

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, August 4th, 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	Michael Torres, IT Director
Sergio Zavala, Planning Director	Antonio Carrillo Asst. Public Works Dir.
Jose Tamez, Library Director	RC Flores, Fire Chief
Adela Perez, Purchasing Agent	Alex Oyoque, Museum Director
Sandra Chavez, Parks & Rec Dir.	Yvette Mendoza, Finance Director
Ruth Chapa HR Director	Nina Chavez, Communications Director
Melissa Leal, Water Billing Supervisor.	Frida Retana, Communication Associate

1. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, August 4th, 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

- Acting City Manager Saul Solis thanked everyone who attended the Trash Bash and the Touch a Truck Day!*
- Mayor Pro-Tem AJ Garcia thanked all the vendors who attended the Touch-a-Truck event. Something that we've been excited year after year. Quick shout-out to all the vendors that were present.*
- Commissioner Pete Morales recognized Dr. Rachel Garcia.*
- Commissioner Pete Morales congratulated the following Alamo Athletes for their State Championships awards.*

STATE CHAMPIONS

*Ulyses Quintanilla – 18U Boys Singles
Victor Martinez – 16U Boys Singles
Alexa Cortez – 18U Girls Singles
Ashlyn Garcia – 16U Girls Singles
Emiliano Rodriguez & Nathan Cortez – 16U Boys Doubles
Ashlyn Garcia & Isabel Montañez – 16U Girls Doubles*

SILVER MEDALISTS

*Alexa Cortez & Eliza Cortez – 18U Girls Doubles
Angel Rodriguez & Mason Merkich – 16U Boys Doubles
Haylee Romero & Aylin Gaytan – 14U Girls Doubles
Oscar Rodriguez & Victor Martinez – 18U Boys Doubles*

1ST PLACE CONSOLATION

*Haylee Romero – 14U Girls Singles
Angel Rodriguez – 16U Boys Singles
Eliza Cortez – 18U Girls Singles
Bryan Gaytan & Ulyses Quintanilla – 18U Boys Doubles*

4TH PLACE OVERALL

Andrea Camacho & Xenia Torres – 18U Girls Doubles

Oscar Rodriguez – 18U Boys Singles

- *Mayor J.R. Garza congratulated all the athletes and their parents for all their hard work and dedication.*
- *Mayor Pro-Tem AJ Garcia gave a special shout out to Coach Cepeda's family for their support.*
- *Commissioner Okie Salinas thanked Coach Cepeda and congratulated him on their accomplishments.*
- *Commissioner Roel Leon Moreno Jr. thanked the Coach Cepeda for bringing more medals every year.*
- *Commissioner Pete Morales stated that every year the City sets money aside for these programs for the Summer. Whenever an athlete place in regionals on their respective sport, our City actually pays for their travel to go compete. So this year they were actually competing in College Station. If some athlete out their in the PSJA area and or Donna, would like to participate, you are all more than welcome to participate. When ever you compete, you are competing with the best of the best and it is tough. But we are very proud of our athletes that go out there and bring back medals.*

PUBLIC COMMENT: Residents must sign up prior to the city meeting to address the City Commission about a set agenda item.

- *Residents Shannon Casas, Leticia Gonzalez and Mrs. Janie Gonzalez expressed their concern in regards to stray dogs, pets and loose pets in the community and are requesting consideration of a "Canes for Canines" nonprofit fundraiser to help address these concerns. The event will take place on August 22nd, 2026 at the Alamo Central Park from 9 a.m. to 3 p.m.*
- *Commissioner Pete Morales added that he has visited with Acting City Manager/ Police Chief Saul Solis regarding the possibility to create a kennel facility to temporarily house stray and impounded animals. He challenged the IT Department to work with Animal Control Department to develop a webpage where photographs and information about animals picked up by Animal Control can be posted. The goal would be to assist residents in identifying and locating their lost pets and facilitating their return to their owners. At the moment unfortunately we do not have a facility for that but in the new police department building we we'll be able to do so.*
- *Acting City Manager Saul Solis stated that the new Police Department Building does have a designated area for this new project. Owners will have 24 hours to pick up their dogs before taking them to the designated facility.*

- **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 July 7th, 2026.
2. Consideration and Possible Action to Update the Job Description of the 'City Manager'.
3. Consideration and Possible Action to Update the Job Description of 'Events Coordinator'.
4. Consideration and Possible Action to Update the Job Description of 'Street Department Supervisor'.
5. Consideration and Possible Action to Update the Job Description of 'Public Works Fleet Mechanic'.

6. Consideration and Action to Approve an Interlocal Agreement between the City of Alamo Municipal Court and the Department of Public Safety (DPS).
7. Consideration and Action to Approve the Alamo Chamber of Commerce's request to use the Alamo Youth Center to host a Loteria Day event.

Commissioner Roel Leon Moreno Jr. motioned to approve items 1 through 7, Mayor Pro-Tem AJ seconded. Motion carried.

REGULAR AGENDA

- D. Consideration and Approval Authorizing City Manager or his Designee to Solicit Qualifications and Proposals for Professional Real Estate Broker Services to Assist the City with Real Estate Sales and/or Purchases.

Acting City Manager Saul Solis stated that this is just to solicit any professional services for real estate broker services and to assist the city with any purchases.

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

- E. Presentation of the permit process of the 'Arbol de Fe, Esperanza, y Amor' house of worship at 601 N. 6th Street, Alamo, TX.

Planning Director Sergio Zavala stated that this presentation is being provided to the City Commission as requested of the Planning Department. The project site involves 4 lots being Lots 5, 6, 7, 8, BK 5, T.C. Downs Subdivision. Lots measure approximately 125' length x 55' width. The site's predominant construction is at the NW corner of the Frontage Road/6th Street. In January 2026, Planning was asked to meet with the Limon family at the EDC's office to go over their conceptual plan. A few weeks later, they filed for a building permit which was issued once the landscaped and detention plan was provided. As seen in the enclosed vicinity map, all properties between the Frontage Road and Hackberry have the same 'Commercial' (C) zoning district. In this regard, see the following:

- *Staff reviewed the 'Permitted' uses in the C district which expressed that "Anything in Category R-2 and C-1" were permitted.*
- *Staff reviewed the C-1 district, but there was no mention of 'institutional' uses or permitting houses of worship in C-1.*
- *However, when staff reviewed the 'Permitted Uses' in R-2, it declared that "Institutions of religious, educational, or philanthropic nature' are permitted.*
- *Parking is based on # of seats; there's SO seats+ estimated 10 more (on stage) = 60. 60 seats divided by 3 seats/parking space= 20 parking spaces; site plan has 30 spaces.*
- *Height of 'religious wall' reflects 33' 4"; Section 10-3-1(A) allows a church to have 60' in height; (and, dependent on the setback, a maximum of 75' height)*

- F. Discussion and Action to Appoint one Alamo citizen to serve the un-expired term of a ZBA member who resigned.

Planning Director Sergio Zavala stated that his office received an email from Tommy Moncivais on July 22nd, 2026 that stated the he needed to resign from the ZBA committee. He gave thanks and wish everyone the best. Mr. Moncivais' ZBA term is set to expire on March 02, 2027; thus, whoever is appointed will serve for the same tenure until March 02, 2027. Pursuant to Article 1 of the ZBA's By-laws, a member is to be a resident of the city, and serve for 2-year term(s).

Commissioner Okie Salinas motioned to appoint Samantha Uresti, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

Mayor Pro-Tem AJ Garcia stated that he would like to encourage everyone who would like to participate in the City of Alamo boards feel free to reach out.

Planning Director Sergio Zavala stated that he use to work for a city where would have a form with the names of the committees that the City had and so if anyone was interested in any of the committees, they had to fill out the form and whenever they had a vacancy they would be

considered.

Mayor Pro-Tem AJ Garcia asked Mr. Zavala if he could help with that form.

Planning Director Sergio Zavala responded yes.

