

**Planning and Zoning Commission Meeting  
Wednesday, October 18, 2023 @ 6:00 pm  
Alamo Municipal Building  
420 North Tower Road, Alamo, Texas**

## **Agenda**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Invocation**
- 4. Discussion and Action on Minutes for Regular Meeting of September 20, 2023.**
- 5. Conditional Use Permit**

**To have a Mobile Food Vending Structure  
on commercially zoned property  
S. 73.34' –N. 439.98' –W. 594, Lot 9, Block 40  
Alamo Land & Sugar Company's Subdivision  
934 N. Cesar Chavez  
C-Commercial District  
Applicant: Aide Del Rosario Encinia De Leon**
- 6. Single Lot Variance:**

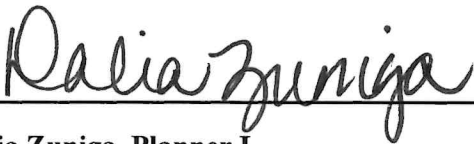
**1.09 Acre Tract of Land out of the West Half  
of Lot 15, Block 38, Alamo Land & Sugar Co's Subd.  
R-1 Single-family Dwelling Residential District  
Applicant: Vanguard Academy, Inc.  
(Agents: Schulman, Lopez, Hoffer & Adelstein, LLP)**
- 7. Final Plat Approval**

**Cantera Hermosa #3 Subdivision  
34.371 Acres of Lot 9, Block 46,  
Alamo Land & Sugar Company's Subd.  
ETJ  
Developer: Cuatro Tierras, L.P.  
Engineer: Melden & Hunt**
- 8. Discussion and Possible Action on an Ordinance to Amend Title 10 'Zoning Regulations', Chapter 2 'Rules and Definitions' to include definitions for 'Townhouse', Condominium' and 'Townhouse Condominium'; Simplifying the name of Chapter 6 from Duplex, Multi-family, Townhouse and Apartment District' to 'Multi-family and Townhouse District'; and establishing regulations for townhouse uses.**

9. Discussion and Possible Action on an Ordinance to Amend Title 10 'Zoning Regulations', Chapter 9 'Commercial District' to add/amend certain permitted and conditional uses; and enhancing its building setback provisions.
10. Discussion and Possible Action to Amend Title 11 'Subdivision Regulations', Chapter 3 'Design Standards and Required Land Improvements', Section 11-3-15 'Parks and Other Public Use' by adding a new provision to require Park Fees during the permit process for Non-residentially zoned platted properties where park fees were not received due to the expectation that said properties were to be used for commercial purposes.

11. Adjournment

I, the undersigned authority, do hereby certify that the above Planning & Zoning Commission regular meeting agenda is a true and correct copy which was posted on the bulletin board in the Alamo Municipal Building, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on the 13<sup>th</sup> of October, 2023 at 4:30 p.m., and will remain so posted continuously for at least 72 hours preceding the schedule time of said meeting in accordance with Chapter 551 of the Texas Government Code.



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Dalia Zuniga, Planner I