

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, December 2nd, 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
AJ Garcia, Commissioner

COMMISSION ABSENT:

Pete Morales, Commissioner

STAFF PRESENT:

Robert L. Salinas, City Manager
Ana Garza, City Secretary
RC Flores, Fire Chief
Sergio Zavala, Planning Director
Adela Perez, Purchasing Agent
Sandra Chavez, Parks & Rec Director
Nina Chavez, Creative Producer

Rick Palacios, City Attorney
Saul Solis, Police Chief
Isauro Trevino, AEDC Consultant
Julio Villarreal Jr., Public Works Director
Alex Oyoque, Museum Director
Antonio Carrillo, Asst. Public Works Dir.

1. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, December 2nd, 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 Pastor Tuttle led the Invocation.

Presentation and Announcements

- *City Manager Robert L. Salinas invited everyone to the Lion's Park Fitness Court Ribbon Cutting on Thursday, December 4th, 2025 at 10 a.m.*
- *Communications Director Lya Yllades presented eight statewide awards received at the Texas Association of Telecommunications Officers & Advisors (TATO A)-including a record FOUR 1st Place wins.*
- *Mayor J.R. Garza congratulated the Communications Department for all their hard work and dedication. This department started with one person and today there is a total of 3 hard working women. He finished by thanking them for all they do.*
- *Commissioner Okie Salinas congratulated the Communications Department and stated that they are really putting the City of Alamo's name out there and demonstrating everything they are capable of. They've been doing an outstanding job and consistently bring excellence to the table.*
- *Commissioner AJ Garcia congratulated the Communications Department and stated that one of their main goals was to have better communication with the City of Alamo residents and they have achieved their expectations. They are looking forward to next year achievements.*
- *Mayor Pro-Tem Roel Leon Moreno Jr. stated that the Communications Department is amazing and they've delivered great messages to the community and can't wait for next year achievements.*
- *Commissioner Okie Salinas stated that the City of Alamo Parks and Recreation attended the Texas Amateur Athletic Federation Annual Meeting in which they celebrated their 100-year reunion on Sunday, November 16, 2025. These meetings are held every year to present all cities and athlete around the state of Texas with their awards for all their accomplishments. We are pleased to announce that the City of Alamo Parks and Recreation continue to bring back many impressive honors. This year we are pleased to announce that we had both City of Alamo Male and Female Athlete of the Year. These two individuals did exceptionally well at the TAAF State Tournament and continue to do well as PSJA Memorial ECHS. The Texas Amateur Athletic Federation is proud to recognize Eliza Cortez as the City of Alamo Female Athlete of the Year and Victor Martinez as the City of Alamo male Athlete of the Year. These 2 athletes are under the direction of PSJA*

Memorial ECHS Principal Dr. Raquel Garcia and Tennis Head Coach Francisco Zepeda who would like to come up and say a few words.

- PSJA Memorial ECHS Tennis head Coach Francisco Zepeda thanked the City of Alamo Mayor and Commissioners for all their support. He continued by stating how proud he is of Eliza Cortez and Victor Martinez for their hard work and dedication.*
- Mayor J.R. Garza stated that the City of Alamo Parks and Recreation was also recognized with two additional awards. Across the State of Texas, TAAF has two categories, the big population with under 75,000 and the small city population under 34,999. The TAAF Member City of the Year Award Population 34,999 and under was presented to the City of Alamo Parks and Recreation Department. This award is presented in recognition of the Alamo Parks and Recreation Department promoting and improving the athletic programs for their citizens as well as for the Texas Amateur Athletic Federation. The City of Alamo has been associated with TAAF since 2005. The City of Alamo has also earned the TAAF Bronze Member City Award 2025. I would like to congratulate the City of Alamo and all the Alamo Parks & Recreation employees for all these accomplishments.*
- Commissioner AJ Garcia invited everyone to the PSJA Memorial ECHS & Wolverine Theatre who present the School of Rock the Musical at Roberto Gomez Jr. Performing Art Center 800 South Alamo Rd. Alamo TX. 78516. General Admission is \$10 dollars and the show dates are December 11, 12, 13, 18, 19, 20 at 7 p.m. and December 13 & 20 at 2 p.m.*
- Mayor Pro-Tem Roel Leon Moreno Jr. invited everyone to attend the Annual Christmas City of Alamo Parade on December 12th starting at 6 p.m.*
- Commissioner AJ Garcia invited everyone to the Border Book Bash at the Sergeant Fernando de la Rosa Library on December 6 from 9 to 3 p.m.*

