

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, May 6, 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 (via Zoom)  
Pete Morales, Commissioner  
AJ Garcia, Commissioner

**COMMISSION ABSENT:**

**STAFF PRESENT:**

Alexandra Rangel, Assistant City Manager	Rick Palacios, City Attorney
Lya Yllades, Communication Director	Ana Garza, City Secretary
Saul Solis, Police Chief	RC Flores, Fire Chief
Sergio Zavala, Planning Director	Isauro Trevino, AEDC Consultant
Alex Oyoque, Museum Director	Jose Tamez, Library Director
Sandra Chavez Parks & Rec Dir.	Julio Villarreal Jr., Public Works Director
Arturo Aguirre, HR Director	Melissa Leal, Water Billing Supervisor
Adela Perez, Purchasing Agent	Ronnie Cruz, City Engineer
Michael Torres, IT Director	

**I. CALL MEETING TO ORDER**

*Mayor J.R. Garza called the regular meeting held on Tuesday, April 15<sup>th</sup>, 2025 to order at 6:00 p.m. at the City of Alamo Municipal Building. Assistant City Manager Alexandra Rangel led the Pledge of Allegiance and Pastor Tuttle led the Invocation.*

***Presentation and Announcements***

- *Assistant City Manager invited everyone to our annual Watermelon Festival coming up May 10<sup>th</sup>, 2025 at the Alamo Sports Complex 600 E. from 2-11 p.m. She also invited everyone to the Lions Park National Fitness Campaign groundbreaking coming up May 13<sup>th</sup> and to the Ribbon Cutting for the newly remodeled Museum on May 21<sup>st</sup>.*
- *Mayor J.R. Garza congratulated the City of Alamo for the New Commercial District Groundbreak and for the new, one-of-a-kind, Alamo Welcome sign.*
- *Commissioner Pete Morales reminded everyone that this upcoming Friday the Margarita contest starts for the Watermelon Festival as well as the Texas State Championship Cook Off.*
- *Mayor J.R. Garza stated that for the record, Commissioner Okie Salinas was present via Zoom.*
- ***PUBLIC COMMENT***
  - *Alamo Country Club representative Eric Gibson stated his concern in regards to a 430 Northcutt Alamo, Tx 78516.*

**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 regular meeting on April 15<sup>th</sup>, 2025.***
- 2. Consideration and Action to introduce the "Personnel Files" policy to the 2024-2025 City of Alamo Police Department Policy and Procedures.***

3. *Consideration and Action to update and replace "Code of Conduct" from the Alamo Police Department Rules and Regulations (1985) with "Rules of Conduct" policy to the 2024-2025 City of Alamo Police Department Policy and Procedures.*
4. *Consideration and Action to update and replace "Personnel Qualifications" from the Alamo Police Department Rules and Regulations (1985) with "Hiring and Selection" policy to the 2024-2025 City of Alamo Police Department Policy and Procedures.*
5. *Request by Ramon Padilla to have the City of Alamo defer required payment of Weedy Lot Liens prior to Building Permit issuance for Lot 77, Sunshine Valley Estates Subdivision.*
6. *Discussion and Possible Action on an Ordinance to Amend Title 11 'Subdivision Regulations', Section 11-3-11 'Drainage', Section 11-3-11 (B)(l)(m) to require Developers of New Subdivisions to grade their vacant lots to the current minimum 0.25% slope to better assure positive drainage.*
7. *Discussion and Possible Action on an Ordinance to Amend Sect. 10-5-6 'Conditional Uses' under the R-1 Zoning District to include 'A dependent travel trailer for temporary residency of medically/emotionally afflicted family member(s) related to the primary resident(s)'.*
8. *Discussion and Possible Action on an Ordinance to Amend Title 11 'Subdivision Regulations' to establish a new zoning district being Chapter SC 'Moderate Density Single-Family Residential District' or MDRI.*
9. *Consideration and Action on the Alamo Economic Development Corporation (AEDC) Audit for Fiscal Year 2023-2024 ending September 30, 2024.*
10. *Consideration and Action to Approve the purchase of a vehicle for the Alamo Police Department to be assigned to Criminal Investigator.*

*Planning Director Sergio Zavala stated that Item 5 be removed since the requestor Ramon Padilla was present and would like to say a few words.*

*Mayor J.R. Garza stated that item 5 would be removed and discussed towards the end of the meeting.*

*Commissioner AJ Garcia motioned to approve items 1, 2, 3, 4, 6, 7, 8, 9 and 10, Commissioner Pete Morales seconded. Motioned carried*

## **II. Regular Agenda**

- D. *Consideration and Action to Appoint or Re-appoint Parks and Rec Board Members.*

*Commissioner Pete Morales thanked Parks and Rec Board Member Trisha Salazar for all her hard work and dedication.*

*Commissioner Pete Morales motioned to appoint Rene Suarez, Mayor Pro-Tem Roel Leon Moreno Jr. seconded. Motion carried.*

## **PUBLIC HEARING**

**Discussion and Possible Action on an Ordinance to Rezone a former Irrigation Tract being the N. 325.06' of the E. 76.68' of the W. 809.95'; comprising a 0.57 Acre Net Tract, Block 222, Hall-Fifield Subdivision; FROM a Commercial (C) zoning district TO a Single-dwelling Residential (R-1) District; Applicant is Templo Biblico El Rey ya Viene, Inc.**

*Planning Director Sergio Zavala stated that the overall acreage was partly in the City, and part of it was in the County. The City of Alamo can't issue a building permit on property that is partially in the County; thus, they filed a voluntary annexation request resulting in the overall acreage having a Commercial zone and the part annexed was zoned R-1 (via policy). Before any permit is issued, the site cannot have multiple zones. Templo Biblico's intent is to build a building to*

worship; they purchased the property in 2016. The R-1 zoning district does include a church/house of worship as a 'Permitted Use'; thus, their intent to have their entire property under one zoning district to secure a permit. Viewing the vicinity map, the subject tract is approximately 500' west of Whalen, along the south side of U.S. Business Highway 83. The vacant tract has Commercial zoning to its west; Industrial zoning to the north across the railroad, and to the south and east are un-zoned County properties. The predominant land use around the site is vacant and RV/mobile homes. The desired institutional use will not be detrimental to the surrounding land uses, of course. also, the R- 1 effect is deemed a better zone given the lengthy depth of the overall tract. Templo Biblico was alerted that they still need to meet the subdivision regulations, of course.  
Staff's Recommendation: Approval.

- E. Discussion and Possible Action on an Ordinance to Rezone a former Irrigation Tract being the N. 325.06' of the E. 76.68' of the W. 809.95'; comprising a 0.57 Acre Net Tract, Block 222, Hall-Fifield Subdivision; from a Commercial (C) zoning district to a Single dwelling Residential (R-1) District; Applicant is Templo Biblico El Rey ya Viene, Inc.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded. Motioned carried.

**PUBLIC HEARING**  
**Discussion and Possible Action on an Ordinance to Rezone Lots 2 and 3, Aurelio Contreras Subdivision FROM Single-dwelling Residential (R-1) TO Townhouse (R-1T) District; Applicant is Ammo Development, LLC**

Planning Director Sergio Zavala stated that the subject site was voluntarily annexed in 2024 by the previous owner; the new owner purchased the acreage in 2025 and is desiring a Townhouse Residential (R-1T) zone. The acreage is approximately 1200' to the east of Alamo Road, along the south side of Moore Road.

<u>Area Zoning</u>	<u>Area Land Uses</u>
North -R-1	North -R-1 lots; homes being built
East R-1	East -SF homes; vacant R-1 acreage
West R-1	West -vacant R-1 acreage
South R-1	South -mobile home park space

Future Land Use Map's designation: Low Density (LD) Residential. The most recent development in this area was the R-1 zoned Caza Heights Subdivision to the mirrored north. The city has started issuing permits for homes already. The minimum R-1T area requirements reflect the following:

Inner Lot – 2000 sq ft.	Lot width (inner) 30’	Lot depth 80’
Corner Lot – 3000 sq ft.	Lot width (corner) 35’	

**R-1 zone basic criteria is shown below:**

<b>R-1 Inner Lot Width-50’</b>	<b>R-1 Min. Lot Length-100’</b>	<b>Min R-1 Lot size is 6250 sq ft.</b>
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Townhomes are a Moderate Density (MD) land use. The proposed townhouse land use is not consistent to the predominant R-1 zonings, the R-1 area land uses, nor the FLUM's LD designation. Zoning is largely about assimilation into what is existing (esp. adjoiners); as well as what is FLUM-projected to be the highest & best use for the area, keeping in mind to preserve land values of the area lots. There was public opposition whose primary comment was incompatible R-1T lots to the predominant R-1 area codes. The owner's rep presented concept images of upscale townhouse units. Staff's Recommendation: Denial; retain the current R-1 for a more blended-in development. P&Z Commission Meeting of April 30, 2025: Denied

Melden & Hunt Representative Edgar Garcia explained the development proposed.

