Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, September 1st, 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
Ana Garza, City Secretary
RC Flores, Fire Chief
Ruth Chapa, HR Director
Adela Perez, Purchasing Agent
Michael Torres, IT Director
Antonio Carrillo Asst. Public Works Dir.
Ronnie Cruz, City Engineer
Rick Palacios, City Attorney
Nina Chavez, Communications Director
Sergio Zavala, Planning Director
Jose Tamez, Library Director
Frida Retana, Communications Assoc.
Miguel Cavazos, Asst. Parks & Rec Dir.
Alex Oyoque, Museum Director
Melissa Leal, Water Billing Supervisor

1. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, August 18th, 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.

C. Presentation and Announcements

- *Acting City Manager Saul Solis invited everyone to the IHOP groundbreaking on September 10th, 2026 at 9 a.m. at 411 U.S. 83 Frontage Rd.*
- *Commissioner Pete Morales stated that the Alamo Parks and Recreation is proud to recognize the Texas Amateur Athletic Federation City of alamo 2026 Female Athlete of the year Ashlyn Garcia. Ashlyn is currently a freshman at PSJA Southwest ECHS. Her freshman year Ashlyn made the varsity team where she placed in several tournaments. She had a total of two first place, three second place, one third place and one fourth place finishes. Ashlyn became the first freshman boy or girl to become district champ in PSJA ISD known history. She was one of the three finalists invited to the All-Valley Awards. This past summer at Games of Texas in College Station she represented the City of Alamo and received gold medals in both 16U singles and doubles. She currently ranks a 70% winning rate with the United States Tennis Association. Please help us congratulate Ashlyn Garcia.*

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. Discussion and Possible Action on an Ordinance to amend Section 10-3-6 'Vehicle Parking', Subsection (D)(2) 'Location of Parking Spaces' to restore on-street parking privileges for blocks that have historically been provided such.

2. Discussion and Possible Action on an Ordinance to Amend Title 10 'Zoning Regulations', Chapter 11 'Mobile Home and Modular Home (R-MH) District', Section 10-11-4 'Setbacks' to actually show the prevailing setbacks under the R-MH zoning district regulations

3. Discussion and Possible Action on an Ordinance to Amend Section 10-3-3 'Yard Space' to

establish a provision on Garages to have a minimum 20' front setback w/recorded encumbrance to perpetually remain as a 'Garage'

4. Discussion and Possible Action on an Ordinance to Amend Section 3-15-7 'Business Operator Responsibility' to add Subsection (J) 'Security Camera Regulations' for new business establishments

5. Discussion and Possible Action on an Ordinance to Amend Section 10-19-8 (A)(l) 'Home Occupations to enhance regulatory compliance to applicable standards for awarded Home Occupation CUPs

6. Discussion and Possible Action on an Ordinance to Amend Title 4 'Public Health and Safety', Chapter 4 'Nuisances', Section 4-4-2 'Definitions' to enhance and clarify the definition of 'Brush'

Consideration *Commissioner Pete Morales motioned to approve items 1 through 6, Mayor Pro-Tem AJ Garcia seconded. Motion carried.*

REGULAR AGENDA

D. Consideration and Action to approve a Service Agreement between the City of Alamo and the Alamo Economic Development Corporation for financial and bookkeeping services.

Mayor J.R. Garza stated that he had some legal questions in regards to this item. He would like to take this item under Executive Session.

E. Discussion and Possible Action to Award a Contractor for RFP No. 2026-06-28 for the Lift Station No. 1 Wastewater Improvement Project.

Purchasing Agent Adela Perez stated that thed city advertised for Request for Proposals (RFP) for Lift Station No. 1 Wastewtfer Improvement Project on June 17th and June 24th with proposals due and opened on Jjuly 23rd, 2026. A total of (4) proposals were received. The proposals were evaluated in accordance with the requirements, evaluation criteria, and scoring outlined in the project manual. Based on the Project Engineer Richard LeFevre's evaluation, Mor-Wil Construction, LLC is the most qualified proposer and he is recommending them for the award. The proposals are listed in order of lowest proposed price as follows;

Contractor	*Price*
1. Mor-Wil, LLC	*$4,093,884.37*
2. Go Underground, LLC	*$4,717,087.03*
3. Saenz Brothers	*$4,848,600.00*
4. Southern Trenchless	*$5,503,005.30*

Project Engineer's Recommendation: Award the contract to Mor-Wil Construction, LLC.

Project Engineer Richard LeFevre stated that he would like to go over the evaluation and the bid tap. 4 bids were received that included the following;

- *Mor-Will*
- *Go Underground LLC*
- *Saenz Brothers*
- *Southern Trenchless*

The lowest bid was Mor-Will. In the bid tap you will see items in red, those are corrections or mistakes that were made. The actual bid amount will be on the right column. For example on Mor-Wil they left traffic control out but I know it is on their bid price because if you look at their total bid there is a $60,000 dollar difference. So I'm preseting you with the bids, I thought they are very fair and broad. We range about 4-1 to about 5-4. This was below the engineer's estimate. There are some item on here that I wanted to discuss with you and for you to consider later on as we go out through the project. There were some alternatives, if we look in the back on the second page. I'll talk to Tony and we took bids on some of those alternatives. There was a two-ton freestaning jib crane, a diesel bypass pump. We were going to bypass lift station 17. That was kind of like a wish list that if the money permits it those are items that we have a bid for and we can use for on this contract. It is not something you have to do right now. We want to probably get through with

this contract and then see what remaining funds are left. That is a wish list that we took bids on if the City Commission would want to do and if there is remaining funds.

Commissioner Okie Salinas asked if that was included in the current bid.

Project Engineer Richard LeFevre responded no. Those are an addition to the base bid so, above all that you will see their base bid. Those are alternative items that are inlcuded. For the record, I would like to see if we can get the diesel bypass pump because instead of putting a generator there, we're putting a bypass so we can crank that thing on and get it running and as long as it has diesel it will run and that flow comes fron north of town. So that main lift station, it pumps to the lift station. So, theorectically in a down emergency, you can pumop that thing and it will take care of all the flows north of town. So that is one recommendation but like I said we can do that later on. I did rank all the people that submitted. I ranked Mor-Will 88, Go Underground 79 and Saenz Brothers 82. As mentioned before, I called some people for feedback. Mor-Will are qualified to do the work and for the price they are providing, I think it is very good price for that kind of work. Ronnie Cruz, City Engineer, score as well. This is my recommendation. I do recommend that if a decision is made please make sure that Rick Palacios, City Attorney, review the contract. It is a standard contract that the Water Development Board has but I would like to make sure. So those are the two recommendations.

Mayor Pro-Tem AJ Garcia asked if he is also recommnedinng that they be a three change order limit, then they penalized, maybe a couple of thousands.

Project Engineer Richard LeFevre responded that he had a meeting with them and they went over some informatio. For the record on my engineering notes it's kind of like this, if I put 5,900 linear feet of pipe and it requires 6,100 linear feet of pipe, those are estimates. Their sole responsibility for those quantities which are all over the note. I will go over the precon and with this I can start initiating getting documents and contracts ready. I will also have a pre-con meeting were I would like for them to sign an acknowledgement. The acknowledgement will be provided and we will go over every item.

Mayor Pro Tem AJ Garcia stated that maybe they can get incentives for completing early.

Project Engineer Richard LeFevre responded that he did not put that in the contract.

Mayor Pro-Tem AJ Garcia stated that it sould be a possibility.

Project Engineer Richard LeFevre stated that they will see what happens. There is a 365 day contract. I still need to get bid packets, proposals and schedule values and things like that. After Rick Palacios reviewed of the contract, we can proceed with the Water Development Board.

City Attorney Rick Palacios asked if they are some terms within the standard contract that can be negotiated?

Project Engineer Richard LeFevre responded that he does not know because it's the standard O550 Water Development Board contract. I do highly recommend for you to review it. I've used it for a bunch of Water Development Board projects, but I think at this point in time City Council and City Attorney needs to review the contract.

Mayor AJ Garcia stated that if they would like to review the contract with him he ia also availabel.

Further comments and concerns were addressed by the City Commission.

Commissioner Roel Leon Moreno motioned to approve Mor-Will Contractors by the recommendation of our project manager and motion to approve give authority to our Acting City Manager, our PM and our City Attorney, Commissioner Pete Morales seconded. Motion carried.

F. Consideration and Action to Approve a Wholesale Wastewater Treatment Interlocal Agreement between the City of Alamo and the North Alamo Water Supply.

Acting City Manager Saul Solis stated that this is an agreement between the City of Alamo and the North Alamo Water Supply.

Commissioner Pete Morales motioned to approve, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

PUBLIC HEARING

Discussion and Possible Action on a proposed Rezoning of Lot 58, Tower Landing Phase I from Single-dwelling Residential (R-1) to Multi-family Residential (R-2) District; Applicant is Dagoberto Trevino

Planning Director sergio Zavala stated that we do have an application for rezoning.

- *The vacant lot is adjacent to the commercially-zoned Lot 65 which has an events center.*
- *Lot 58 has street frontage to a minor residential street (S side) & SH 495 (N side).*
- *The lots' dimensions are irregular --see copy of the platted lot.*
- *The surrounding zonings are: R-1 t the south and west; Commercial to the east; and Mobile Home & Modular Home (R-MH) District to the north.*
- *Surrounding land uses are SF Res to the west and south; mobile SF Res to the north (across SH 495) & an events center to the adjoining east.*
- *The Future Land Use Map reflects a Low Density (LD) Residential land use as its best use; LD typically correlates to the R-1 district.*
- *All deeds are tied to the recorded subdivision plat which reflects Plat Note #11 that states that only 1 single-family residence will be evident in the res lots. FYI -Corner lot 65, via Plat Note #10, was the only lot originally designated as commercial.*
- *Awarding R-2 rezoning is deemed inconsistent to the R-1 neighborhood which have SF homes & may be depreciated in land values. R-2 is inconsistent to the FLU M's lD designation, too. Finally, the recorded plat note also alerts everyone what is intended for this Tower landing Ph. 1 property being SF residential.*
- *At the PZ's public hearing, there was voiced neighborhood opposition including that duplexes were at the NE corner of Tower/SH 495; a duplex would have a negative effect on the integrity of their SF res neighborhood. The applicant was present & spoke . . on his reasonings, e.g., make the duplex look like a SF home.*

Planning's recommendation: Denial

Resident Mario Martinez stated his concerns in regards to this particular item.

Resident Diane Ogeda stated her concerns in regards to this particular item.

Resident Nidia Barrera stated her concerns in regards to this particular item.

G. Discussion and Possible Action on a proposed Rezoning of Lot 58, Tower Landing Phase I from Single-dwelling Residential (R-1) to Multi-family Residential (R-2) District; Applicant is Dagoberto Trevino

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

City Attorney Rick Palacios stated that he wanted to clear the record to the public do to the comments that were being made. This application can come back. This is not a defenitive answer. There is some time constraints when they can bring another application for rezoning but just beecause it has been denied now, doesn't mean that the property owner can't come back and request another application or zoning. That is why the notices are important and that is why it is important that the residents show up. I just wanted to make sure that everyone understood that this is not a final decision.

PUBLIC HEARING

Discussion and Possible Action on a proposed Conditional Use Permit to build a single-family dwelling on a lot zoned Mobile Home and Modular Home (R-MH) District @ Lot 60, Sevilla Estates Subdivision being 1142 Madrid Street, Alamo, TX; Applicant is Julia Mata

Planning Director Sergio Zavala stated the following;

- *The R-MH lot is 120' south of Sioux Rd, along the east side of Madrid St. - see aerial. Sevilla Estates is south of the Audie Murphy Middle School.*
- *Section 10-11-5 under the R-MH District states that a CUP may be sought for a "Sinqle-family residential structure on mobile home lots only; must meet minimum square forage requirements for a single-family residential dwelling."*
- *The min. R-1 sq. footage requirement is 6250 sq. ft.; Lot 60 reflects 6300 sq. ft. {56' x 112.50'). The size of the stucco home desires is 1200 sq.ft. living area.*
- *Sevilla Estates is entirely composed of mobile homes; there are no site-built homes.*
- *The attached site plan is compliant to R-1 setbacks, e.g., 25' front, 5' sides, 15' rear sb; driveway exceeds the 10' x 36' code. 1 shade tree (7' tall @ 3" caliper) to be planted in the front yard; and sod/grass must be planted in the front, too.*
- *At the PZ public hearing, there was public opposition from neighbors where they cited the recorded deed restrictions only allowed mobile homes; that one party desired a site-built home years ago but was denied thus a mobile home was moved-in; & they alleged that higher property taxes would be felt due to this applicants' site-built home.*
- *Though notified, the applicant did not appear.*

Planning's recommendation: Approval subject to:

1) meet the landscape code (plant/maintain 1 shade tree) w/sod/grass in front yard; and
2) CUP can be transferable to others due to the nature of the site-built structure.

Planning and Zoning Commissiont meeting on August 19th, 2026: Denied (7-0)

Resident Theresa Grimaldo stated her concerns in regards to this particular item.

H. Discussion and Possible Action on a proposed Conditional Use Permit to build a single-family dwelling on a lot zoned Mobile Home and Modular Home (R-MH) District @ Lot 60, Sevilla Estates Subdivision being 1142 Madrid Street, Alamo, TX; Applicant is Julia Mata

Commissioner Pete Morales motioned to denied, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

I. 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 the Planning Deaprtment received a writen resignation from the Zoning Board of Adjustments on August 7th, 2026. One of the things that happened with Mr. Castillo was that he was appointed to the PNZ Board and because of that he wants to devote as much time ad he can to the PNZ Board. A couple of things that need to be consider is that Mr. Castillo unexpired tern is set to expire on March 2nd, 2027. So, whoever gets appointed will serve to that point subject to reappointment ofcourse. The terms as far as the bylaws require that person to be a City of Alamo resident and they serve a two year term mas, subject to re-appointment

Commissioner Pete Morales motioned to table this item, Mayor Pro-Tem AJ Garcia seconded. Motion carried.

J. Discussion and Possible Action to Amend Title 10 'Zoning Regulations', Section 10-2-2 'Definitions' to establish a definition for 'Institutional Use'; and to establish a 'Site Plan Approval' process for new Institutional Uses in the C, C-1, R-1, R-2 and DT zoning Districts

Planning Director Sergio Zavala stated that At the Aug. 4th Bd of Commissioners meeting, Planning provided a presentation of the house of worship at 601 N. 6th Street being@ the NW 6th/Frontage Rd. The site is zoned Commercial which permits "Institutions of religious, educational, or philanthropic nature". Seeing an active job site, there was speculation as to what was being built. In actuality, the structure under construction will be a church. In order to magnify transparency on NEW institutional project sites, Planning suggested that perhaps a 'Site Plan Approval' process could be established whereby the 'Institutional Use' site plan would be presented to the PZ & the Bd. of Commissioners so that there'd be higher transparency on what was being newly built. The attached ordinance established a definition for 'Institutional use' as

follows: A nonprofit organization or building for the benefit of the public, or educational facilities, churches, houses of worship, temples, hospitals; governmental facilities which includes, but is not limited to, public offices, public warehouses, public parks, public parking lots, public drainage (pond) detention areas. While public streets and thoroughfares and similar type of public ROW amenities are 'public', such are not typically deemed to be under this definition since there'd be no 'building' to be constructed thereon. In regard to the Site Plan Approval process, the following provision would appear in the zones identified in the caption above: New Institutional Use facilities, as defined in Section 10-2-2, shall be permitted according to Law; but shall first require Site Plan Approval being processed through the Planning & Zoning Commission and the Board of Commissioners for code compliance review. Additions to or remodeling of existing Institutional facilities do not require formal Site Plan Approval as established herein. There shall be no fee for such Institutional Use Site Plan Approval processing. Planning's Recommendation: Approval. P&Z Mtng 8/12/26: (CC agenda deadline is 8/11; PZ mtng. is 8/12; update 2B provided @ CC mtng)

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

EXECUTIVE SESSION

The City Commission will convene in Executive Session, in accordance with Texas Open Meetings Act, Vernon's Texas Statues 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:

Pursuant *Mayor J.R. Garza convene Executive Session at 7:06 p.m.*

a. Item D in Regular Agenda - Consideration and Action to approve a Service Agreement between the City of Alamo and the Alamo Economic Development Corporation for financial and bookkeeping services.

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 7:26 p.m.

a. Item D in Regular Agenda - Consideration and Action to approve a Service Agreement between the City of Alamo and the Alamo Economic Development Corporation for financial and bookkeeping services.

Mayor Pro Tem AJ Garcia motioned to approve, Commissioner Roel Leon Moreno Jr. 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 7:26 p.m.

Mayor J.R. Garza

ATTEST:

Ana Garza, City Secretary