2. 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 November 17th, 2025.
2. Consideration and Action to Approve the minutes for a regular meeting on November 18th, 2025.
3. Consideration and Action to Approve a Resolution on a Temporary Street Closure of Bus. 83 from 9th St. to 7th Place for the RGV Showoff Littmas event.
4. Consideration and Action to enter into a Memorandum of Understanding with Behavioral Health Solutions for the Uniting Neighbors in Drug Awareness and Diversion "U.N.I.D.A.D.".
5. Consideration and Action on an Emergency repair for collapsed manhole located on Duranta Ave. & Alma Avenue.
6. Discussion and Possible Action on a Section 7-1-2 'Encroachments' Request from Robert Acosta to place private dining tables/chairs within the public sidewalk area north of El Dorado Restaurant, 755 Main Street, Alamo, Texas.
7. Discussion and Possible Action on an Ordinance to post 'No Truck Parking' signage at the Tower/Nebraska (E. side) area, as requested by Ana Lara of Alamo, TX.

8. Discussion and Possible Action on an Ordinance to Establish Section 10-8-2 (A) being Building Setbacks for the Light Commercial (C-1) Zoning District.
9. Discussion and Possible Action on an Ordinance to Amend Title 10 'Zoning Regulations', Section 10-9-3 and Section 10-10-4 to adjust the rear building setback for the Commercial and Industrial zoning districts.
10. Discussion and Possible Action on an Ordinance amending title 6 'Motor Vehicles and Traffic', Chapter 5 'Abandoned, Wrecked Vehicles' regarding what a 'Junked Vehicle' may be; the City Officials to enforce said Code when on public property or on Private premises; and various Code Enforcement Notification updates
11. Discussion and Possible Action on an Ordinance to Amend Title 3 'Business and License Regulations', Chapter 10 'Carnivals, Circuses and Mass Gatherings', to make inclusive adjustments to enhance the quality of life in Alamo.

Commissioner AJ Garcia motioned to approve items 1-11, Commissioner Okie Salinas seconded. Motion carried.

REGULAR AGENDA

D. Presentation and Update on the Laguna Park Project.

TRIMAD Engineer Rick Salazar along with TRIMAD engineers presented the Laguna Park Pond Clean Up Update Presentation. The presentation included the following;

- *Project timeline*
- *Boundary survey updates*
- *Hidalgo County irrigation district #2 updates*
- *Detention pond topography profiles*
- *Detention pond-3 model*
- *Progress photos*
- *Detention are debris*
- *Aerial video comparison*

E. Consideration and Action to Approve the Digital Billboard Agreement with PSJA ISD.

Communications Director Lya Yllades stated that the current digital billboard contract with PSJA ISD is set to expire on November 2025. The renewal contract will run from November 19, 2025 through November 2026. The contract, priced at \$12,000 for the entire year, will maintain the same rate as the previous year, with monthly payments of \$1,000. The digital billboard is positioned on the corner of Highway 83 and Raul Longoria and has proven to be an effective means of community engagement. The billboard is used to advertise upcoming city events and programs. This renewal reinforces the city's commitment to leveraging this prominent advertising platform to benefit its residents and promote local initiatives. The billboard has been used to promote Hotel/Motels within the City of Alamo.

Commissioner Okie Salinas asked how often can she change the billboard?

Communications Director Lya Yllades answered that it can change within a day. Ms. Lara is great at responding and making the changes right away.

Commissioner Okie Salinas motioned to approve, Commissioner AJ Garcia seconded. Motion carried.

PUBLIC HEARING

Discussion and Possible action to approve an Ordinance to authorize a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption at Le Lai Asian Kitchen;

being at the E. ½ - N. 100' of Lot 2 & the N. 100' of Lot 3, BK 3; the S. 50' of Lots 1, 2 & 3, BK 3, and the N. ½ of Lot 4, BK 3, Alamo Original Townsite; Zoning is Commercial; Applicant is Ramon Ponce

Planning Director Sergio Zavala stated that the new Asian restaurant is located at the SE corner area of Alamo Road/Duranta Avenue, i.e., south of the Walgreens store. Viewing the aerial, there is a paved parking lot with a driveway entrance from Alamo Road; and the exiting driveway faces northward onto Duranta. The parking spaces meets the city's prevailing codes. The days/hours of operation are: Sun-Thurs from 11am to 10 am; Fri-Sat from 11am to 11pm. He included copies of the menu to provide additional perspective of this new business; also, some pictures are attached. Mr. Ponce desires to provide his patrons the option to enjoy their Asian meal with an alcoholic beverage. In this regard, he has filed the proper beer & wine license with the TABC. Mr. Ponce has similar restaurants elsewhere, and are established as a family-oriented dining experience. At the PZ public hearing of Nov. 19th, there was no opposition to the CUP. Staff recommendation: Approval subject to 1) a one year renewal option, and 2) compliance with prevailing TABC regulations. P&Z meeting on November 19 2025: X Approved unanimously subject to Staff's Recommendation.

No public comments.

- F. Discussion and Possible action to approve an Ordinance to authorize a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption at Le Lai Asian Kitchen; being at the E. ½ - N. 100' of Lot 2 & the N. 100' of Lot 3, BK 3; the S. 50' of Lots 1, 2 & 3, BK 3, and the N. ½ of Lot 4, BK 3, Alamo Original Townsite; Zoning is Commercial; Applicant is Ramon Ponce

Commissioner AJ Garcia motioned to approve, Commissioner Okie Salinas seconded. Motion carried.

- G. Discussion and Possible Action on an Ordinance to Establish Section 6-4-4 (A) 'Regulated Turning Lanes' and approve a 'No Left Turn' lane at Alamo Road's juncture with the PSJA Memorial High School's north exiting driveway.

Planning Director Sergio Zavala stated that on October 24, 2025, Management, PD, & Staff met with the traffic management personnel of the PSJA school district to briefly go over traffic issues on Alamo Road (PSJA HS area). However, the bulk of the discussion was the school traffic as it exits onto Alamo Road; especially the motorists that want to travel southbound & are gridlocking the traffic line. A 'No Left Turn' lane on Alamo would compel school traffic to head northward; thus, speeding-up the motorists to safely exit into the outer northbound lane (protected by orange cones). Title 6 'Motor Vehicles and Traffic' does not currently have a provision on 'Regulated Turning Lanes'; thus, it provides general criteria on defining what a regulated turning lane is. Once this is generically established, the specific turning lane is identified at the Alamo Road/PSJA High School exiting driveway. This method of safeguarding exiting traffic has worked well in other PSJA campuses, and Staff feels that this will also work well at Alamo's PSJA HS campus, too. Note: This ordinance was sent to TXDoT on Oct. 29th for their remarks; and on Nov. 17th, TXDoT was reminded of its transmittal. TXDoT's Conrado Rocha replied on Nov. 19th that he had sent it to his supervisors. TSC Recommendation: (TSC will meet Mon. 11-24-25; if no quorum, will pull agenda item) Staff recommendation: Approval.

Commissioner AJ Garcia asked Mr. Zavala if this was the Traffic Safety Committee recommendation and also the staffs recommendation to approve?

Planning Director Sergio Zavala responded yes.

Commissioner Okie Salinas stated that if this item is approved, to get with the PSJA Police Department to help implement this new Ordinance.

Police Chief Saul Solis stated that the PSJA ISD Police Department were present at the Traffic Safety Committee meeting and they have been made aware of this change.

Commissioner Okie Salinas motioned to approve, Commissioner AJ Garcia 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.

- *No citizen participation.*

I. ADJOURNMENT

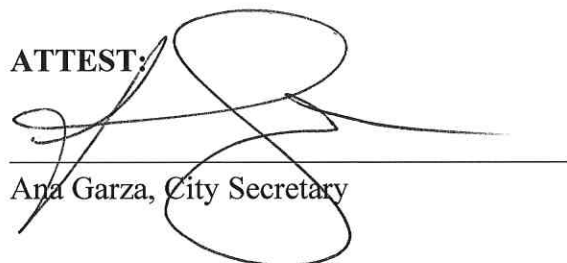
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 6:45 p.m.



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary