

**Planning & Zoning Commission
Regular Meeting 7:30 pm
December 9, 2014 Minutes**



Members Present

Mayor Salvador Vela
Mayor Pro Tem Arturo Galvan Jr
Commissioner Ricardo Garza
Commissioner Richard Arevalo
Commissioner Emilio Cantu Jr

City Staff Present

Jorge Arcaute
Baudelia Rojas
Jeff Underwood
Rudy Garza
Ricardo Gonzalez
Javier Garcia
Rosie Tello
Steve Peña
Enrique Sotelo

Others Present

Isidro Fernandez
Ruben Hinojosa
Roberto Farias
Yadira Torres

I. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT:

With a quorum of the Alton City Commission present, Mayor Salvador Vela called the meeting to order at 7:30 pm.

II. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE U.S. FLAG:

Mayor Salvador Vela led the group in prayer. Commissioner Ricardo Garza led in the Pledge of Allegiance.

III. PUBLIC COMMENT: None

IV. APPROVAL OF MINUTES:

1. To approve the minutes of the Planning & Zoning Commission Meeting of November 18, 2014.

Motion to approve was made by Mayor Pro Tem Arturo Galvan Jr. and second by Commissioner Richard Arevalo. Motion carried 5-0.

V. NEW BUSINESS:

1. Discuss and consider first reading of Ordinance 2014-07 amending the Alton Thoroughfare Plan.

Jeff Underwood. Assistant City Manager stated staff is proposing 3 changes to Alton's Thoroughfare Plan in order to eliminate gaps in the plan and keep right of way requirements consistent on a single roadway. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Ricardo Garza. Motion carried 5-0.

2. Discuss and consider the final plat approval for Alton Coves Subdivision, legally described as a 7.8 acre tract of land out of Lot 39-7, West Addition to Sharyland Subdivision, Hidalgo County, Texas.

Jeff Underwood. Assistant City Manager stated subdivision was given preliminary plat approval November 18th. The developer has addressed staff's concerns regarding fire protection and is requesting a variance from the City's park fee from \$48,000 as required by the latest subdivision ordinance to \$30,000 which was required under the previous subdivision ordinance. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Ricardo Garza. Motion carried 5-0.

3. Discuss and consider approving a Conditional Use Permit for Roberto Farias at Farias Meat Market located at 2201 W Main Street for an Off-Premise Beer and Wine License.

Jeff Underwood. Assistant City Manager stated new owner Mr. Farias is requesting permission to sell beer and wine for off premise consumption. A public hearing was held November 24th with no opposition to the request. Staff recommends approval provided that the applicant removes all additional uses from the property, comply with landscape ordinance, repair the building as indicated by the building inspector, clean up the site and ensure all garbage is disposed of properly. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Emilio Cantu Jr. Motion carried 5-0.

4. Discuss and consider approving a Conditional Use Permit for Patricia Valdez for a day care facility at 412 S Inspiration Road.

Jeff Underwood. Assistant City Manager stated the owner is requesting a conditional use permit to operate a day care facility at her home. A public hearing was held November 24th and no one opposed the request. Ms. Valdez agreed to meet all conditions required by the ordinance including limiting the number of children at the day care to 10. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Richard Arevalo. Motion carried 5-0.

5. **Discuss and consider the final plat approval for Orchard Estates Subdivision, legally described as a 10.0 acre tract of land being the south 10.0 acres of Lot 381, John H Shary Subdivision, Hidalgo County, Texas.**

Jeff Underwood, Assistant City Manager stated subdivision was given preliminary plat approval November 18th. The pending issue at that time was the City and developer reaching an agreement on the size, cost participation on a requisite lift station for the development and surrounding area. Agreement has been reached. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Emilio Cantu Jr. Motion carried 5-0.

VI. ADJOURNMENT:

Motion to adjourn meeting was made by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Richard Arevalo. Motion carried 5-0. Meeting was adjourned at 7:37 pm.

CITY OF ALTON



Salvador Vela, Mayor

ATTEST:



Baudelia Rojas, TRMC/CPM
City Secretary

