

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, March 3rd, 2026 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor J.R. Garza
Arturo "AJ" Garcia Mayor Pro-Tem
Okie Salinas, Commissioner (via Zoom)
Pete Morales, Commissioner
Roel Leon Moreno Jr, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Alexandra Rangel, Asst. City Manager
Saul Solis, Police Chief
RC Flores, Fire Chief
Sergio Zavala, Planning Director
Adela Perez, Purchasing Agent
Ronnie Cruz, City Engineer
Michael Torres, IT Director
Sandra Chavez, Parks & Rec Dir.

Cris Palacios, City Attorney
Ana Garza, City Secretary
Ruth Chapa, HR Director
Isauro Trevino, AEDC Consultant
Jose Tamez, Library Director
Alex Oyoque, Museum Director
Lya Yllades, Communications Director
Julio Villarreal Jr. Public Works Dir.
Antonio Carrillo Asst. Public Works Dir.

1. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, March 3rd, 2026 to order at 6:00 p.m. at the City of Alamo Municipal Building. City Manager Robert L. Salinas led the Pledge of Allegiance and Pastor Tuttle led the Invocation.

Presentation and Announcements

- *City Manager Robert L. Salinas invited the community to volunteer at our Annual Watermelon Festival on May 9th, 2026. He also invited all the business to sponsor this wonderful event.*
- *Commissioner Pete Morales invited the public to join us at the Texas Independence Alamode Parade on March 7th, 2026 starting at HEB and concluding at the Alamo Central Park. The Parade starts at 11 a.m.*
- *Mayor Pro-Tem AJ Garcia reminded everyone that tonight is the last day to vote at the Primary Elections.*
- *Mayor J.R. Garza invited everyone to the Alaniz-Villagomez All Inclusive Park & National Fitness Campaign Fitness Court Ribbon Cutting on Friday, March 13 at 10 a.m. at 423 N. Tower Rd, Alamo TX 78516.*
- *City Manager Robert L. Salinas invited the Alaniz-Villagomez Family to join the Ribbon Cutting.*
- *Commissioner Pete Morales congratulated all the women for Woman's International Day and thanked them for all their hard work and dedication*
- *Commissioner Roel Leon Moreno Jr. stated that there is nothing men wouldn't do without the women. He congratulated his mom, wife, City of Alamo women employees and everyone around the world.*
- *City Manager Robert L. Salinas stated that the following Proclamation is an item within the agenda that is to proclaiming April as Fair Housing Month. The reason we are having this proclamation is because it is part of the GLO grant that was received through the DRRP which is a two-million-dollar grant.*
- *Mayor J.R. Garza read the proclamation.*
- *Commissioner Pete Morales congratulated the PSJA Memorial Athletes for their hard work and dedication and wished them all the best. He also stated that the deadline for the baseball and softball registration is March 5th, 2026 and that they are looking for volunteer coaches.*
- *Commissioner Roel Leon Moreno Jr. stated that he will volunteer.*

- *AEDC Consultant Isauro Treviño congratulated the Mayor and the City Commissioners. Last week they got really great news from the Texas Water Development Board. A 9.2-million-dollar grant loan was submitted. The maximum loan forgiveness was 70 % and it was granted. So, what this means is that out of the 9.2-million-dollar loan, the city will only be responsible of the 2.8.*
- *Mayor J.R. Garza stated that this would basically give the City of Alamo a new water plant.*

2. CONSENT AGENDA

All consent agenda items are considered routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Commission May Take Various Actions; Included But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Commission May Elect To Go Into Executive Session Item At Any Time During The Meeting When Authorized By The Provision Of The Open Meetings Act.

1. Discussion and Possible Action to City-initiate Rezoning Process to the North one-half of the South one-half of Lot 3, Block 41, Alamo Land & Sugar Company's Subdivision from R-2 Multifamily Residential District to R-1 Single-dwelling Residential District
2. Discussion and Possible Action on a Variance to Subdivision Code Section 11-2-1 (B) 'General Requirements', as requested by Servando Vela regarding the South 90' of Lot 5, Block 12, Alamo Original Townsite being 825 E. Citrus (Rear)
3. Discussion Possible Action on a Request by Omar Barrera, Jr., to have a concrete trash containment 'structure' over the 10' public utility easement of Lot 12, Alamo Commercial Park being 901 SH 495, Alamo, Texas
4. Consideration and Action to Approve a Resolution for a Temporary Street Closure on April 11th, 2026 for the 3rd Annual Autism, 5K Run/Walk, "Run the Spectrum – All Abilities 5K".

Mayor Pro-Tem AJ Garcia motioned to approve items 1 through 4, Commissioner Pete Morales seconded. Motion carried.

REGULAR AGENDA

- D. Consideration and Action to Approve Alaniz Park Parking Lot Change Order #1 (new grass/sprinkler system for entire park)

AEDC Consultant Isauro Treviño stated that for the next items they are all change orders for the Alaniz-Villagomez Park which they exercise that option. They do have contractors on site and so they require additional services that are needed at the park. The first item that was mentioned is adding grass/sprinkler system for the entire park.

Commissioner Pete Morales motioned to approve, Commissioner Roel Leon Moreno Jr. seconded.

- E. Consideration and Action to Approve Alaniz Park Lighting Improvements Change Order (upgrade baseball fields lights)

AEDC Consultant Isauro Treviño stated that as you know the park has all LED lights and one thing that he oversaw was upgrading the base ball fields. All new wiring will be changed as well as the lights.

Commissioner Roel Leon Moreno Jr. asked if the light were going to be solar lights?

AEDC consultant Isauro Treviño responded no.

Commissioner Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded.

F. Consideration and Action to Approve Alaniz Park All-Inclusive Playground Change Order #2 (extension of walking trail)

AEDC Consultant Isauro Treviño stated that the original design was half a moon which would make the pedestrian return once they reach that point. So, they decided to extend the walking trail so that the pedestrians could continue their walk.

Commissioner Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded.

G. Consideration and Action to Approve Alaniz WIFI Project Change Order #1 (hardware/internet provider services)

AEDC Consultant Isauro Treviño stated that the internet provider will be Spectrum and additional funds are required.

Commissioner Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded.

H. Consideration and Action to Approve Emergency Repair at Alaniz Park on water line replacement and relocation on 6th street (parking lot/tennis court area)

AEDC Consultant Isauro Treviño stated that as work was being done, they encounter clay lines and lines that were never part of the survey. They contacted Public Works Director Julio Villarreal Jr. to verify the what was needed and an emergency PO was needed for the repair.

Commissioner Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded.

I. Consideration and Action to Approve Purchase of Real Estate Property for Relocation of New Lift Station

AEDC Consultant Isauro Treviño stated that this item was taken to Executive Session and negotiation for the price was being worked on. The negotiation price was accepted by the seller and now they need approval from City Commission to proceed.

Commissioner Pete Morales motioned to Approve, Mayor Pro-Tem AJ Garcia seconded. Motion carried.

TABLED-PUBLIC HEARING -Discussion and Possible Action to Approve CSRS' draft of the City of Alamo's Comprehensive Plan 2026

Commissioner Roel Leon Moreno Jr. motion to untabled, Commissioner Pete Morales seconded.

Planning Director Sergio Zavala stated that a Public Hearing was held on February 3rd. At this time, a 2nd Public Hearing will be held and then 'Closed' after receiving public commentary. Thereafter, the Commission may consider acting on the 2026 Comprehensive Plan. Section 211.004 (a) of Texas' Local Government Code states: "Zoning regulations must be adopted in accordance with a comprehensive plan and ... ". The Comp Plan, when adopted, will reconcile Alamo's Zoning Regulations, as they have been and will be (w/the updates), to TX State Codes. CSRS researched our ordinances, met with the EDC, met with schools, held public meetings, gathered public input (both in-person and via on-line commentary), and ultimately drafted the Comp Plan. The Comp Plan 2026 has (red-lined) evolved to its vital status of being professionally composed, accurate, and expresses the purposes, hurdles, and goals that mandate internal monitoring. The Table of Contents provides the studied development components cited below:

Section 1...Intro to the Plan

Section 2 ... Community Approved Goals/Objectives

Section 3 ... Housing & Neighborhoods

1

1

1

Section 4 ... Parks, Open Space & Green Infrastructure

Section 5 ... Economic Development & Workforce

Section 6 ... Mobility & Infrastructure

Section 7 ... Downtown & Cultural Identity

Section 8 ... Resilience & Environmental Sustainability

Section 9 ... Land Use & Hazard Resilient Growth

Planning's Recommendation: Approval.

P&Z Mtn. 1/21/26: Unanimous recommended to APPROVE the Comp Plan 2026.

CSRS Representative Donald Brinkman stated that in the first meeting when this item was proposed, Commissioner Okie Salinas asked if this Comprehensive Plan was adopted, will the City be able to get grant money. Tonight after officially adopting this plan, the City of Alamo can qualify for the Texas Department of Agriculture Downtown Revitalization grant were you have to show a Downtown Comp Plan in order to qualify. So it is a full circle of hardwork completed. Part of the grant has funds within the GLO grant for implementation and so they will be able to write down that grant as part of that implementation.

Further comments and concerns were addressed by City Commission.

- J. Discussion and Possible Action to Approve CSRS' draft of the City of Alamo's Comprehensive Plan 2026.

