

**CITY OF ALPINE  
PLANNING & ZONING COMMISSION MEETING  
MONDAY, OCTOBER 23, 2023 - 5:30 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF ALPINE, TEXAS, WILL HOLD A MEETING AT **5:30 P.M. ON MONDAY, OCTOBER 23, 2023, AT CITY COUNCIL CHAMBERS LOCATED AT 803 WEST HOLLAND AVENUE AND VIA ZOOM** FOR THE PURPOSE OF CONSIDERING THE ATTACHED AGENDA. THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETINGS ACT. ACTION ITEMS APPROVED AT THIS MEETING WILL BE CONSIDERED BY THE CITY COUNCIL FOR FINAL ACTION.

**REGULAR MEETING AGENDA – 5:30 P.M.**

**1. Call to Order.**

**2. Public Comments.**

**3. Public Hearings –**

- a) Public Hearing to obtain citizen views and comments regarding Rezoning Application 2023-10-01, a rezoning application to allow the applicant, Terra Vaughn, to establish a beauty salon at the subject property. The property in question is located at 401 W. Sul Ross and is legally described as the East 18.89 feet of Lots 8, 9, 10, all of Lots 1, 2, and 3, and that portion of the platted alley lying between said lots, all out of Block 28, Original Townsite of Alpine, envelope 184, plat records of Brewster County, Texas. The property ID of the subject property is 35650. The record property owners are Thomas Robinson and Karen Chapman. The current zoning of the property is R-2 Two-Family District. the zoning classification if the rezoning is approved will be C-2 Business District.

**4. Approval of minutes of previous Board Meeting –**

- a) August 28, 2023 Regular Meeting Minutes. (A. Branch, Chair)

**5. Discussion Items –**

- a) Reminder regarding attendance at the November 27, 2023 regular meeting to consider two pending replat applications. (G. Calderon, City Secretary)
- b) Make necessary updates on M-1 Property Zoning to protect the safety and welfare of our citizens. (A. Branch, Chair)
- c) Evaluate the example of the M-1, Limited Industrial zoning ordinance and make changes accordingly. (A. Branch, Chair)
- d) Update the Code of Ordinances, Article IV – Coin Operated Machine Establishments. (A. Branch, Chair)

**6. Action Items –**

- a) Approve Rezoning Application 2023-10-01, a rezoning application to allow the applicant, Terra Vaughn, to establish a beauty salon at the subject property. The property in question is located at 401 W. Sul Ross and is legally described as the East 18.89 feet of Lots 8, 9, 10, all of Lots 1, 2, and 3, and that portion of the platted alley lying between said lots, all out of Block 28, Original Townsite of Alpine, envelope 184, plat records of Brewster County, Texas. The property ID of

the subject property is 35650. The record property owners are Thomas Robinson and Karen Chapman. The current zoning of the property is R-2 Two-Family District. the zoning classification if the rezoning is approved will be C-2 Business District. (A. Devaney, Director of Building Services)

- b) Appoint a member of the Commission to provide a report to the City Council at the November 7, 2023, City Council meeting regarding the Commission's recommendation to approve/deny Rezoning Application 2023-10-01. (G. Calderon, City Secretary)

**7. Board Member Comments.**

**8. Adjourn.**

---

**WORKSHOP AGENDA –**  
**IMMEDIATELY FOLLOWING CONCLUSION OF THE REGULAR MEETING**

**1. Call to Order.**

**2. Public Comments.**

**3. Workshop proposed changes to Chapter 74 – Signs to the Alpine Code of Ordinances:**

- a) Discussion about updating our sign ordinance.
- b) Commissioner Laxton Presentation and or notes on Monument Signs vs Pole Signs.
- c) Redline and update our current sign ordinance as a group, Chapter 78, attached.
- d) Read Sugarland, TX Sign Ordinance and see what parts if any we should adopt.

**4. Adjourn.**

**NOTICE:** This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Office of the City Secretary at (432) 837-330 I, option 1, or email [city.secretary@cityofalpine.com](mailto:city.secretary@cityofalpine.com) for further information.

**CERTIFICATION**

I, Geoffrey R. Calderon, hereby certify that this notice was posted at City Hall, a convenient and readily accessible place to the general public, and to the City website at [www.cityofalpine.com](http://www.cityofalpine.com) pursuant to Section 551.043, Texas Government Code. The said notice was posted at 5:00 P.M. on October 18, 2023, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

  
Geoffrey R. Calderon, City Secretary