Further comments were discussed in regards to the proposed project.

- F. Discussion and Possible Action on an Ordinance to Rezone Lots 2 and 3, Aurelio Contreras Subdivision FROM Single-dwelling Residential (R-1) TO Townhouse (R-1T) District; Applicant is Ammo Development, LLC.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales

seconded. Motioned carried.

**PUBLIC HEARING**

**Discussion and Possible Action on an Ordinance to Rezone the East 3.864 Acres of a 5.0 Acre Tract of land out of Lot 13, Block 40, Alamo Land and Sugar Company's Subdivision; FROM Multi-family Residential (R-2) TO Townhouse District (R-IT); Applicant is Premier Development Group, LLC**

Planning Director Sergio Zavala stated that the subject site does not have frontage to Alamo Road, but is south of Medina Subdivision and borders Laguna Park on its east side. At one time, the developers desired to develop apartment complexes on a single lot; however, the current proposal is to consider upscale townhouse lots with overflow off-street parking instead.

<u>Area Zoning</u>	<u>Area Land Uses</u>
North – Single family Res (R-1)	North – SF homes
East – R-1	East – lake
West – Commercial ( C )	West – Vacant land
South – Commercial ( C )	South – Vacant land

Future Land Use Map (FLUM) designation: General Commercial (GC). Be advised that the current zoning is for Apartments (R-2) being a high-density land use. The proposed R-IT zone is a Moderate Density (MD) Residential land use; thus, less dense. Townhomes are built in a series of attached homes having the appearance of 'apartments'; however, each home and the 'Lot' it sits on is individually owned and maintained. In the past, Town homes would typically attract retirees (low maintenance), empty nesters with professional occupations (small home/less time to maintain). At the PZ hearing, opposition comments included: concern of lack of privacy, impeding 'air flow', drainage, increased traffic inflow to the 5-laned Alamo Road, and increased population if R-IT. Staff's Recommendation: Approval. P&Z Commission Meeting - April 30, 2025: Denied

Alamo Resident Diego Medina stated his concerns.

Alamo Resident Marcelino Medina stated his concerns.

Alamo Resident Juanita Solis stated his concerns.

On behalf of the Developer, Miguel Trevino Jr. answered several questions from the City Commission.

Further comments and concerns were stated.

G. Discussion and Possible Action on an Ordinance to Rezone the East 3.864 Acres of a 5.0 Acre Tract of land out of Lot 13, Block 40, Alamo Land and Sugar Company's Subdivision; FROM Multi-family Residential (R-2) TO Townhouse District (R-IT); Applicant is Premier Development Group, LLC.

Commissioner AJ Garcia motioned to Table item G, Commissioner Pete Morales seconded. Motioned carried.

**PUBLIC HEARING**

**Discussion and Possible Action on an Ordinance to consider a Conditional Use Permit to Establish a Learning Center for those with Disabilities to Learn and Enhance Skills that lead to Improved Independent Living Abilities, at Lot 2, Migrant Subdivision being 815 E. Nebraska; Zoned R-1; Applicant is Valley Association of Independent Living (VAIL)**

Planning Director Sergio Zavala stated that the old Head Start/Migrant Council building is located at 815 E. Nebraska; and is zoned Single-Dwelling Residential (R-1). Rezoning the site 'Commercial' was not a realistic option since it'd be considered spot zoning; however, working w/in the R-1 zone thru the CUP process was much more palatable and realistic. See the bullet points below that impressively describe who VAIL is & what they do:

- VAIL has existed for over 30 years providing essential services to people w/disabilities;
- VAIL focuses on empowering people w/disabilities to lead self-reliant & fulfilling lives;
- VAIL advocates for the rights & inclusion of people w/disabilities at all level of govt.;
- VAIL is an information resource-center to guide people to available support services;
- VAIL provides peer/counselling support services so they'd share experiences w/ea. other



- VAIL teaches independent living skills classes and courses (finance, daily living, social skills, employment readiness, etc.)

The parking lot has 35 paved parking spaces having 2 access driveways onto Nebraska. Of course, the Fire Marshal has to 'clear' the occupancy based on fire- safety codes, exit points, and painted fire lanes. There is 1 fire hydrant just outside the western driveway. Viewing the aerial, there are several paved walkways leading to rear yard congregation areas, too. In assessing the CUP, the list of services were impressive, and will be very helpful to Alamo area citizenry. Staff's Recommendation: Approval subject to: 1) 1 year renewal to assess assimilation; 2) provide a landscaped hedge between the parking spaces & the street (Code); 3) re-visit the 6' buffer fence to the west if an issue arises; and 4) defer the 5' sidewalk along Nebraska (conflicts with drainage bar ditch) at this time but this may be re-visited at a future CUP renewal point.

P&Z Commission's meeting on April 16, 2025: Approval subject to Staff's recommendation.

H. Discussion and Possible Action on an Ordinance to consider a Conditional Use Permit to Establish a Learning Center for those with Disabilities to Learn and Enhance Skills that lead to Improved Independent Living Abilities, at Lot 2, Migrant Subdivision being 815 E. Nebraska; Zoned R-1; Applicant is Valley Association of Independent Living (VAIL).

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

#### Item Pulled form Consent Agenda

#### 5. Request by Ramon Padilla to have the City of Alamo defer required payment of Weedy Lot Liens prior to Building Permit issuance for Lot 77, Sunshine Valley Estates Subdivision.

Planning Director Sergio Zavala stated that Sec. 9-1-4 (A)(1) states that no building permit will be provided to "Properties that have been assessed an invoice or lien for weedy lot abatement. Once all city liens/arrears have been paid in full, the property will be eligible to receive all city services and building permits." Staff received a letter on April 23, 2025 from Ramon Padilla requesting that the City issue a building permit to move his travel trailer to Lot 77, Sunshine Valley Estates-a lot he owns. He currently rents in a RV Park in Alamo where he pays \$370/month. Mr. Padilla believes that, instead of paying this monthly rent, he'd rather move his RV to his own Lot. In his letter, he commits to pay the \$370/month toward the weedy lot lien debt. See below on the lien data:

2005-1 mowing cut \$327.29	2020-3 mowing cuts \$703.62
2015-2 mowing cuts \$397.70	2021-4 mowing cuts \$870.46
2016-3 mowing cuts \$633.18	2022-1 mowing cut \$316.41
2017-02 mowing cuts \$417.82	2023-3 mowing cuts \$928.77
2018 -3 mowing cuts \$643.81	2024-4 mowing cuts \$688.63
2019 - 4 mowing cuts \$853.10	

Subtotal is \$6,7803.79 + \$157.69(statement) + \$2261=\$9,199.48 Services Rendered

Payments made	Payments made	Total Paid	Balance Due
3/14/22-\$500	4/18/22-\$500	\$3300	\$5899.48
3/21/22-\$500	6/6/22-\$500		
4/11/22-\$500	1/5/24-\$500		

Planning's 1st Recommendation: DENIAL; restore taxpayers public \$ to maintain private lot. Planning's 2nd Recommendation: If inclined to work with Mr. Padilla. the Board may approve it subject to Padilla signing the agreement to pay min. \$350/month + \$30/admin fee: if any default, then Padilla agrees to have water turned off. However if compliant. then matter resolved in 18+ mo's.

Resident Ramon Padilla echoed in spanish the Planning Director Sergio Zavala's remarks and expressed his agreement with the proposed resolution, stated he is in favor of it.

The Commission asked if Mr. Padilla understood the agreement.

Resident Ramon Padilla answered yes.

Commissioner AJ Garcia stated that whenever the city enters into an agreement with a resident, legal counsel should be consulted to ensure the resident fully understands the terms. Additionally, since the resident speaks Spanish, the city should read the agreement to him in Spanish and clearly explain what he is agreeing to.

Commissioner Pete Morales motioned to enter into agreement with Ramon Padilla, Commissioner AJ Garcia seconded. Motion carried.

*I. Presentation and Update on Alamo/AEDC Cares Act 2025.*

AEDC Consultant Isauro Trevino stated that he was presenting an update in the AEDC Cares Act affected by the March 27<sup>th</sup>, 2025 flood. The Alamo AEDC, partnered with the Alamo Cares Act 2025 (Commercial Assistance & Relief Funds Economic Supplemental Program). The initiative offers small grants to support the Alamo Commercial Businesses impacted by flooding damages (up to \$1,500) or Towing Expenses (up to \$500) for Alamo Residents (including personal vehicles) due to severe weather. Assistance is available for first-come, first served basis. \$50,000 allocated for CARES ACT 2025.

**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 7:43 p.m.*

  
\_\_\_\_\_  
Mayor J.R. Garza

**ATTEST:**

  
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Ana Garza, City Secretary