Mayor Pro-Tem AJ Garcia motioned to approve, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

TABLED-PUBLIC HEARING – Discussion and Possible Action on an Ordinance providing comprehensive Zoning Code updates to Title 10 ‘Zoning Regulations’

Commissioner Roel Leon Moreno Jr. motion to untabled, Commissioner Pete Morales seconded.

Planning Director Sergio Zavala stated that a public hearing was held on February 3rd, and a 2nd Public Hearing will be held and then ‘closed’ after receiving public input. Thereafter, the Commission may consider acting on the comprehensive zoning update ordinance. Consulting firm CSRS was engaged by the Board of Commissioners to prepare its first Comprehensive Plan; and in their scope of services, CSRS also reviewed our zoning regulations. Environmental resilience measures were incorporated into the Zoning Regs to be compliant with GLO funding parameters. Most of the document reflects our current Zoning Code; but the following are NEW provisions:

- *The Civic and Institutional District (CID)*
- *The Planned Unit Development (PUD) District*
- *The Downtown (DT) District*
- *Land Use Tables depicting zoning districts with uses that are permitted, conditional, etc.*
- *A chapter on 'Flood Hazard Reduction Standards' (see the last chapter in the doc)*

The CID regulations reflect governmental or institutional (schools) uses. The PUD district was included at this time to prepare for any such development where a subdivider has vast acreage to develop (in phases) pursuant to a certain unique vision that is attractive but may not be entirely correlative to the City's zoning districts -an approved PUD sets those development standards. The DT district may be a very specific area that would allow the area designated as 'Downtown' to develop with a relaxed but reasonable latitude of development/redevelopment to result in a cozy pedestrian-friendly district.

- K. Discussion and Possible Action on an Ordinance providing comprehensive Zoning Code updates to Title 10 ‘Zoning Regulations’.



Mayor Pro-Tem AJ Garcia motioned to approve, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

Public Hearing - Discussion and Possible Action on an Ordinance to Rezone 2.229 Acres out of Lot 15, Block 42, Alamo Land and Sugar Company's Subdivision; from Single-dwelling Residential (R-1) to Townhouse District (R-1T); Applicant is Ammo Construction, LLC

Planning Director Sergio Zavala stated that the subject site is $\frac{3}{4}$ of a mile east of Tower Rd; along the north side of Nebraska.

Area Zoning	Area Land Uses
North – No zoning – county area	North – A County Club storage yard
East – R-1	East – vacant acreage; newly annexed
West – (drainage ditch)	West – drain ditch; then senior res
South – No zoning – county area	South – SF home in county jurisdiction

Future Land Use Map (FLUM) designation: Low Density (LD) Residential. (Planning notes that the FLUM will need to be re-examined since we are at the 5-year juncture after its initial approval.) Townhomes are typically considered a Moderate Density (MD) Residential land use. Townhomes are built in a series of attached homes having the appearance of 'apartments'; however, each home and the 'Lot' it sits on is individually owned and maintained. In the past, Townhomes would typically attract retirees (low maintenance), empty nesters, or professionals that have less time to maintain yards. In taking a birds'-eye view, the following are Planning's comments:

- The drainage ditch is a perpetual 'buffer' between any townhomes & ACC's senior residents;
- Any (R-1T) development will be wood fence buffered due to the drain ditch; not visible to ACC;
- The R-1 T development will have no effect to the ACC's storage yard;
- From S to N, we'll see the EXPWY; then a MD (R-1T) use; then stair-step to LD (R1). Classic FLUM

Staff Recommendation: Approval. P&Z commission Meeting Feb 18, 2026: Approved.

Melden & Hunt Representative Pablo Garza gave a brief explanation of the reason for this proposed rezoning.

Further comments and concerns were addressed by the City Commission.

- L. Discussion and Possible Action on an Ordinance to Rezone 2.229 Acres out of Lot 15, Block 42, Alamo Land and Sugar Company's Subdivision; from Single-dwelling Residential (R-1) to Townhouse District (R-1T); Applicant is Ammo Construction, LLC

Commissioner Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded. Motion carried.

Public Hearing - Consideration and Action on an Ordinance to Renew a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption at SANDRA'S BAR; Outlot "F", Alamo Original Townsite; being at 111 N. 7th St., Unit "G", Alamo, TX; Commercial (C) Zone; Applicant is Sandra Alcantar

Planning Director Sergio Zavala stated that this public hearing is to assess the desired RENEWAL of a CUP that was originally approved in 2015 - it's been conditionally renewed since then. The site is at 111 N. 7th Street. Sandra's Bar venue is in a 3100 sq. ft. commercial building. There is more than the min. 20 parking spaces required; parking in the past has not been reported to be an issue.

- *This 2026/27 filed application still reflects the weekly hours of operation to be from 6 pm to 2 am - Wednesday thru Sunday.*
- *The operation has 6 employees and 1 security guard.*

Regarding calls to the Police Department, Planning was provided data that is shown below in reference to the more serious in nature (as opposed to a call for 'information' for example):

<i>Jan 18, 20225 @ 2:36 pm</i>	<i>Theft</i>
<i>April 5, 2026 @ 10:55 pm</i>	<i>Shooting</i>
<i>July 7, 2025@ 10:12 am</i>	<i>Accident</i>
<i>Oct 6, 2025 @ 2:56 p.m.</i>	<i>Theft</i>

(NOTE: There were some other calls but seem less intrusive, i.e., information, follow-up, etc.) Section 10-13-8(2)(a) of the Zoning Code relates to the 300' separation that such nightclub type venues need to be from residential areas. The Board of Commissioners had specifically awarded a variance to the 300' distance Code in their previous action. Any approval of the CUP's renewal will include renewing approval to the variance to the 300' code. The factors Planning considered in its examination include the following:

- *The CUP has consistently been approved by the City Commissioners; however, the City may annually review how it's been operated by viewing the# & type of police calls, etc.*
- *There were several calls made in 2025; and one in particular that is concerning, i.e., a "Shooting" in April 2025. In conferring with applicant Sandra Alcantar, she said that the shooting was outside in the parking lot & not related to her bar, i.e., a married man lured his girlfriend from the bar and shot her - she didn't want to continue their 'relationship'.*
- *The# of residents within the 300' range is 41.*
- *Planning is not aware of any disruptive issues to nearby business owners due to this CUP's operation.*

The CUP public hearing renewal process is a reminder to the applicant that Alamo will continue to monitor it; thus, it's best for them to operate in a manner that's sensitive & safe to their neighbors & patrons. Recommendation Planning's Recommendation: Reserved pending PD input as of this writing. Planning's Alternate Recommendation if no PD input by the time of the meeting:

- 1) SIX MONTHS - apply for renewal after 6-months;*
- 2) Comply with City's Noise Ordinance;*
- 3) renew approval of variance to the 300' interval Code; and,*
- 4) maintain all conditions previously imposed, including uniformed security to be present*

P&Z Commission meeting of 02/18/2026. X - Approval subject to Staff's recommendations, but the tenure to be one year which the applicant may then apply for renewal.

Sandra's Bar Owner Sandra Alcantar stated that she was aware of the shooting that took place at the establishment. However, she explained that she had recently undergone surgery at the tiome of the incient and , unfortuneatly, there was nothing she could have done to prevent it.

M. Consideration and Action on an Ordinance to Renew a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption at SANDRA'S BAR; Outlot "F", Alamo Original Townsite; being at 111 N. 7th St., Unit "G", Alamo, TX; Commercial (C) Zone; Applicant is Sandra Alcantar.

Commissioner Roel Leon Moreno Jr. motioned to approve subject to the recommendation from the Planning and Zoning Board for 1 year CUP, Mayor Pro-Tem AJ Garcia seconded. Motion carried.

N. Discuss, consider, and adopt a resolution to designate authorized signatories for the 2024 Texas CDBG program, grant agreement number 25-144-002-F194.

City Manager Robert L. Salinas stated that this is the grant proposal from the General Land Office for the DRRP. It's a 2-million-dollar grant with \$200,000.00 in matching funds. This will be for the Duranta Drainage Project Phase III. Phase I was on 13th Street which was done using ARPA funding, and Phase II is currently being done by Lucaña on Alamo Road, Duranta Ave and Frontage. So, this is another way of the City of Alamo trying to help that area of Duranta Ave and Alamo Road trying to get the water out of that area. This is a GLO grant for that project and the next two items are also part of this grant.

Further comments and concerns were addressed by City Commission.

Mayor Pro-Tem AJ Garcia motioned to approve, Commissioner Pete Morales seconded. Motion carried.

O. Discuss, consider and approve a resolution adopting required CDBG Civil Rights policies

City Manager Robert L. Salinas stated that this is part of the requirements from the GLO.

Mayor Pro-Tem AJ Garcia motioned to approve, Commissioner Pete Morales seconded. Motion carried.

P. Proclaim April as Fair Housing Month: *This proclamation will help to fulfill Fair Housing activity obligations as required by the grant.*

Commissioner Roel Leon Moreno Jr. motioned to approve, Mayor Pro-Tem AJ Garcia seconded. Motion carried.

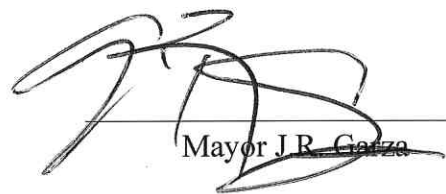
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

- *No citizen participation.*

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 6:41 p.m.


Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary

