

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, June 17, 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	Alexandra Rangel, Assistant City Manager
Cris Palacios, City Attorney	Ana Garza, City Secretary
Lya Yllades, Communication Director	Sergio Zavala, Planning Dir.
Saul Solis, Police Chief	RC Flores, Fire Chief
Isauro Trevino, AEDC Consultant	Ronnie Cruz, City Engineer
Alex Oyoque, Museum Director	Jose Tamez, Library Director
Miguel Cavazos, Asst. Parks & Rec Dir.	Julio Villarreal Jr., Public Works Director
Adela Perez, Purchasing Agent	Melissa Leal, Water Billing Supervisor
Michael Torres, IT Director	Nina Chavez, Creative Producer

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, June 17th, 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 stated that the City of Alamo offices will be closed Thursday, June 19th, 2025 in observance of Juneteenth.*
- *AEDC Consultant Isauro Treviño respectfully asked to remove item H from Regular Agenda and to be moved under Presentation and Announcements to be able to present the check. Isauro Treviño stated that the Alamo Museum will be awarded a \$16,850 check from the Alamo Economic Development Commerce to purchase a large format book scanner under the following conditions;*
 - 1. The proposal has to be accepted by the City Commission*
 - 2. Get a 5-year maintenance agreement.*
 - 3. If the scanner is used to help other cities, to charge a fee and for the money to go back to the museum.*

Commissioner Pete Morales motioned to Approve, Commissioner Okie Salinas seconded. Motion carried.

AEDC Consultant Isauro Trevino thanked the City of Alamo for having a great, passionate Museum Director, Alex Oyoque. The AEDC board members were very impressed by his presentation and very glad to help out the City of Alamo Museum.
- *Commissioner Pete Morales thanked AEDC Consultant Isauro Trevino for helping out the City of Alamo Museum.*

• ***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 regular meeting on June 3rd, 2025.*
2. *Consideration and Action to Approve a Resolution for a Street Closure for the Resurrection Catholic Church Procession on June 22nd, 2025.*
3. *Consideration and Action on a Petition form Landowners being Daniel and Susana Salinas for their property to be ‘Released’ from the City of ALAMO’S Extraterritorial Jurisdiction (ETJ) under Sec. 42.101 et seq. of the Local Government Code for property described as 1.00 acre tract of land out of Lot 5, Block 29, Alamo Land & Sugar Company’s Subdivision.*
4. *Consideration and Action to Approve an Ordinance calling a City Election for Tuesday November 4th, 2025, to be participated in and by the qualified voters of the City of Alamo, Texas, for the purpose of electing a Commissioner Place 1 , Commissioner Place 3 and a Municipal Judge; designating election precincts, designating polling places, methods of voting and providing for early voting and election notice. (Ordinance 183-06-25 A (English) and Ordinance 183-06-25 B (Spanish)).*

Mayor J.R. Garza motioned to pull Items 2 since it’s a No Action item.

Commissioner Pete Morales motioned to approve items 1, 3, and 4, Commissioner AJ Garcia seconded. Motioned carried.

II. REGULAR AGENDA

D. Presentation by Perdue Brandon Fielder Collins & Mott LLP of the Collection Report October 1, 2024-May 31, 2025.

Perdue Brandon Fielder Collins & Mott LLP representative Janelle V. Casso presented the City of Alamo Collection Report October 2024 – May 2025. She gave a brief overview of the collection activities for the City of Alamo delinquent court fines and fees that include the following;

