

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, October 04, 2022 at 5:00 p.m., at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

Mayor Diana Martinez  
Pete Morales, Mayor Pro-Tem  
Okie Salinas, Commissioner  
J.R. Garza, Commissioner  
Pilar Garza, Commissioner

**COMMISSION ABSENT:**

**STAFF PRESENT:**

Robert L. Salinas, City Manager	Sergio Zavala, Planning Director
Alexandra Rangel, Assistant City Manager	Adela Perez, Purchasing Agent
Cris Palacios, City Attorney	Alex Oyoque, Museum Director
Richard Ozuna, Police Chief	Ronnie Cruz, City Engineer
Roy Contreras, Fire Chief	Julio Villareal, Public Works Director
Rafael Tapia, AEDC Director	Yvette Mendoza, Finance Director
Lori Solis, Library Director	Melissa Leal, Water Billing Supervisor
Michael Torres, IT Director	

**1. CALL MEETING TO ORDER**

*Mayor Diana Martinez called the Special meeting held on Tuesday October 4, 2022 to order at 5:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Pastor Tuttle led the Invocation.*

**C. Presentations and Announcements**

*Fire Chief Roy Contreras announced Alamo Fire Prevention Event for Thursday, October 13<sup>th</sup> from 6-8PM at Peter Piper Pizza.*

**PUBLIC HEARING**

**Public Hearing on proposed rezoning of all of Lot 7, in the NE corner of Block 32, Alamo Country Townsite FROM Light Commercial District (C-1) TO Commercial District (C); Applicant is Alexander & Liza Campbell**

*Planning Director Sergio Zavala stated the applicants' site has an auto service (grandfathered) residentially used & vacant lots to the north & south. Residentially used lots to the east and west. The homes in this area have existed as such for many decades. The Future Land Use Map's designation is General Commercial; which is within the acceptable zoning parameters of the requested 'C' zone. Acacia is definitely a collector street with a street pavement width of (approx.) 70' B-B; it is not a minor residential street. As one travels Acacia between Alamo and Tower, one can see the mixture of uses (restaurants, bar & grill, structures of worship, upholstery use, etc.). In assessing the rezoning, it appears that the 'C' zoning is a feasible request in that it fronts a very wide collector street that provides access to many other 'C' types uses, too. The requests are also consistent to the FLUM's designation of GC; and would appear that any future business use would be aesthetically more pleasing than the current auto service site (via pie). Staff's Recommendation: Approval.*

*Alberto Cazares stated this will help out the people*

**D. Consideration and Action on Ordinance to rezone all of Lot 7, in the NE corner of Block 32, Alamo Country Townsite FROM Light Commercial District (C-1) TO Commercial District (C); Applicant is Alexander & Liza Campbell**

*Commissioner Okie Salinas motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.*

**PUBLIC HEARING**

**Public Hearing on proposed Renewal of a Conditional Use Permit on Lettered Lots (Alamo) ANN IRR TR E. 835.09' of the N. 196.35' ADJ to Railroad Lot G, 3.38 AC NET;**

**being 103 N. Tower Road, Alamo, TX; for the Sale of Alcoholic Beverages for on-site consumption; Zoning is Commercial District (C); Applicant is Roel Landa**

*Planning Director Sergio Zavala stated the 3 acre site is at the SW corner of Tower Road and Railroad Avenue. It is an irregular-shaped tract, and has driveway access from Tower Road, and throughout its frontage to Railroad Avenue. We note that there are 65 paved parking spaces that are mostly available, i.e., the warehouse to the SW (La Bodega) has 5 occupants but they close at 5 pm; thus, the 4 spaces can then be used by the restaurant's staff. Driveway access is from Tower (1-way entry), and wrapping around the structure and exiting northward to Railroad Avenue. The original days/hrs. of operation were from noon to midnight, every day; the AMENDED days/hrs. are from Wednesday to Sunday from 6pm to midnight. The structure's eastern most side was remodeled into a restaurant setting, with outdoor tables, benches, and games. Via a separately approved CUP (to be seen at your next PZ meeting), there is also a mobile food court on the premises with 6 vendors being mostly available. The pre-existing trees were preserved with walkways paved around them which induce a pleasant experience, too. The applicant's desire was to establish a family-oriented atmosphere where beer & wine with meals are offered for on-site consumption. This was Staff's comments last year: "The concern of noise emanating onto the residences to the north is an obvious one. The commitment from the applicant is that the noise volume will be maintained at a reasonable level. This behooves his business because IF there are numerous and consistent noise complaints, this will only jeopardize his CUP investment from possibly being sanctioned/fined or having the CUP terminated. If needed for special events, there should be uniformed security personnel engaged, too." In staff's final analysis, the renewal request seems satisfactory since they appear to be substantially sensitive to the neighborhood (4 conduct calls in over 300+ days). With this expressed, Staff recommends APPROVAL BUT subject to the following measures:*

1. *Abide by the City's Noise Ordinance; be noise-vigilant esp. during special events.*
2. *The LANDSCAPING SHRUBS along Tower must be strengthened in compliance.*
3. *Continue to comply with prevailing TABC licensing throughout its operation.*
4. *Have the appropriate staff secure the required food-handler's health certificates.*
5. *Continue to comply with Alamo's 2021's conditions of approval, inclusive of having security during after 10pm evening hours (NOTE: off-duty officers are hired to provide security).*

*No citizen participation*

**E. Consideration and Action on Ordinance to Renew a Conditional Use Permit on Lettered Lots (Alamo) ANN IRR TR E. 835.09' of the N. 196.35' ADJ to Railroad Lot G, 3.38 AC NET; being 103 N. Tower Road, Alamo, TX; for the Sale of Alcoholic Beverages for on-site consumption; Zoning is Commercial District (C); Applicant is Roel Landa**

*Commissioner Okie Salinas motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.*

#### **PUBLIC HEARING**

**Public Hearing on a proposed Renewal of a Conditional Use Permit on Lots 1-4, Stensbo Subdivision; being 1103 W. Citrus Avenue, Alamo, TX; for a Mobile Food Vendor Court; Zoning is Commercial District (C); Applicant is Alberto Garcia Cazares**

*No citizen participation*

**F. Consideration and Action on Ordinance to Renew a Conditional Use Permit on Lots 1-4, Stensbo Subdivision; being 1101 W. Citrus Avenue, Alamo, TX; for a Mobile Food Vendor Court; Zoning is Commercial District (C); Applicant is Alberto Garcia Cazares**

*Planning Director Sergio Zavala stated the site is at the SW corner of Alamo Road/Citrus Street. The overall area is 110' x 100' or 11,000 square feet. The food court site has paved/striped parking, a site-built restroom, various food vendors with roof structures (for communal dining; each vendor secures their own business license, too); and has a buffered fence to the perimeter west. Landscaping and sidewalk improvements have also been provided. Each food vendor secures their own garbage receptacle with instructions that once Republic services it, that the*



container is to be moved off the street. The Mobile Food Court mandates that the vending trailers be on a paved surface. The Code requires uniformed security on the site to monitor compliance to applicable codes, e.g., Noise Code, no parking on the north residential side of Citrus, respectful conduct, etc. Regarding PD's service call record, there was one 'theft' service call on 11/19/21. In Planning's overall assessment, the mobile food court appears to fit in very well, and has been a well-patronized business. With no calls regarding noise or parking complaints, staff recommends Approval. Staff's Recommendation in Planning's overall assessment, the mobile food court appears to fit in very well, and has been a well-patronized business. With no calls regarding noise or parking complaints, staff recommends that the CUP be renewed subject to:

1. On hours after 10 pm, uniformed security officer must be present to monitor compliance to city codes, especially the 'noise' code, not having patrons park on the north/residential side, etc.
2. Continue to comply with all applicable terms of the Mobile Food Court Ordinance.

Commissioner Okie Salinas motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

## **PUBLIC HEARING**

**Public Hearing on a proposed Conditional User Permit on Lot 4 & the S. 50' of Lots 1, 2 & 3; and the N. 100' of Lot 2, and the N. 100' of Lot 3, Block 3, Alamo Original Townsite; being 416 North Alamo Road, Alamo, TX; to establish a mobile food vendor Court; Zoning is Commercial District (C); Applicant is Alberto Cazares/Zares, LLC.**

Planning Director Sergio Zavala stated the irregular project site with 11,500 sq. ft., where Lot 4 was recently approved for a 'Commercial' rezoning, is approximately 150' east of Alamo Road along the south side of Duranta, i.e., it is directly south of Walgreens; and is north of the Subway Restaurant. The site plan shows driveway access from Duranta, and its only means of exiting is onto Alamo Road. This Alamo exit is between the alley's exit point {to the south}, and the exiting driveway of the convenience store {to the north}. In other words, there will be 3 back-to-back-to-back exit driveways onto Alamo Road. Management of driveways onto a State Road is overseen by TXDoT. The site plan shows 6 food vendors along the perimeter SE and south; all having access onto a 45-degree angle parking plan for 26 parking spaces. However, in viewing handicapped parking spaces 6 & 7, these will be merged together since they do not have a striped exiting area; and handicap space #26 & 27 have to be eliminated as parking spaces since its length conflicts with the drive-thru lane; also, in space #1, the enclosed dumpster's location will delete this space. No dimensions were provided. So, with 22 parking spaces, this would equate to 3.6 spaces/vendor which is acceptable (NOTE: Code reflects 3/vendor).

1. Days/Hrs are every day from Noon to Midnight; any tenure after 10pm requires uniformed security to be present.
2. Parking spaces are based on 9' x 18'; the 1-way lane is 16' wide but widens to 20' at its curvature (Note: Sec. 10-3-6 (F)(c) requires min. of 15' lane); total# of parking spaces is 22; for 6 vendors x 3 spaces/vendor = min. 18 required; thus, has 4 spaces above min. 18.
3. The spiked tree is not on a parking space; it is in the green area.
4. Duranta's frontage is all paved with asphalt; this will be used as a hard surface walkway area.
5. Each vendor will have 1 communal dining table.
6. Any shade covering can be allowed but building permits are required to be secured prior to construction.
7. 2 shade trees w/shrubbery are required along Alamo Road and Duranta.
8. The enclosed trash dumpster's location will be next to and a part of parking space #1's area.
9. There is an existing restroom structure; it will be remodeled
10. A wood fence buffer is partially erected along the perimeter east but needs completion. A fence permit has been issued already.
11. Any internal security lighting needs to be downcast away from adjoining residences ... unknown if any internal lighting will be proposed or not.

12. *A grading plan will need to be provided to see how the runoff will be diverted to the small pond area next to Alamo Road.*

*If conditionally awarded, the CUP will have to comply with Alamo's prevailing Mobile Food Court regulations; including, but not limited to, each vendor to secure their own business license, food handlers' permits, no strobe lights or loud music, comply with all requirements from the Fire Marshal and the Building Inspector, etc.*

*Staff Recommendation: Approval subject to:*

1. *1 year approval; non-transferable; subject to renewal; comply w/prevaling food court policies, inclusive of uniformed security after 10pm.*
2. *Meet landscape code.*
3. *Secure food handler's certificates along with drivers' license to confirm compliance to Sec. 3-17-2 (F)(4)(b), i.e., background check.*
4. *Buffer/enclose dumpster container (after conferring w/Republic on approach).*
5. *Secure permits to remodel restroom to code; secure permit for shade covers over communal tables; secure permits for parking lot with storm runoff plan; & meet Fire Marshal's regulations, too.*

*No citizen participation*

**G. Consideration and Action on Ordinance for a Conditional Use Permit on Lot 4 & the S. 50' of Lots 1, 2 & 3; and the N. 100' of Lot 2, and the N. 100' of Lot 3, Block 3, Alamo Original Townsite; being 416 North Alamo Road, Alamo, TX; to establish a mobile food vendor Court; Zoning is Commercial District (C ); Applicant is Alberto Cazares/Zares, LLC**

*Commissioner Okie Salinas motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.*

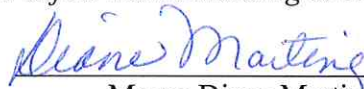
**CITIZEN PARTICIPATION:** Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.


*Alberto Cazares stated his concern with the lack of PD Patrol Officers*

## **I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor Diana Martinez adjourned the meeting at 6:21PM*

  
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Mayor Diana Martinez

**ATTEST:**  
  
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Alexandra Rangel, City Secretary

