

**Planning & Zoning Commission  
Regular Meeting 7:30 pm  
October 26, 2021 Minutes**

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**Members Present**

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

**Members Absent**

Commissioner Richard Arevalo

**City Staff Present**

Jeff Underwood  
Ricardo Gonzalez  
Baudelia Rojas  
Jonathan Flores  
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 Emilio Cantu Jr. 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 28, 2021.

Motion to approve the minutes was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 4-0.

**VI. NEW BUSINESS**

1. **Discuss and consider request by Dinora Flores, owner, to rezone 1521 West Saint Francis Avenue from “C-1” Neighborhood Commercial District to “MF-1” Multi-Family Low Density District.**

Cristina Garcia, Planning Director, stated that this property is Lot C2, Block C in Taurus Estates Subdivision #12 which is located approximately 200ft. west of South Los Ebanos Blvd along West Saint Francis Ave. The proposed subdivision does not interfere with the Future Comprehensive Plan. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Emilio Cantu Jr. Motion carried 4-0.

2. **Discuss and consider request by Rio Delta Engineering, representing Fortis Land Company, LLC., owner, for final plat approval of the proposed Alton Pointe V Subdivision.**

Cristina Garcia, Planning Director, stated that the proposed subdivision is a 10.0 acre tract of land, out of and forming part of Lot 39-A, West Addition to Sharyland Subdivision. This development is proposing 46 single family lots and is located approximately 2,300 ft south of West Main Ave along South Trosper Blvd. Infrastructure has been completed and released with an approval by the City Engineer. Staff recommends approval. Ivan Garcia with Rio Delta Engineering stated that drainage was complete and would not cause and issues. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 4-0

3. **Discuss and consider request by Rio Delta Engineering, representing Fortis Land Company, LLC., owner, for preliminary plat approval of the proposed Cedar Ridge Subdivision.**

Cristina Garcia, Planning Director, stated that this development is a 20 acre tract of land, more or less, out of Lot 39-3, West Addition to Sharyland Subdivision. The 96 single family lot subdivision is located on south Los Ebanos Blvd. on the east side across from Alton Memorial Jr. High School. Staff recommends approval of the preliminary plat. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 4-0.


**VII. ADJOURNMENT**

Motion to adjourn meeting was made by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Emilio Cantu Jr. Motion carried 4-0. Meeting adjourned at 7:34 pm.

CITY OF ALTON

  
Salvador Vela, Mayor

ATTEST:

  
Baudelia Rojas, CPM, TRMC|CMC  
City Secretary

