



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
Cristina Garcia
Jonathan Flores
Rosie Tello
Janie Gaytan

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:

V. APPROVAL OF MINUTES

Approve the minutes of the Planning & Zoning Commission meeting June 8, 2021.
Motion to approve the minutes was moved by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Ricardo Garza. Motion carried 5-0.

VI. NEW BUSINESS:

1. Discuss and consider approving Ordinance 2021-11, voluntary annexation request from Blesson George to annex 5.0 acre tract, more or less, out of Lot 44-9, West Addition to Sharyland Subdivision.

Cristina Garcia, Planning Director stated that property is within our city limit line but has not paid city taxes due to Tax Appraisal not including them when the area was annexed because the description was not clear. The voluntary annexation will allow the owner to be part of the city officially and obtain any necessary permits with a designating zone of "R-1" Single Family Residential-Large Lot District. Staff

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

2. **Discuss and consider request by Quintanilla, Headley & Associates on behalf of Red Rock Real Estate Group Ltd., owner to rezone a tract at 509 N. Alton Boulevard from “C-2” General Commercial District and “R-2” Single Family Residential-Standard Lot District to “D” Duplex/Fourplex District.**

Cristina Garcia, Planning Director stated the owner requested a change. Staff recommends no action taken on this item in order to make necessary notification of the changes. No action taken.

3. **Discuss and consider a wholesale wastewater collection and treatment agreement with Izaguirre Real Estate Holdings, LLC for Eduardo’s Subdivision No. 19.**

Cristina Garcia, Planning Director, stated the developer is requesting sewer service for a proposed 85-lot subdivision located near Trosper Road and 6 ½ Mile Road. The area is within Mission’s ETJ and the CCN is unclaimed. The developer is proposing to transport the wastewater to Alton’s system. This development has been reviewed by staff and is part of the master plan where average gallons and base rate has been calculated. Staff recommends approval. Motion to approve was made by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

4. **Discuss and consider request by Melden & Hunt, Inc. for preliminary approval of the proposed Westwood Villas Subdivision.**

Cristina Garcia, Planning Director stated the property is a 19.055 acre tract, more or less, being part or portion of Lot 381, John H. Shary Subdivision. This property is located approximately 2,000 ft. north of Mile 4 on the east side of Stewart Road. The owner is proposing 53 multi-unit residential lots. Staff recommends approval providing that the proposed north drainage right of way be relocated to the south area of the proposed subdivision. Jeff Underwood, City Manager stated that the relocation of drainage has been discussed with the developer and staff will ensure the relocation. Staff will make sure that what is needed will be done in order to protect the residents. If the developer must comply in order to move forward with the subdivision process. Motion to approve was made by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

VII. ADJOURNMENT:

Motion to adjourn meeting was made by Mayor Pro Tem Arturo Galvan Jr and second by Commissioner Ricardo Garza. Motion carried 5-0. Meeting was adjourned at 7:34 pm.

CITY OF ALTON


Salvador Vela, Mayor

ATTEST:

Baudelia Rojas

Baudelia Rojas, CPM, TRMC|CMC
City Secretary



Approved by Planning & Zoning Commission 08/10/2021