

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, July 7th, 2026 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

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

COMMISSION ABSENT:

STAFF PRESENT:

Saul Solis Acting City Manager	Rick Palacios, City Attorney
Ana Garza, City Secretary	Isauro Trevino, AEDC Consultant
Ronnie Cruz, City Engineer	Omar Palomares, Cybersecurity Technician
Sergio Zavala, Planning Director	Antonio Carrillo Asst. Public Works Dir.
Jose Tamez, Library Director	Manuel Garza, Fire Marshall
Adela Perez, Purchasing Agent	Alex Oyoque, Museum Director
Miguel Cavazos, Asst. Parks & Rec Dir.	Rodolfo Garza, Alamo Police Captain
Ruth Chapa HR Director	Nina Chavez, Communications Director
Desiree Villanueva, Communications Assoc.	

1. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, July 7th, 2026 to order at 6:00 p.m. at the City of Alamo Municipal Building. Acting City Manager Saul Solis led the Pledge of Allegiance and Pastor Tuttle led the Invocation.

Presentation and Announcements

- *Nora Navarro expressed her gratitude to the City Commission for the Duranta/Alamo Road project.*
- *Jose Mendez and Fernando Reyes with FC Dallas expressed interest in opening a Soccer League Team here at the City of Alamo and requested help to get started.*
- *Acting City Manager Saul Solis stated that the City of Alamo will be hosting a Blood Drive at the City Hall located at 420 N. Tower Rd. on July 16th from 1 p.m. to 4:30 p.m.*
- *Commissioner Pete Morales stated that on behalf of the Alamo Chamber of Commerce they are inviting everyone to the 2nd Annual Touch a Truck day on August 1st, 2026 at the Alamo Central Park located at 800 E. Main St from 9 am to 12 pm.*
- *Commissioner Pete Morales stated that on behalf of the Alamo Chamber of Commerce they are inviting everyone to participate on the Lemonade Day, registrations are now open to students grade level K-12th. Lemonade day will be on August 15th, 2026.*
- *AEDC Consultant Isauro Treviño stated that on behalf of the Alamo EDC and the City of Alamo, he presents a recognition of 10 years of service to What a Fade Barber Shop.*
- *What a Fade Barber Shop owner Eli Briseño thanked his wife, kids and mother for their support. He thanked everyone for their support.*
- *Commissioner Pete Morales thanked Eli Briseño for all the services he provides to the City.*
- *Commissioner Okie Salinas thanked the City of Alamo employees and everybody that made last weeks Alamo Watermelon Festival/Freedom Bash an extremely huge success. We had people from all over the Rio Grande Valley. We had thousands and thousands of people that showed up. We thanked everyone that made this event a huge success. So now it's time to see what we're going to do next year. I do not know how we are going to be able to make next year's bigger than this year, but we are going to try.*
- *Mayor J.R. Garza would like to thank Acting City Manager Saul Solis, City Secretary Ms. Ana Garza and all the staff and departments like Public Works, First Responders, Alamo Police Department, volunteers and just everyone that made this event a huge success. We'll see what we can do for next year.*

- *Commissioner Pete Morales stated that these events take a lot and I'm truly proud that we have staff from Parks & Rec, Public Works, City Staff, guys you all did an awesome job. You all make it easy for all of us. Your hard work does not go unnoticed. We appreciate everything that you guys do for us. I know it is hard not to be able to enjoy the actual event yourself because you guys are working but, you now what we are thankful. Thank you.*
- *Commissioner AJ Garcia echo what has been said. We just appreciate all the hard work of all the departments that put into it. He specially wants to thank the citizens for their participation. Citizens from pretty much every city in the RGV came out to this event. It was exciting. It was incredible. I'm just very grateful that it was a huge success. It started to make me wonder that maybe we should start combining Watermelon and Freedom Bash together. Sounds pretty good to me, but we would discuss that for next year. Huge shout out to the PDs that were involved. We had several agencies help us with the event.*
- *Mayor J.R. Garza gave a big shout out to City Attorney Rick Palacios for all the amazing Bar-B-Q. It was so good and fed so many people. Thank you Rick!*
- *Commissioner Roel Leon Moreno Jr. echo what everyone else stated. It was an amazing event and just a quick story. Across the street from Public Works/where the event took place. A gentleman was posting poster of his missing dog everywhere. Believe it or not, even though our employees here at the city were extremely busy, but they were able to find the dog. So they reunited the dog with his best friend. Thank you all very much for all you do because you all are amazing. God bless you all. God bless our city and I can't wait to see what happens next year.*
- *Mayor J.R. Garza proudly announced that the City of Alamo received the Digital Equity Project of the Year Award from the National Association of Telecommunications Officers and Advisors (NATOA) for the "Access to What Matters Most" initiative. The national award recognizes communities across the country that are expanding access to technology and creating new opportunities through innovation. Alamo earned this recognition by bringing FREE public Wi-Fi to Alaniz-Villagomez Park, our all-inclusive park designed for residents of all abilities. By combining accessibility, recreation, and connectivity, families can enjoy the outdoors while staying connected. Parents can work remotely, students can complete homework, and visitors can access online resources, all in a safe, welcoming community space. This project reflects our commitment to building a more connected, accessible, and inclusive Alamo, where technology helps create opportunities for everyone. Thank you to everyone who helped make this vision a reality. Together, we're building a stronger, smarter, and more connected community.*
- *Commissioner Pete Morales wished his wife Ms. Janie Morales, a Happy Birthday!*
- *Acting City Manager Saul Solis invited everyone to the National Night Out happening on August 19, 2026 from 6 p.m. to 9p.m. at the Alamo Downtown Central Park located at 800 E. Main St, Alamo TX 78516.*

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 16, 2026.
2. Discussion and Possible Action on an Ordinance to Abandon the 10' Alley on the southernmost perimeter of Lot 3, B.& D. Subdivision
3. Discussion and Possible Action on an Ordinance to Amend Section 10-9-4 (H) 'Setback Regulations' to delete "Side/Rear" from the Garage Door Setback within the Multi-family Residential (R-2) District

4. Discussion and Possible Action on an Ordinance to amend Section 10-3-6 (F)(6) 'Vehicle Parking' to establish dimensions for surplus parking in a Single-family Residential setting
5. Discussion and Possible Action on an Ordinance to amend title 1, Chapter 6 'City Offices and Employees', Section 1-6-4 'Personnel Policy Guidelines' by adding Section 4.05 'Social Media and Prohibited Technology Policy'
6. Discussion and Possible Action on an Ordinance amending Title 4 'Public Health and Safety', Chapter 4 'Nuisances', to amend several provisions to Codify the 20% fee to recuperate filed lien costs when mowing properties
7. Discussion and Possible Action on a request by El 4 Investments Group, LLC to allow the South Alamo Plaza & Apartments Subdivision to be recorded but deferring certain plat-required improvements until the first building permit is issued; the legal description is the south 5 acres of the north 10 acres of the east 14.14 acres out of Lot 6, Block 28, Alamo Land & Sugar Company's Subdivision.
8. Consideration and Possible Action to approve the removal of existing insulation at the City of Alamo City Hall and replace it with spray foam insulation.
9. Consideration and Action to approve emergency repair to the collapsed sewer manhole located south of Alamo Road between Ridge Road and Moore Road.
10. Consideration and Action to approve a fence installation at Laguna Park.
11. Consideration and Action to approve a fence installation at the Wastewater Treatment Plant.
12. Consideration and possible action to approve an emergency purchase of an HVAC air conditioning unit for the Sergeant Fernando de la Rosa Memorial Library.

Commissioner Pete Morales motioned to approve items 1 through 12, mayor Pro-Tem AJ Garcia. seconded. Motion carried.

REGULAR AGENDA

- D. Presentation of Delinquent Fees & Fines Collections Report for the period of January 01, 2026 – March 31, 2026 presented by Linebarger Goggan Blair & Sampson, LLP (Kelly R Salazar).

Linebarger Goggan Blair & Sampson, LLP representative Kelly R. Salazar presented the delinquent municipal court fees and fines report that includes the following;

Municipal Court Fees and Fines Services

- Mailings
- Call center
- Skip-tracing
- Specialized campaigns
- GEO-mapping
- Key personnel

Contacts

- 638 telephone calls
- 2,279 letters mailed
- 575 skip tracing

Collections

- \$33,610 1st quarter October 01-December 31st
- \$75,629 2nd quarter January 01 – March 31st
- \$109,239 year to date October 01 – March 31st

- E. Consideration and Action to Appoint or Re-appoint a member for the Parks & Recreation Board.

Assistant Parks and Rec Director Miguel Cavazos stated that the Parks and Recreation Department had Advising Board Member, Mr. Luis Magaña step down from his seat and will have our city Commission appoint a new member to take his place.

Mayor Pro-Tem AJ Garcia asked if there was anybody approached them with interest for this position?

Assistant Parks and Rec Director Miguel Cavazos answered no.

Mayor J.R. Garza motioned to table the item, Mayor Pro-Tem AJ Garcia seconded. Motion carried.

PUBLIC HEARING

Discussion and Possible Action on an Ordinance to Rezone 4.733 Acres out of Lot 9, Block 41, Alamo Land & Sugar Company's Subdivision; From Single-dwelling Residential (R-1) to Commercial (C); Owner is Rebecca Canchola with prospective buyer being Cubic Walls, LLC

Planning Director Sergio Zavala stated the following:

- Site is along the south side of SH 495, immediately east of Augusto Guerra Elementary School.
- P&Z may recall this property's early-2025 rezoning request for Commercial rezoning where the prospective buyer wanted to sell mobile homes - - see PZ Mins.
- The tract has a depth of 1320' being ¼ mile. It has frontage to SH 495 on the north; but also fronts a minor residential stubbed street to its south.
- The surrounding zonings include: R-1 on the west, east and south; and Mobile Home Residential (RMH) to the north.
- The Future Land Use map shows this area as Low Density (LD) Residential.
- The surrounding land uses include: a public school to the west; Single family residential to the south; Residential to the east; and mobile residential across SH 495 to the north.
- In visualizing a red commercial zone for all the 4.733 acres, this does not appear conducive to the existing residents to the south; nor the envisioned res use to the east.
- When viewed last year (March 2025), Staff proposed the concept of possibly rezoning the north 500' to Commercial; however, that applicant was not receptive to this.
- Attached is a copy of a petition "... in support of the proposed rezoning ... to allow for the development of a modern self-storage facility." As we know, should the commercial zone be approved, then ALL commercial uses could potentially be activated, i.e., there is no zone just for a 'self-storage facility'.
- Rezoning all the acreage commercial is the identical 2025 scenario; as such, Planning cannot recommend approval at this time.

Civil Engineer Alfonso Quintanilla representative of the prospect buyer stated that the Paredes Family have successfully and carefully operate that facility with no issues with neighbors or the City of Mission, Texas. The proposed storage facilities can coexist with surrounding neighborhoods and different types of businesses. The property has been like that for many many years and it is a very narrow and very length in depth. It is very unique condition of the property to be able to do something with it. We have a customer who is willing to invest and go through the process of complying with everything that is required like water, sewer, drainage and so on and so forth which they have. I already submitted a subdivision plat and the application to the City Engineer, Mr. Cruz. Mr. Cruz has reviewed the application and we are working on those comments. This proposed facility will have some retail commercial in the front as shown in the exhibits.

Mayor J.R. Garza asked what would be build first? Would it be the storages or retail?

David Paredes responded that it would be build all at once. We would do the retail portion in the front with the self-storage in the back. the intention being that self-storages is one of the uses that causes the least amount of traffic in an area. We do not want to disturb the neighborhoods. We want to be good neighbors. We do want to add a retail portion that generates sales tax to the city and improves revenue that the city can earn.

Mayor J.R. Garza asked how much of the property would they be using for that?

David Paredes responded that it would be three retail spots and then the self-storage units.

Mayor J.R. Garza asked how much land area will be used for retail?

David Paredes responded about half an acre.

Further comments and concerns were addressed by City Commission.

- F. Discussion and Possible Action on an Ordinance to Rezone 4.733 Acres out of Lot 9, Block 41, Alamo Land & Sugar Company's Subdivision; From Single-dwelling Residential (R-1) to Commercial (C); Owner is Rebecca Canchola with prospective buyer being Cubic Walls, LLC

Commissioner Roel Leon Moreno Jr. motioned to approve from Residential R-1 to Commercial, Commissioner Pete Morales seconded. Motioned carried.

PUBLIC HEARING

Discussion and Possible Action on an Ordinance regarding a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption on Lots 5 through 11, Block 44, Alamo Original Townsite, being 741 Main Street, Alamo, Texas; Applicants are Robert and Brenda Zuniga

Planning Director Sergio Zavala stated that the proposed event center is located at 741 main street & has an existing business structure with 8050 square feet. If the CUP is approved, they will have 2 on-site-security, 3 waitresses' ad 2 bartenders. On parking, 1 parking space/100 sq. ft. is required; thus, 46 parking spaces are required. The Main Street area substantial paved parking spaces that can accommodate all businesses in this commercial center. The days/hours of operation will be based on scheduled events - expected to largely be during weekends. Also, the applicant would like to occasionally schedule a band to play for the general public. The applicant has been alerted of complying with Alamo's Noise Ordinance. Staff was informed that the venue has been heavily insulated to impede noise to discomfort their surrounding neighbors. The Zoning Code dictates that, for 'Bars. cocktail lounges, taverns, cantinas, saloons, dance halls, discotheques. discos, or nightclubs: The property line of the lot of any of the above-mentioned businesses, especially those businesses having late hours (after 10 pm), must be at least 300' from the nearest residence, church, school. or publicly owned property." At the PZ public hearing of June 17th, the owners were present to answer all questions in their CUP request. Also, it is important to note that there was no opposition voiced. Planning's Recommendation: Approval subject to 1) variance awarded to the 300' interval code; 2) 1 year due to being w/in 300' of residential uses; 3) if food is sold. must meet prevailing health codes; 4) secure TABC licensing; 5) comply with Noise Code; 6) provide professional on-site security.

No further comments.

- G. Discussion and Possible Action on an Ordinance regarding a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption on Lots 5 through 11, Block 44, Alamo Original Townsite, being 741 Main Street, Alamo, Texas; Applicants are Robert and Brenda Zuniga.

Commissioner Pete Morales motioned to approve, Commissioner Oscar Salinas seconded. Motion carried.

- H. Discussion and Update on Freedom Bash Event

Acting City Manager stated that the City has not received all the invoices and the amounts collected. The information will be provided as soon as they are received.

- I. Discussion and Update on the TXDOT/FM-907 Drainage Project.

City Engineer Ronnie Cruz stated that the drainage is completed. In regards to the paving, they are not doing a good job. I spoke with TxDot today on that issue. What exactly does the City

have, because remember that the contractor was contracted by TxDot. TxDot did mentioned that the City of Alamo will be part of the final walk through. I got together with Assistant Public Works Director to discuss the issues and get together with the TxDot Inspector and discuss the issues.

Mayor J.R. Garza asked when would this meeting take place?

Assistant Public Works Director Antonio Carrillo stated that unfortunately they do not have a project manager until the 13th.

City Engineer Ronnie Cruz stated that the problem was that the engineer who was in charge of that project, was sent to another project. The new guy that was sent to our project, has never been seen by the City of Alamo staff. I've only spoken to the assigned inspector from TxDot. I was hoping that someone with higher authority would conduct the final walk through along with the City of Alamo Staff.

Mayor J.R. Garza asked when we can follow up or when we can find something out?

City Engineer Ronnie Cruz responded that tomorrow morning the inspector will be there at 9. He would discuss the issues further on with him before the walk through. Some of the plans were not followed.

Mayor J.R. Garza asked what about Lucana?

Assistant Public Works Director Antonio Carrillo stated that Lucana had confirm their attendance for today's meeting but they have not answered the phone calls.

Mayor J.R. Garza asked if we can call them to outline the areas that we find to be not in compliance.

Acting City Manager Saul Solis stated that he would handle that tomorrow.

Further comments and concerns were addressed by the City Commission.

J. Discussion and Update on the Wastewater Treatment Plant

Alfonso Quintanilla stated that at the previous City Commission meeting they had approved the lower drone relocation of the VFDs through Texas Instrumentation and Controls. Mr. Gilbert James from the Houston area, submitted his contract. It should be reviewed by the city. He has also provided his insurance documents. In the meantime, on June 25th we had the pre-construction meeting on site along with Antonio Carrillo and Mr. James as well as his assistant and we went over the scope of work. He was very helpful and willing to start gathering all the materials to get this job started. He is ready to start as soon as the contract is executed. Submittals have been sent. Jordan Hibbs along with Mr. Carrillo and myself will go over all that information so that it can move forward for approval.

K. Discussion and Action to Approve Project Acceptance CWSRF Wastewater System Improvements Project (TWDB Project No. 73738)

Afonso Quintanilla stated that this has to do with the original funding source from the Texas Water Development Board and there was a change in personnel who was approving and reviewing the documents. Documents are being reviewed by the City Staff. Once completed they will be sent to the development board.

AEDC Consultant Isauro Trevino stated that there are some pending things in the punch list so I'm asking no action till the next meeting.

Mayor J.R. Garza stated that he cannot accept this until meeting with Mr. Jordan Hibbs.

Mayor J.R. Garza motioned to take no action on this item, Mayor Pro-Tem AJ Garcia seconded. Motion carried.

- L. Discussion and Action to Approve Amendment #1 for Trev Group professional services contract

Mayor J.R. Garza stated that he has legal questions and he will take this item to executive session.

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. Item L on Regular Agenda - Discussion and Action to Approve Amendment #1 for Trev Group professional services contract

Mayor J.R. Garza convene Executive Session at 7:03 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.

Mayor J.R. Garza reconvene the meeting at 7:42p.m.

- a. Item L on Regular Agenda - Discussion and Action to Approve Amendment #1 for Trev Group professional services contract

Mayor J.R. Garza motioned to take no action, Mayor Pro-Tem AJ Garcia seconded. Motion carried.

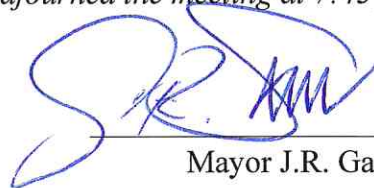
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

- *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 7:43 p.m.



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary