iSTAT which stand for Individual State of Texas Assessment Tool.*
- *Police Chief Saul Solis thanked God for allowing us to be here today. He thanked his staff, dispatch, officers, Fire Department, and all the citizens that allowed us to go out and help them. He apologizes to his mom because with all the commotion he forgot to check up on her. He finished by thanking Management, and City Commission for their trust.*
- *Public Works Director Julio Villarreal Jr. thanked the public for being patient. He thanked his staff for working 24 to 36 hours straight to help all the residents. He finished by thanking all the staff for their hard work and dedication.*
- *Fire Chief RC Flores explained that the operations team carried out over 100 rescues during the flooding, and it was extremely difficult for emergency services including ambulances, police and the fire department to reach residents in danger. Fortunately, they were able to manage the situation and ensure everyone was safely evacuated. After the storm passes, the work is far from over. While many may think it's the end once the weather clears, the City of Alamo continues to work diligently on everything that follows, handling paperwork, coordinating with insurance, and finding ways to assist residents affected by*

the flooding. There's a great deal that happens after the storm and we're doing everything we can't to support our community through the recovery process.

- *Mayor J.R. Garza thanked all the first responders who conducted over 150 water rescues. For being a mayor is not an easy task but with such an amazing team his job is a lot easier. He has trust in all his people who fought for our community. He is extremely blessed to work along side with this team.*
- *Commissioner AJ Garcia thanked all the staff for their hard work and dedication.*
- *Commissioner Okie Salinas also thanked the entire team. He apologized to the residents who did get flooding and stated that as a commissioner he did not received any calls from people who were upset or angry complaining about this storm, everyone knew that this was out of our hands but that the City of Alamo staff responded in the highest level they should.*
- *Commissioner Pete Morales echoed what the Mayor J.R. Garza stated. He feels blessed by having a hardworking, dedicated team leading the Emergency Team. He asked the staff to thanked their families for allowing everyone to be out working serving our community. He also thanked our Public Works Director Julio Villarreal and all his staff for taking all the water out of the flooded areas and for working diligently for our community.*
- *Mayor Pro-Tem Roel Leon Moreno Jr. stated that they could not thanked the staff enough for all they do for our community. He emphasized how everyone came together and recognized that it is enjoyable to serve this community because of the great leadership we have. He also thanked Communication Department Director Lya Yllades for keeping everyone informed through social media.*
- *Mayor J.R. Garza read the Proclamation Honoring the First Responders and Emergency Personnel.*
- *Commissioner Okie Salinas thanked the Mayor J.R. Garza for his hard work and dedication.*
- *Commissioner Okie Salinas read the Proclamation Honoring Julie's Beauty Shop 60th Anniversary.*
- *Commissioner AJ Garcia read the Proclamation Honoring the PSJA Memorial Mighty Wolverine Cheerleaders for their UIL Co-Ed Cheer Team. The Wolverines Cheerleaders made history by being crowned Fight Song State Champions and securing a top 3 finish, bringing home their second Bronze medal for PSJA Memorial High School.*
- *Commissioner Pete Morales announced that they Alamo Chamber of Commerce we'll have their annual Police Department and Fire Department thank you dinner on April 8th, 2025 from 6 p.m. to 8 p.m.*
- *Commissioner Pete Morales invited the public to apply and become part of the City of Alamo staff. He also encouraged everyone to sign up for the Code Red alerts on our city website, a great tool to have.*
- *AEDC Consultant Isauro Trevino stated that the Alamo/AEDC CARES ACT 2025- Commercial Assistance & Relief Economic Supplemental. The objective of the Aamo AEDC CARES ACT 2025 is to assist the local commercial community with a small grant (amount to be determined by Board at next meeting) for related flooding building repairs, loss of inventory and other justified expenses. It will also assist the city with towing expenses and other related expenses that impacted the business community. The AEDC will create a resolution, grant requirements, and set a fixed amount of a grant amount for relief purposes and also inform the business opportunity once approved in order to start applying for relief program. Grants will be reviewed and approved on a first-come first-serve basis at the next three-monthly scheduled meetings. He finalized by thanking Mayor J.R. Garza and City Commission for their vision and commitment of the business community with the Alamo AEDC CARES ACT 2025.*
- *Museum Director Alejandro Oyoque introduced the new Alamo book. The official release day event will take place at Sergeant Fernando De La Rosa Library on April 17th, 2025 from 6 p.m. to 8 p.m.*
- *Commissioner Pete Morales thanked former Commissioner Maria Del Pilar Garza for helping with the Alamo book and for all the years of service in the City of Alamo Commission Council.*

PUBLIC COMMENT

- *No public comments.*

II CONSENT AGENDA

All consent agenda items are considered routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Commission May Take Various Actions; Included But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Commission May Elect To Go Into Executive Session Item At Any Time During The Meeting When Authorized By The Provision Of The Open Meetings Act.

1. *Consideration and Action to Approve the minutes for a special meeting on March 18th, 2025.*
2. *Consideration and Action to approve the minutes for a special meeting on March 24th, 2025.*
3. *Consideration and Action to Approve an Interlocal Agreement Between the County of Hidalgo, Texas and the City of Alamo, Texas.*
4. *Consideration and Action to Approve a Resolution for Street Closure for the Resurrection Catholic Church Procession.*
5. *Consideration and Possible Action to declare weathered items listed as Surplus and authorize Bond and Bond to Auction such items.*
6. *Consideration and Possible Action to declare Library Department items as Salvage and authorize City Personnel to dispose of.*
7. *Discussion and Possible Action on an Ordinance to Partially Vacate and Abandon a portion of the western 5'4" of a 15' utility easement along the east rear of Lot 15, Nebraska Heights Subdivision.*
8. *Discussion and Possible Action on an Ordinance to Abandon the south 20' of a 1.99 Acre Tract out of a 3.74 Acre Tract out of Lot 222, Hall Field Subdivision as Road ROW and converting it into a 20' Utility Easement.*
9. *Discussion and Possible Action on an Ordinance amending Title 10 'Zoning Regulations' by adding Section 10-3-4(A) to establish a De-Annexation Process with associated Administrative Fee Rate Schedule.*

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve Consent Agenda Items 1-9; Commissioner Pete Morales seconded. Motion carried.

II. Regular Agenda

D. Consideration and Action to Approve a Local State of Disaster Declaration.

City Manager Robert L. Salinas stated that this will be the official approval of the Local State of Disaster Declaration.

Commissioner AJ Garcia motioned to approve, Commissioner Pete Morales seconded. Motion carried

E. Consideration and Possible Action to approve a Proclamation Proclaiming National Library Week April 6-12, 2025.

Commissioner Pete Morales welcome Library Director Jose Tamez and Library Staff. He proceeded by reading the Proclamation.

Library Director Jose Tamez introduced all his staff and thanked them for their hard work and

dedication. He also thanked Ms. Leslie Salinas, Library Volunteer, for all the help she has provided.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve, Commissioner Okie Salinas seconded. Motion carried.

- F. Consideration and Action to approve a proclamation honoring Julie's Beauty Salon 60 years anniversary.

Commissioner AJ Garcia motioned to approve, Mayor Pro-Tem seconded. Motion carried.

PUBLIC HEARING

Discussion and Possible Action on an Ordinance regarding a proposed Conditional Use Permit to move-in a wood-frame single-family residential structure on property zoned Mobile Home and Modular Home (RMH) District; location being at Lot 10, Alamo Oakwood Subdivision aka 419 Oakwood Drive, Alamo, Texas; Applicant: Martha Rodriguez

Planning Director Sergio Zavala stated that the 1978-recorded Alamo Oakwood Subdivision is located 1500 east of Cesar Chavez Road, along the south side of Crockett Avenue. The subject property has dimensions of 60' x 150' = 6900 square feet. This subdivision has a 20' public alley around the perimeter of the lots. Ms. Rodriguez desires to move-in a 960 square foot wood-frame home where it will easily comply with typical SF residential setbacks. There are massive live oaks all along Oakwood; thus, no new shade tree is required in the front setback; however, if removed, the caliper inches will need to be replaced. Of course, a 2-car paved driveway is also required by code. FYI -this subdivision has 40 lots where most all of the lots have mobile homes. There are 2 site-built SF homes in subdivision. There have been no opposing comments from the mailed notices nor at the P&Z Hearing of March 19th. Although typical CUPs are not to be transferable to new owners, this being a semi-permanent single-family residence, it is logically determined that this CUP could be transferable to other new owners if that circumstance becomes necessary - no objection by Planning. Staff's Recommendation: Approval subject to 1) complying with the SF Residential setbacks/paved driveway/professionally skirt the structure; and 2) CUP may be transferable to others should that occasion arise - new owners would be bound by same terms.

No further comments.

- G. **Discussion and Possible Action on an Ordinance regarding a proposed Conditional Use Permit to move-in a wood-frame single-family residential structure on property zoned Mobile Home and Modular Home (RMH) District; location being at Lot 10, Alamo Oakwood Subdivision aka 419 Oakwood Drive, Alamo, Texas; Applicant: Martha Rodriguez**

Mayor Pro-Tem Roel Leon Moreno Jr motioned to approve, Commissioner Okie Salinas seconded. Motion carried.

- H. **Discussion and Possible Action to Appoint, or Re-appoint, Five (5) members to the City of Alamo's Tax Increment Reinvestment Zone No. 1's Board of Directors.**

Planning Director Sergio Zavala stated that he attached Ordinance No. 14-03-23 & the CC mins of when it was approved. This ordinance specified the 5 people appointed to the Board of Directors of the City of Alamo's TIRZ- whose terms were noted on this March 7, 2023 ordinance to be for 2 years; thus, their terms expired on March 7, 2025. The attached ordinance intends to rectify the matter of having an active TIRZ Board of Directors. The City Commission may appoint and/or re-appoint, 5 people to Alamo's TIRZ whose terms would be retroactively enabled to March 7, 2025 (about 3 weeks ago); thus, the TIRZ Bd of Directorship having official continuous validity. Staff's Recommendation: Appoint/Re-appoint 5 people to the TIRZ Board of Directors, whose 2-year membership will be retroactively enabled to March 7, 2025.

Commissioner Okie Salinas asked how many times does this board meet?

Planning Director respond, once a year.

City Manager stated that it is a minimum of once a year.

Commissioner Okie Salinas asked if the members mentioned that they would like to be reappointed?

City Manager stated that this is not the first time renewing their service.

Commissioner AJ Garcia motioned to table this item, Mayor Pro-Tem Roel Leon Moreno Jr. seconded. Motion carried.

I. Discussion and Possible Action to Re-Amend title 10 'Zoning Regulations' to include 'Business Recycling Facility' as a conditional use in the Commercial and Industrial zoning districts with correlating compliance criteria thereby.

Planning Director Sergio Zavala stated that due to a visit on 3-24-25 by a prospective business entrepreneur asking about a recycling facility, Planning discovered that the approved merits of Business Recycling Facility Ordinance No. 10-02-22 had not been fully codified. Planning does not know the reason(s) for this. (Note: Since 2022, 'Vendors Market' has been enumerated as 'Conditional Use Criteria #7' in our CUP regs; thus, the attached ordinance reflects the Business Recycling Facility regs to be #8 ... the 2022 Ordinance cited above showed the 'Business Recycling Facility' to have been #7; but since not codified, this will need to be shifted to #8.) On another important aspect, in review of the 2-1-22 City Commission minutes, Planning observed the City Commission's desire to establish a 300' distance from the specific recycling activity building to area residences - the original 2022 draft cited 200'. Since the motion for approval did NOT specifically include 'subject to the 300' distance, as discussed: the ordinance was approved as originally proposed (w/the 200' distance). Planning would like to rectify this.

With this backdrop, be advised that the attached ordinance:

- Specifies a 300' distance that the recycling activity must be to area residences
- Categorizes the 'Business Recycling Facility' to be a conditional use in the Industrial zone; the Codifier only showed a 'Business Recycling Facility' being a conditional use in the Commercial Zone, but not in the Industrial zone, as specified in approved Ord. 10-02-22.
- The Business Recycling Facility will appear as CUP regs #8; it'll be shown after the 2024-approved 'Vendors Market' CUP regs.

Commissioner Okie Salinas stated that for this recycling centers he had mentioned to City Manager Robert L. Salinas that the height of the debris is taller than the fence which is not complying with the code.

Planning Director Sergio Zavala responded that it is included. He continued by stating that the recycling center along Business Highway 83 was viewed and had City Council discussion about that as well. Code Enforcement sent out the letter to advise that particular owner and that issue is now on Municipal Court.

Commissioner Pete Morales stated his concern in regard to the recycling center in high traffic areas and he stated that he prefers these businesses not to be located there. He also inquire about possible measures to prevent their establishment in such areas.

Further comments and concerns were discussed.

Mayor J.R. Garza motioned to tabled this item, Commissioner Okie Salinas seconded. Motion carried.

J. Consideration and Action on a Request by Melden & Hunt, on behalf of Developer Taek Kim.

Planning Director Sergio Zavala stated that Planning Staff received correspondence dated March 26, 2025 requesting the items below. As you know, a permit can only be issued on recorded plats (unless tract is grandfathered). The plat was filed on 9-14-2023, & approved on 10-2-2023; however, no final construction plans were ever received. The Plat was approved subject to Site Plan Approval by PZ & the City Commission; also req' d was the need to provide an engineered on-site detention plan as part of the permit process. On 3-10-25, Planning received a building permit application for a 11,200 sq. ft. commercial bldg. where an unknown contractor was "TBD". The 3/10 paperwork did not include any final construction plans for the water, sewer, or storm drainage improvements. Furthermore, the filed drainage report (dated 9-13- 2023) was not approved by the Hidalgo County Drainage District #1, either. With the above facts, seeking a permit+ now invites a muddled 'hit-or-miss' process. Planning Recommendation:

1. APPROVE permit issuance once the A) infrastructure plans are approved; B) Site Plan Approval by P&Z/City Commission; C) HCDD#1 approves drainage report; D) Notice to Proceed (NTP) is issued; & E) no occupancy until plat's recorded & As-builts rec'd.
2. DENY waiving the building permit fee.
3. DENY waiving the inspection fees.
4. DENY waiving the lab testing fees.
5. DENY City cost-participation in the developer's duty to pay for his infrastructure.

Melden and Hunt Representative Mario Reyna stated that what they are asking for is to work with the building permit before recording the plat. He gave details on the proposed project and further explain the difficulties they have encounter.

EXECUTIVE SESSION:

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:

Mayor J.R. Garza called to executive session at 6:29 p.m.

1. Pursuant to Texas Government Code §551.071 Consultations with Attorney:
 - a. Item J on Regular Agenda- Consideration and Action on a Request by Meldén & Hunt, on behalf of Developer Taek Kim.

OPEN SESSION:

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.

Mayor J.R. Garza open session at 7:47 p.m.

Commissioner Pete Morales motioned to approve the Staff recommendation, Mayor Pro Tem Roel Leon Moreno Jr. seconded. Motion carried.

CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

I. ADJOURNMENT

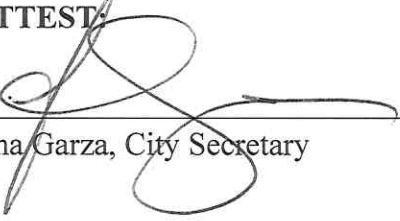
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 7:48 p.m.



Mayor J.R. Garza

ATTEST



Ana Garza, City Secretary