- *Activities*
 - *Phone calls 6,263*
 - *Letters mailed 7,737*
 - *Address updates 690*
- *Court Collections October 2024-2025*
 - *Dismissed/Cleared \$42,032*
 - *Total Cash Collected \$181,745*
- *Court collection comparison*
 - *Increased \$149,925*
- *Top 10 zip codes*
 - *78516 \$2,746,960 (2,712)*
 - *78537 \$765,789 (873)*
 - *78589 \$797,766 (869)*
 - *78577 \$647,455 (750)*
 - *78542 \$447,292 (534)*
 - *78539 \$240,151 (303)*
 - *78501 \$191,239 (242)*
 - *78596 \$179,283 (231)*
 - *78572 \$141,274 (166)*
 - *78541 \$114,601 (158)*
- *Court Collections September 2023-May 2025*
 - *Dismissed/Cleared \$166,105*
 - *Total Cash Collected \$246,007*

Mayor J.R. Garza thanked Perdue Brandon Fielder Collins & Mott LLP for all their hardwork and dedication.

E. Consideration and Action to Select an Engineer for Relocation of Lift Station No. 1 (Tower Rd.) project.

City Commission motioned No Action

F. Discussion and Possible Action regarding 2025 Watermelon Festival and Freedom Bash.

City Commission motioned No Action

PUBLIC HEARING

ALAMO COMPREHENSIVE PLAN: Presentation and Discussion of the City of Alamo's Comprehensive Plan wherein the drafted goals and objectives may be further discussed, expanded, or amended by the general public within a Public Hearing setting.

Planning Director Sergio Zavala stated that in their packets they will find the draft goals and objectives that CSRS, the engaged consulting firm, has provided. They have been provided to Staff and they have been thus modified for consideration and discussion. At this time, a CSRS representative of the firm will be attending this meeting to further inform the City Commission of the process consummated thus far; and what is expected at this public hearing; and the process that remains. Once commentary is provided by the general public, the presiding officer (Mayor) may 'close' the public hearing and thank the participating public for their insight and input.

CSRS Representative Donald 000000000000 stated that the City of Alamo received grant funding from the Texas General Land Office to update their Comprehensive Plan through the Resilient Communities Program (RCP). The core purpose of the grant is to allow cities to develop, adopt, and implement modern and resilient building cpdes and flood damage prevention ordinances to ensure that structures built within the community can withstand future hazards. He continue by presenting the following;

Purpose of Comprehensive Plan

- *Near, Short and Long term tasks*
- *Set goal*
- *Defines policy, funding priorities*
- *Land use & Zoning*
- *Road map for achieving goals*
- *Guides decision – making*

Milestones

- *Phase I (Fall 2024 – Spring 2025)*
 - *Assessment of Current Plans*
 - *Baseline studies*
 - *1st public meeting*
 - *Draft Goals/Objectives/Actions*
- *Phase II (Spring 2025 through Summer 2025)*
 - *2nd Public Meeting*
 - *Draft Comprehensive Plan*
 - *Draft Land Use Plans and Updated Maps (will be within Final Comprehensive Plan)*
- *Phase III (Fall 2025 through Winter 2025)*
 - *Draft Zoning Ordinance*
 - *3rd Public Hearing*
 - *Delivery of Final Comprehensive Plan and Zoning Ordinance*

Goals

- *Live*
 - *Increase housing quality, affordability, and improve neighborhood vitality and security*
 - *Expand and improve “green” amenities to support underserved areas and meet growing demand*
 - *Upgrade streets and public services to enhance traffic/pedestrian safety, mobility, and accessibility*
- *Work*
 - *Leverage available real estate for new development aligned with sectors posed for regional growth by investing in infrastructure, and incentives where needed.*
 - *Attract private sector investment through enhanced public services and incentives*

- Invest in workforce development to help current job seekers improve their skills and prepare the next generation of Alamo residents for viable career opportunities.
- Play
 - Revitalize Alamo's Central Park to be the focal point of the community; creating a sense of place and spurring reinvestment.
 - Launch a coordinated campaign of events and communications to market Alamo.

Commissioner Okie Salinas asked CSRS Representative Donald Brinkman if he has seen these comprehensive plans helped secure funding. When the City's Officials travel to Austin, maybe taking a printed copy to share with the state representatives might further strengthen those requests.

CSRS Representative answered that he believes that taking a copy of this Comprehensive Plans can definitely help strength their requests.

Commissioner AJ Garcia asked how long was the survey be posted?

CSRS Representative Donald Brinkman responded that he is not sure but the residents are responding very well and at the moments more than 100 people have answered.

Commissioner AJ Garcia emphasized the importantce of answering this survey to further help with the revitilization of our City.

Resident Juanita Solis stated her concerns in regards to the need of lighting throughout the City.

Commissioner Pete Morales emphasized the importance of scanning the QR code to voice their concerns.

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, Townhomes 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 recommends approval.

Resident Juanita Solis stated her concerns that included, traffic, drainage and privacy in regards to this zoning change.

City Manager Robert L. Salinas explained the steps required by the Planning Department when a proposed subdivision is submitted. He noted that there are specific procedures and documentation that must be completed before the Planning and Zoning Commission as well as the City Commission.

Commissioner Pete Morales asked what was being done at the Laguan Park Subdivision.

City Manager Robert L. Salinas responded that with the help of Precinct 2 a lot brush and trash has been cleared out.

Public Works Director Julio Villarreal Jr. stated that on the North West corner of the Laguna Park, they found bees and they had to stop work until further notice.

Further questions and comments were discussed by City Commission.

Resident Marcelino Medina stated his concerns in regards to this Public Hearing.

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.

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

H. Consideration and Approval of Accepting of the Alamo EDC equipment grant (\$16,850) to Alamo Museum.

Commissioner Pete Morales motioned to Approve, Commissioner Okie Salinas seconded. Motion carried.

I. Presentation and Update on Project Management FY 2024-2025.

AEDC Consultant Isauro Treviño presented an update of the Project Management Report June 2025 that included the following;

- GLO Drainage Project \$913,000
- Expressway / Alamo Road TxDot project \$1,183,000
- Drainage Project Phase 3 \$2,424,000
- Water Plant Renovation Phase I \$3,500,000
- Morningside South Waterline Improvments \$433,333
- Morningside South Sewer Project \$944,444
- Duranta Widening project \$1,000,000
- Striping Project \$82,000
- Alaniz Park Project \$1,850,000
- Lions Park Fitness CT \$125,000
- Fire Station #2 Project \$468,485
- Public Station Building \$6,500,000
- Led Lighting Upgrade Project

Austin 2025 Legislative Session

Approved State Funding

- Texas Water Development Board DWSRF application (water plant) \$9,200,00 (70% loan forgiveness)
- Texas Water Development Board Lift Station Rider \$5,300,000 (100% grant)

Commissioner AJ Garcia asked City Manager Robert L. Salinas to explain to the public the process of requesting for lighting.

City Manager Robert L. Salinas explained the protocol and stated that if in need they can always call us for further assistance.

J. Presentation of Departmental Reports.

No comments from City Commission.

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:

1. Pursuant to Texas Government Code §551.071 Consultations with Attorney:

- a. Discussion on a 380 agreement for the development of Alamo Commercial Square Subdivision, Developer: Taek Kim.

City Commission entered Executive Session at 7:21 p.m.

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.

- K. Consideration and Action to discuss a 380 agreement for the development of Alamo Commercial Square Subdivision, Developer: Taek Kim.

City Commission open session at 8:11 p.m.

Commissioner Pete Morales motioned to approve for City Manager Robert L. Salinas to enter in negotiation with Taek Kim, Commissioner Okie Salinas 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.

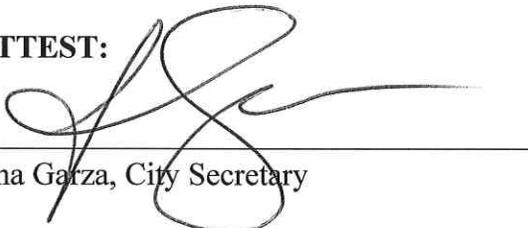
I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 8:11 p.m.


Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary

