

Planning & Zoning Commission  
Regular Meeting 7:30 pm  
March 23, 2021 Minutes  
Virtual Meeting



**Members Present**

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

**City Staff Present**

Jeff Underwood  
Ricardo Gonzalez  
Baudelia Rojas  
Samm Mercado  
Rosie Tello  
Jonathan Flores  
Steve Pena  
Cristina Garcia  
Janie Gaytan  
Javier Garcia

**Others Present**

Alicia Garcia  
Denise Davila  
Tomas Martinez  
Mario Martinez  
Juan Rodriguez  
Sergio Sosa  
Keyes W Rameg

**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. CERTIFICATION OF POSTING:**

**IV. PUBLIC COMMENT:**

Keyes Rameg spoke on behalf of those present for public comment with opposition of the rezoning of Glasscock Road. Have spoken to Ms. Garcia and Mr. Underwood regarding the concerns that the owner of the property has already petitioned to annex this property. Our concern is the value of our properties. We moved into the area to move away from the city.

**V. APPROVAL OF MINUTES**

Approve the minutes of the Planning & Zoning Commission meeting March 9, 2021. Motion to approve the minutes was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Richard Arevalo. Motion carried 5-0.

**VI. NEW BUSINESS:**

- 1. Discuss and consider approving Ordinance 2021-07, voluntary annexation request from Mayberry Crossing LLC to annex 20.0 acre tract, more or less, out of and forming part or portion of Lot 37-8, West Addition to Sharyland Subdivision; waiving second and third reading.**

Cristina Garcia, Planning Director stated property is located at the northwest corner of the intersection of 4 Mile Road and South Mayberry Road. Annexation will allow for a 93 lot single family subdivision. 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.

- 2. Discuss and consider approving request by Javier Hinojosa on behalf of 4 Mild LLC to rezone a 35.04 acre tract at 1205 South Glasscock Road, from “R-1” Single Family Residential – Large Lot District to “R-2” Single Family Residential-Standard Lot District.**

Cristina Garcia, Planning Director stated property is a 35.04 acre tract of land, out of and forming part of portion of Lot 372, John H Shary Subdivision. The property is located at the northwest corner of the intersection of 4 Mile Road and South Glascock Road. 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.

- 3. Discuss and consider request by Javier Hinojosa Engineering, representing Meza Homes Inc, owner for final plat approval of the proposed Sunset Valley Apartments Subdivision.**

Cristina Garcia, Planning Director stated the tract is 18.02 acres, more or less, being a part or portion of Lot 43-3, West Addition to Sharyland Subdivision. This is a fifty-one (51) multi-family lot subdivision. The infrastructure is already in place. 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.

- 4. Discuss and consider request by Trevino Engineering on behalf of Jesus Cabello, owner to rezone two (2) tracts at 501 South Glasscock Boulevard.**

Cristina Garcia, Planning Director stated that Tract I is an 8.78 tract of land, more or less out of lot 392, John H Shary Subdivision, requesting a “D” (Duplex/Fourplex) District. Tract II is 13.49 acre tract of land, more or less out of Lot 392, John H Shary Subdivision requesting a “R-3” Single Family Residential – Small Lot District. This is the item at public comment in opposition. Several emails were also received. The following were in opposition Amanda Baker, Alonzo/Maria Garcia, William/Myra Baker, and Manuel Moniet. Staff recommends disapproval of the request. Motion to disapprove request was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Ricardo Garza. Motion carried 5-0.

**5. Discuss and consider request by Trevino Engineering on behalf of Jesus Cabello, owner for preliminary plat approval of the proposed Glasscock Heights Subdivision.**

Cristina Garcia, Planning Director stated land is a 22.79 acre tract of land, more or less, out of Lot 392, John H Shary Subdivision. It is a single and multi-family subdivision. The property is located south of 5 Mile Road on the west side of Glasscock Boulevard. This item goes along with the previous agenda item and based on that decision, staff recommends disapproval. Motion to disapprove request was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Richard Arevalo. Motion carried 5-0.


**VII. 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 7:34 pm.

CITY OF ALTON

  
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Salvador Vela, Mayor

ATTEST:

  
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Baudelia Rojas, CPM, TRMC|CMC  
City Secretary

