



CITY OF ALAMO

COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

REZONING APPLICATION REQUIREMENTS

1. A complete application must be filled out and must include a detailed reason for the rezone request.
2. Warranty deed or other legal document must accompany the application.
3. A two hundred and fifty dollar (\$250.00) non-refundable application fee must accompany the application.
4. **The Regular Planning and Zoning Commission Meeting will be held on the third Wednesday of every month and convene at 6:00 p.m.** The application must be submitted with all the required documentation at least thirty (30) days prior to the monthly meeting. Once a completed application is received, the Community Planning & Development Department must first notify by mail, all property owners within a 200' radius of the affected property. Secondly, the proposed zone change must be advertised fifteen (15) days prior to the Regular Planning and Zoning Meeting.
5. Should the P & Z Commission or twenty percent (20%) of the affected property owners residing within the 200' radius oppose the request, a 4/5th vote by the Board of Commissioners will be required to approve the rezone.
6. All applications must be presented to the City of Alamo Board of Commissioners for final consideration. The Board of Commissioners meets on the first and third Tuesday of every month and convenes at 7:00 p.m.
7. Only after the final reading of the zoning ordinance has been approved, the proposed activity may proceed.

If there any questions, please contact the Community Planning & Development Department at (956) 787-0006.



REZONE

THE INTENT OF ZONING

Zoning is defined as the definition of municipality into districts for the purpose of regulating the use of private land. A city's police power enables the municipality to regulate various land use for the benefit of the health, safety, morals and general welfare of the entire public. They have been designed to less congestion in the streets; secure safety from fire, panic, or other dangers; provide adequate light and air; prevent overcrowding of land; avoid undue concentration of population; facilitate adequate provision of transportation, water, sewer, schools, parks, and other public requirements. Zoning must be done in accordance with a comprehensive Master Plan. Such a plan will be a pattern for future development and prohibits the arbitrary and capricious control of land.

HOW AM I AFFECTED?

A city's unique character, just like Alamo's is preserved through the various arrangements of land uses permitted in an area. Incompatible land uses are placed together then the safety and character of Alamo will be placed in danger.

A STATEMENT OF ALAMO'S ZONING ORDINANCE

Alamo's Zoning Ordinance No. 729 consists of the descriptions of uses permitted in each district. It defines the different types of uses permitted in each zone. The Zoning Ordinance specifies height regulations, accessory building regulations, parking, loading regulations and area and density regulations.

WHAT IF A BUILDING OR SITE DOES NOT COMPLY WITH ITS ZONING?

If a building infringes upon the required building setback requirement, the granting of an exception must be considered by the Alamo Board of Adjustments and Appeals of Zoning (BAAZ). The applicant will have to present a case to the Board of Adjustments and receive a final decision on obtaining an exception to a zoning requirement. The BAAZ may also permit modifications to various building and lot requirements when necessitated. This may be due to the unusual size of shape of parcel of land. A BAAZ petition package is available at the Community Planning & Development Department.



COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

REZONING REQUEST APPLICATION

Date: _____

Owner of Property: _____

Physical Address: _____

Mailing Address: _____

Legal Description: Lot(s) _____, Block _____

Subdivision _____

Phone: Home _____ Other _____

Property Involved: _____

Copy of Warranty Deed

Have you applied for a Zone Change before? Yes _____ No _____

Same property? Yes _____ No _____

Zone change request from “ _____ ”to “ _____ ”

***(Statement for rezoning request required :)** _____

In understand that said zone change may or may not be approved by the Planning and Zoning Commission and the Alamo Board of Commissioners and that the application fee of \$250.00 is non-refundable even if the application is withdrawn. I also understand that all the required information must be completed before the application can be processed.

Signature of applicant

Date

FOR OFFICIAL USE ONLY

Received by: _____ Date: _____

Application fee (\$250.00)

Cash _____ Check No. _____ Money Order No. _____