

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

REGULAR MEETING

1. Call to Order – Abbey Branch, Chair of the Planning & Zoning Commission, called the workshop meeting to order at 5:30 P.M. The meeting was held in City Council Chambers located at 803 West Holland Avenue, Alpine, Texas, 79830 and via Zoom video conference.

Commissioners Physically Present:

Wendy Little, Place 2 – *Secretary*
Tom Griffith, Place 3
Abbey Branch, Place 4 – *Chair*
Matthew Walter, Place 6 – *Vice-Chair*
Eva Olivas, Place 7

City Staff & Officials Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Andrew Devaney, Building Official
Jessica Isley, Building Services

Commissioners Not Present:

Richard Portillo, Place 1
Joanna Laxton, Place 5

Commissioners Present via Zoom: None.

3. Public Comments –

- a) Jenny Hatch expressed support of Rezone Application 2023-10-01.
- b) Jim Patillo expressed opposition to the Rezone Application 2023-10-01.
- c) Sherri McGinnis expressed support of Rezone Application 2023-10-01.
- d) Dona Ward expressed support of Rezone Application 2023-10-01.
- e) Tom Robinson expressed support of Rezone Application 2023-10-01.
- f) Tehra Vaughn expressed support of Rezone Application 2023-10-01.

4. Public Hearings –

- a) Public Hearing to obtain citizen views and comments regarding Rezoning Application 2023-10-01, a rezoning application to allow the applicant, Tehra 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.

5. Approval of minutes of previous Board Meeting –

- a) August 28, 2023 Regular Meeting Minutes. (G. Calderon, City Secretary)

On a motion by Commissioner Walter and seconded by Commissioner Olivas to approve the minutes, the Planning & Zoning Commission unanimously voted to adopt the motion.

6. Discussion Items –

Minutes: 10-23-2023

Approved: 11-27-2023

- 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)

7. Action Items –

- a) Approve Rezoning Application 2023-10-01, a rezoning application to allow the applicant, Tehra 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)

On a motion by Commissioner Walter and seconded by Commissioner Little to make a recommendation to approve, the Planning & Zoning Commission voted in the following manner:

For: Commissioner Branch.

Against: Commissioner Walter, Commissioner Olivas.

Abstained: Commissioner Griffith, Commissioner Little.

- 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)

On a motion by Commissioner Branch and seconded by Commissioner Olivas to appoint Commissioner Little, the Planning & Zoning Commission unanimously voted to adopt the motion.

8. Board Member Comments.

9. Adjourn (7:10 P.M.)

WORKSHOP AGENDA –
IMMEDIATELY FOLLOWING CONCLUSION OF THE REGULAR MEETING

- 1. **Call to Order** – Abbey Branch, Chair of the Planning & Zoning Commission, called the workshop meeting to order at 7:11 P.M. The workshop was held in City Council Chambers located at 803 West Holland Avenue, Alpine, Texas, 79830 and via Zoom video conference.

Commissioner Branch moved to adjourn and to reschedule the workshop. Commissioner Olivas seconded the motion and the meeting was adjourned.

2. Adjourn (7:13 P.M.)

APPROVED:



Officer of the Planning & Zoning Commission

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 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. 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) 837-3301, option 1, or email city.secretary@cityofalpine.com for further information.



Geoffrey R. Calderon, City Secretary

