

**Planning & Zoning Commission
Regular Meeting 7:30 pm
September 28, 2021 Minutes**



Members Present

Mayor Salvador Vela
Mayor Pro Tem Arturo Galvan Jr.
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 Ricardo Garza led in the Pledge of Allegiance.

III. CERTIFICATION OF POSTING

IV. PUBLIC COMMENT

No public comments

V. APPROVAL OF MINUTES

Approve the minutes of the Planning & Zoning Commission meeting of September 14, 2021.

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

VI. NEW BUSINESS

- 1. Discuss and consider the request by Izaguirre Engineering Group LLC on behalf of Ramiro and Adriana Loya - owners, preliminary plat approval for the proposed Cavazos Subdivision.**

Cristina Garcia, Planning Director, stated that this development was a 2.87 acre tract of land, more or less, out of Lot 39-1, West Addition to Sharyland Subdivision. This is a two-lot single family residential lot, located south of West Main Ave. along Inspiration Blvd. The developer is requesting a variance to allow the installation of a septic tank on lot 2, lot 1 currently has a septic tank, and a variance to allow a zero side setback for lot 1 due to an existing structure and proposed location of a shared driveway. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Richard Arevalo. Motion carried 5-0.

2. Discuss and consider the approval of a Development Agreement between the City of Alton and Curl Family Legacy, LTD.

Jeff Underwood, City Manager, reminded the Commission about the previous preliminary approval of Mayberry Meadows and the need to install a lift station and with the City's participation have the lift station be oversized to be able to handle future developments and sewer service for residents on South Dallas St off of 4 Mile Line Rd. Bids have been received for the City's participation. Mr. Underwood stated that he would like to have the City Attorney develop an agreement between the City and the developer to detail the City's portion to be paid. The City would be reimbursed its portion as other developments come in. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

3. Discuss and consider the approval of a Development Agreement between the City of Alton and Hollywood Development and Construction.

Jeff Underwood, City Manager, stated that Hollywood Development is the developer for Imperio Heights located next to the Ashley Pediatrics on W. Main Ave. and with installation of their drainage control that will empty out into the City's Louisiana RDF it would be best to have the drainage lines be oversized as it goes to the east and into the RDF so as future tract of land in the area are developed they are able to tie into the oversized line and run drainage to the RDF. Mr. Underwood stated that he recommends that City participate in the cost to oversize. The city would be reimbursed as the surrounding tracts get developed. If approved the City Attorney would develop the agreement between the City and the developer. Motion to approve was moved 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 seconded by Commissioner Richard Arevalo. Motion carried 5-0. Meeting was adjourned at 7:35 pm.

CITY OF ALTON


Salvador Vela, Mayor

ATTEST:


Baudelia Rojas
Baudelia Rojas, CPM, TRMC|CMC
City Secretary



Approved by Planning & Zoning Commission 10/26/2021