



**Members Present**

Mayor Salvador Vela  
Mayor Pro Tem Arturo Galvan Jr. (via Zoom)  
Commissioner Ricardo Garza  
Commissioner Emilio Cantu Jr.  
Commissioner Richard Arevalo

**City Staff Present**

Jeff Underwood  
Ricardo Gonzalez  
Baudelia Rojas  
Janie Flores  
Cristina Garcia  
Mauro Sandoval  
Samm Mercado  
John Salinas  
Rosie Tello

**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 Richard Arevalo 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 of August 24, 2021.

Motion to approve the minutes was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Richard Arevalo. Motion carried 5-0.

**VI. NEW BUSINESS**

**1. Discuss and consider approving a waterline access agreement for Jade Point Subdivision.**

Cristina Garcia, Planning Director, states that this was the standard agreement for other subdivisions and is for the installation of fire hydrants on Sharyland Water Supply waterlines and allows the City to maintain the lines. This agreement is required

in order for the development to proceed. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

**2. Discuss and consider approving request by Quintanilla Headley and Associates Inc, on behalf Red Rock Real Estate LLC – owner, preliminary plat approval for the proposed La Hacienda Subdivision.**

Cristina Garcia, Planning Director, stated that this development is a 17.11 acre tract of land, more or less, out of Lot 42-6, West Addition to Sharyland Subdivision. This property is about ¼ of a mile north of Main Avenue along North Alton Blvd. This is a 52 multi-family lot with 4 commercial lot subdivision. The developer is asking for a variance to allow a side setback of 5 ft vs. 6 ft, lot depth of 128 ft, 130 ft, and 132 ft vs. the required 140 ft and from the required right-of-way of 60 ft to 55 ft. Staff recommends approval. Motion to approve was moved by Mayor Pro Temp Arturo Galvan Jr. and seconded by Commissioner Garza. Motion carried 5-0.

**3. Discuss and consider approving request by Nain Engineering LLC, on behalf Jr. Columbus Construction Texas LLC – owner, preliminary plat approval for the proposed Alton Village Apartments Subdivision.**

Cristina Garcia, Planning Director, stated that this development is a 9.54 acre tract of land, more or less, out of the east 315.0 ft of Lot 37-3, West Addition to Sharyland Subdivision. This property is about ¼ of a mile west of South Trospers Road along 4 Mile Road. This is a 32 multi-family lot subdivision. The developer is asking for a variance from the lot depth of 121.5 ft vs. 140 ft. Staff recommends disapproval since it is not meeting the drainage requirements. Motion to disapprove was moved by Mayor Pro Tem Arturo Galvan Jr. seconded by Commissioner Richard Arevalo. Motion carried 5-0.

**4. Discuss and consider approving request by Hinojosa Engineering Inc, on behalf Sunterra Development LLC – owner, preliminary plat approval for the proposed Sunterra Subdivision.**

Cristina Garcia, Planning Director, stated that this development is a 10.03 acre tract of land, more or less, out of Lot 381, John H. Shary Subdivision. This property is located north of 4 Mile Road along South Stewart Blvd. This is a 30 multi-family lot subdivision. The developer is asking for a variance from the required right-of-way of 60 ft to 50 ft. Staff recommends approval. Jeff Underwood, City Manager, commented that this area was the location where the City met with the County Commissioner Raul Sesin and the development is part of the area where the City is asking for a channel to be built. The developer has agreed to the channel and so this is a key part in moving forward to bring relief to the whole area between Stewart Blvd and Glasscock Blvd, south of Mile 5. Staff recommends approval. Motion to approve was moved by Mayor Pro Temp Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

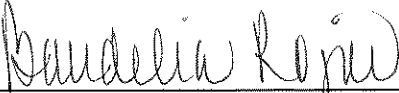
**VII. ADJOURNMENT**

Motion to adjourn meeting was made by Commissioner Ricardo Garza and seconded by Commissioner Richard Arevalo. Motion carried 5-0. Meeting was adjourned at 7:36pm.

**CITY OF ALTON**

  
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Salvador Vela, Mayor

**ATTEST:**

  
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Baudelia Rojas, CPM, TRMC|CMC  
City Secretary