- G. Discussion and Possible Action on the Final Plat of Nebraska Oaks being 9.983 acres out of Lot 15, Block 4, Alamo Land & Sugar Co's Subd; Zone is Single-dwelling Residential (R-1); Engineer: Melden & Hunt; Developer: Marcelo M. Rodriguez.

Planning Director Sergio Zavala stated that the 10-acre site is located 700' west of Tower; along the north side of Nebraska; the site is vacant. A plat reflects 41 residential lots and 1 common lot used as a detention pond. No lot will have driveway access to Nebraska. WATER: There is an existing 10" water line along the south side of Nebraska; it will be tied onto twice/looped with new 8" water lines w/4 hydrants to provide service to all the lots. SANITARY SEWER: All new sewer lines are sized at 12"; this system will tie onto an existing manhole being approximately 165' off-site to the west. The original variance request to 'not' extend sewer to the plats' SE corner has been withdrawn; the sewer now meets code. DRAINAGE: The street is graded in a way to divert runoff into a series of 24" lines; and once captured, the runoff will be diverted thru 36" lines into the common detention pond. Thereafter, any rise in stormwater will divert it to the Alamo Expressway Drain. The detention pond will be either sod-grassed or hydro-mulched to avert erosion; and the pond will need to be fence-buffered by the developer. From the pond, any rising storm water will be channeled thru a storm line into the existing 36" storm system along Nebraska. The drainage report was approved by the Hidalgo County Drainage District #1. STREETS: The streets will be paved 32' 8-8 standard. Also, Nebraska is shown to be widened an additional 18'. Illuminating the street are 6 proposed streetlights. VARIANCE REQUEST: In regard to the street design, please notice that to the west and to the east of Nebraska Oaks are un-subdivided tracts. The proposed street pattern conflicts with Section 11-3-4 (C) of our Subdivision Regulations, i.e., Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provisions for the proper projection of streets into such unsubdivided areas.

M&H's response to 'not stub' the streets are because

- Our Developer perceives it as "un-necessary"
- It would "not be feasible for the developer"
- Our Developer believes there is "no practical need for the street stub"
- Eliminating potential residential lots would reduce future tax revenue to the City; thus, the proposed subdivision layout would preserve those lots.

Melden & Hut proposed 41 lots NOT meeting Code. In pondering the matter, Planning prepared a layout with 42 lots complying with Code; and perhaps even 43 lots if minimal footage is extracted from the pond - see attached 'Street Stub Conceptual'.

Planning recommends that Section 11-3-4 (C) be imposed because it is the responsibility of the City to have a longer-range vision to prepare for ORDERLY and SAFER development. The street stubs are both reasonable & necessary to maximize emergency response to the ad joiners & the future platted residential lots. Concluding, it is clear that stubbed streets will maximize the use of the overall acreage, provide easier access to the properties, facilitate access by emergency first responders. Finally, there will be NO loss of lots, but an increase of a 1 or 2 lots.

OTHER MATTERS: the park fee of \$500/ housing unit; provide draft CCRs for assure perpetual maintenance of the detention pond; developer to pave sidewalk along Nebraska and ponds' frontage to the minor street; acreage to be excluded from the irrigation district; streetlight layout may change depending on the stubbed street matter being determined.

Staff's Recommendation: Final Plat Approval subject to complying w/Section 11-3-4 (C), and complying with all other subdivision codes. P&Z Meeting July 22, 2026: Approval subject to Staff's recommendation.

Melden and Hunt Representative Mario Garza stated that they have met with several engineers along with Mr. Tamez from their office. They've reviewed the subdivision in depth to the point where they have sent out the construction plans for bid with the contractors. 4 bids have been received to commence the project. The last thing pending is the approval from the City Commission. The main reason we kept insisting on the design that we have despite what Mr. Zavala was presenting and the what if on the possibility to extend out the roads. The west side property is

about 125' wide. After right a way dedication or anything that you try to do or try to develop in that narrow track, it ends up being even narrower compare to what we have on our lots. Our lots are 140' deep, which are already deeper than what that lot width is to the west. There is an existing home, which is the same owner on both tracks that are not platted. If they were to sell off the lot to the north, what we've mentioned is that the same owner could provide a shared access easement to be able to give access to the lot on the north. It doesn't seem like they are going to do that any time soon because it seems that their house or warehouse is on the rear lot actually. That is the point that we've seen. We wouldn't have any issues extending to the west if it would've been connected to the adjacent subdivision, but there are existing homes there as well. We didn't find it feasible to go west. To the east is kind of the same scenario. The home that is existing on the east side is the same property that owns everything behind it. It is not a separate tract or anything. It's one entire parcel from the same owner. So, whenever we looked at it, the surroundings further east of that, are existing apartments that do not give access to Tower Rd. Whenever we look at these requests from cities like McAllen, Mission, Edinburg, wherever it may be, they ask for connectivity points, is because they will give emergency access quicker. So, eventual connection to Tower Rd would have made sense, an alternate connection to the other subdivision to the west would have made sense. But in these two cases, to what's the backyard of an existing home and to a narrow track that doesn't connect to anywhere else doesn't make sense to us as the developer. We respect everyone's views right. His point with the City's code of the properties being unplotted, but that is because they are old existing structures that are existing properties that have been there for a long time which is why they are unplotted. This is our view and our developers' views in this matter.

Commissioner Roel Leon Morneo Jr. asked if he is proposing the cul-de-sac?

Melden and Hunt Representative Mario Garza responded yes. In the conversations we have had with builders that are interested already in buying lots at this subdivision they share the same opinion. With the CCR's that are created because it is a HOA driven due to the detention pond, their opinion was more or less the same. If somebody else were to end up buying that land and decide to do RVs or trailer park or whatever it is on the other land, or whatever it is that ends up being approved by the city, they wouldn't want for that to be connected to something that they've created and that's suppose to be private per se. they will be suing their road ways and stuff. They want for it to be more uniform in that sense. They think that the design that has been provided makes sense for that area.

Mayor J.R. Garza asked what kind of homes are these?

Melden and Hunt Representative Mario Garza responded that they are looking at doing substantial size homes. The lots are 50' X 140'. Not small by any means compared to most land developments that are today.

Mayor J.R. Garza asked how many homes would you be able to fit on this plat?

Melden and Hunt Representative Mario Garza responded that they have 41 lots.

Commissioner Roel Leon Moreno Jr. asked Mr. Zavala what is the width of the rectangular lot.

Planning Director Sergio Zavala responded 125' and the west is 180.

Further comments and concerns were addressed by the City Commission.

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

- H. Consideration and Action to Approve a Memorandum of Agreement by and between the City of Alamo and the Lower Rio Grande Valley TPDES Stormwater Task Force Partnership, Inc, for the preparation of a Texas Pollutant Discharge Elimination System (TPDES) Stormwater Permit Application and Stormwater Plan for the Alamo Wastewater Treatment Plant.

LRGV Storm Water Task Force Regional Storm Water Manager Melody Maidell stated that we currently have a standing relationship with the City of Alamo where we manage the storm water permit for the entire city. We've been working with the City of Alamo for a little bit more than 20

years or so, almost 30. We'd like to continue the relationship and of course, always expand it to as much as we can help you. With your waste water treatment plan, it is under an industrial storm water permit. The state does require the city to go through Texas Commission of Environmental Quality to regulate any possible pollutants or discharge that may be coming off your waste water treatment plant to protect our local waterways. One of the things we do similar to your stormwater management program is assess your facility, write your storm water pollution prevention plan, so your SWP3 for the actual treatment plant. Not only we will prepare that, execute it, apply for your permit through the state, keep it renewed but we also assist with training and implementation for your staff as well as our physical participation in actually going out to your facility and providing some of our staff to work with your guys' so we can train your city staff members as well as continuing that maintenance and regulations through the state. If you should have any audits or anything like that in the future, we also step in as well and monitor that too. We would help you resolve it without any issues.

Mayor J.R. Garza asked if they have been working with the City and if they are familiar with the waste water treatment plant?

LRGV Storm Water Task Force Regional Storm Water Manager Melody Maidell responded that she actually wrote the storm SWP3 for the City of Elsa. They are currently working with two similar permits as well that are through the state for airports. So, we do like Weslaco Airport, Camero County Airport. So, we are very well-versed in this regulation with TCEQ. TCEQ is very familiar with working with us. We have a close relationship with them as well as this specific program. Its something that we do quite often.

Mayor Pro-Tem AJ Garcia asked how long does it take you to get a report for us?

LRGV Storm Water Task Force Regional Storm Water Manager Melody Maidell responded that before approving this she has already started working on the actual plan. The new permit has to be reapplied by August the 14th. We are coming due to the end of that permit term. The approval of this will allow me to re write the new notice of intent application for your actual permit of the plant and then implement that SWP3. So I would have to have it fairly quickly here in the next two weeks or so to begin implementation.

Mayor Pro-Tem AJ Garcia asked if we are currently working with us?

LRGV Storm Water Task Force Regional Storm Water Manager Melody Maidell responded we work with you on other programs as well.

Mayor Pro-Tem AJ Garcia stated that he likes the idea to help train some of our staff. I like that you guys are also a non-profit organization as well.

Mayor J.R. Garza stated that he likes that they stay in compliance with TCEQ. Do you go out there and visit the actual site?

LRGV Storm Water Task Force Regional Storm Water Manager Melody Maidell responded yes, we do. I would actually go out in person, visit your site and do a full assessment of what structures are currently existing. If you had any violations, what has the program done so far, what need updating and if your employees are trained or not. We are currently developing a certification program as well. So, as you employ new people, we can actually assist them in getting them trained for working and getting their licenses. I'm sure all of you that is a struggling industry to try to get new people in there. As well as with our program, not only are we a non-profit, which is very beneficial to our community but we have an internship program as well. Some of the staff that will be entering with you are engineering students. Not only are they getting the hand-on experience to learn, they will be identifying issues that could potentially be fixed before they become problems, that why we are there for so we can make you aware and have you guys put in the procedures that you need to get that updated, repaired.

Mayor Pro-Tem AJ Garcia asked how he could become an intern? I'm trying to get my A license.

LRGV Storm Water Task Force Regional Storm Water Manager Melody Maidell responded all you have to do is apply. You have to be a college student.

Commissioner Okie Salinas asked who she was working here in the City? Is it Mr. Solis?

LRGV Storm Water Task Force Regional Storm Water Manager Melody Maidell responded yes, Ernesto Solis. Our entity has just over 33 members for the MS 4 program. We are now at 21 entities. So I pretty much have administration assistance between your neighboring cities.

Mayor Pro-Tem AJ Garcia gave a shout-out to Ernesto Solis, love that guy, thank you!

LRGV Storm Water Task Force Regional Storm Water Manager Melody Maidell stated that he is awesome. I use to work for two small cities and then I worked for Weslaco for a little bit before this job. At my very beginning of my career, Mr. Solis was one of the ones that got to sit side by side with me an actually teach me about the program. Besides him, my director and several other people within our network were able to push that upbringing for me in this program.

Commissioner Okie Solis motioned to approve, Commissioner Pete Morales seconded. Motion carried.

- I. Presentation by the Alamo Police Department for the remodel and upgrade of the Alamo Police Department Shooting Range.

Acting City Manager Saul Solis stated that PD couldn't make it today but this is just an upgrade on our shooting range that hadn't been made for I guess several years. Its all been done with forfeiture money.

- J. Presentation by the Alamo Police Department regarding the purchase of a "DJI Matrice 4T Drone".

Acting City Manager Saul Solis stated that this drone is for inside residences during raids and will be used whenever needed.

Mayor J.R. Garza thanked Alamo Police Chief Saul Solis and their staff for their hard work and dedication.

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

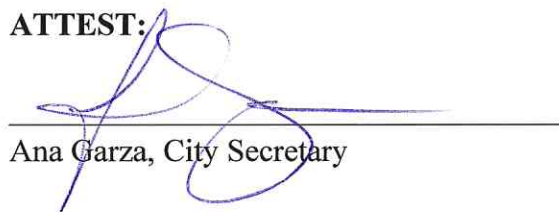
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 7:13 p.m.



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary

