

**CITY OF ALPINE
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 27, 2023 - 5:30 P.M.**

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:

Richard Portillo, Place 1
Wendy Little, Place 2 – *Secretary*
Tom Griffith, Place 3
Abbey Branch, Place 4 – *Chair*
Joanna Laxton, Place 5
Matthew Walter, Place 6 – *Vice-Chair*

City Staff & Officials Present:

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

Commissioners Present via Zoom: None.

Commissioners Not Present:

Eva Olivas, Place 7

3. Public Comments –

- a) Tehra Vaughn expressed support of Rezone Application 2023-10-01-A.
- b) Karen Chapman expressed support of Rezone Application 2023-10-01-A.
- c) Mike Atwood expressed opposition of Rezone Application 2023-10-01-A.

4. Public Hearings –

- a) Public Hearing to obtain citizen views and comments regarding Rezoning Application 2023-10-01-A, a rezoning application allowing 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-0 Office Services District.
- b) Public Hearing to obtain citizen views and comments regarding Replat 2023-11-01, a replat application allowing the applicant, Jose Cobos, to combine lots in order to provide the ability to use a primary address at the subject property without the necessity of building a primary structure on one lot. The subject property is located at South 6th Street and West Avenue F and is legally described as Lots 5 and 6, Block 55, Original Townsite of Alpine, Texas, as shown in the Subdivision Plat on file in Volume 2, Page 97, Deed Records of Brewster County, Texas. The record property owner is Jose Cobos. The Property ID of the subject property is 35832. The current zoning classification of the property is R-3 Apartment District. If the replat is approved the zoning classification will remain R-3 Apartment District.
- a) Public Hearing to obtain citizen views and comments regarding Replat 2023-11-02, a replat application allowing the applicant, Ruben Montilva, to combine lots to allow the applicant to install a structure over currently existing common lot lines. The subject property is located at South 14th Street

and West Murphy Street and is legally described as Lots 5 and 6, Block 9, Thomas-Turney-Higgins Addition to the City of Alpine as shown in the subdivision plat on file in envelope 108, plat records of Brewster County, Texas. The record property owners are Ruben Montilva and Nieves Paredes. The Property ID of the subject property is 12885. The current zoning classification of the property is R-4 Mobile Home District. If the replat is approved the zoning classification will remain R-4 Mobile Home District.

5. Approval of minutes of previous Board Meeting –

- a) October 23, 2023 Regular Meeting Minutes. (A. Branch, Chair)

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

6. Discussion Items –

- a) Discuss updating the M-1 Industrial District Ordinance. (J. Isley, Building Services)
- b) Discuss updating parking requirements for the Short Term Rental Ordinance. (A. Devaney, Director of Building Services)

7. Action Items –

- a) Approve a recommendation to City Council to approve Rezoning Application 2023-10-01-A, a rezoning application allowing 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-0 Office Services District. (M. Antrim, City Manager)

On a motion by Commissioner Walter and seconded by Commissioner Laxton to approve the zoning change designation for 401 W. Sul Ross, from R-2 Two Family District to C-0 Office Services District, and I move that the Commission make a finding that C-0 Office Services District is a less intensive, and more appropriate, zoning district than the applied for C-2 Business District., the Planning & Zoning Commission unanimously voted against the motion and the motion failed.

- b) Approve Replat 2023-11-01, a replat application allowing the applicant, Jose Cobos, to combine lots in order to provide the ability to use a primary address at the subject property without the necessity of building a primary structure on one lot. The subject property is located at South 6th Street and West Avenue F and is legally described as Lots 5 and 6, Block 55, Original Townsite of Alpine, Texas, as shown in the Subdivision Plat on file in Volume 2, Page 97, Deed Records of Brewster County, Texas. The record property owner is Jose Cobos. The Property ID of the subject property is 35832. The current zoning classification of the property is R-3 Apartment District. If the replat is approved the zoning classification will remain R-3 Apartment District. (A. Devaney, Director of Building Services)

On a motion by Commissioner Laxton and seconded by Commissioner Griffith to approve, the Planning & Zoning Commission unanimously voted to adopt the motion.

- c) Approve Replat 2023-11-02, a replat application allowing the applicant, Ruben Montilva, to combine

lots to allow the applicant to install a structure over currently existing common lot lines. The subject property is located at South 14th Street and West Murphy Street and is legally described as Lots 5 and 6, Block 9, Thomas-Turney-Higgins Addition to the City of Alpine as shown in the subdivision plat on file in envelope 108, plat records of Brewster County, Texas. The record property owners are Ruben Montilva and Nieves Paredes. The Property ID of the subject property is 12885. The current zoning classification of the property is R-4 Mobile Home District. If the replat is approved the zoning classification will remain R-4 Mobile Home District. (A. Devaney, Director of Building Services)

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

- d) Approve a recommendation to City Council to approve an ordinance amending Appendix C - Zoning, Schedule of Districts, Article I - Schedule of Districts, Section II - R-1 One Family District to the Alpine Code of Ordinances; Repealing the requirement that beauty salons are not an acceptable use in a residential area by approved special use permit; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance. (M. Antrim, City Manager)

On a motion by Commissioner Laxton and seconded by Commissioner Griffith to approve, the Planning & Zoning Commission unanimously voted to adopt the motion 5 to 1, with all members present voting in favor excluding Commissioner Portillo who voted against the motion.

- c) Appoint the Chair of the Planning & Zoning Commission. (G. Calderon, City Secretary)

On a motion by Commissioner Laxton and seconded by Commissioner Portillo to appoint Matt Walter as the Chair of the Planning & Zoning Commission, the Planning & Zoning Commission voted to adopt the motion 5 to 1, with all members present voting in favor excluding Commissioner Walter who abstained.

- d) Appoint other officers of the Planning & Zoning Commission. (G. Calderon, City Secretary)

On a motion by Commissioner Walter and seconded by Commissioner Little to appoint Joanna Laxton as the Vice Chair, the Planning & Zoning Commission voted to adopt the motion 5 to 1 with all members present voting in favor, excluding Commissioner Laxton who abstained.

- e) Appoint a member of the Commission to provide a report to the City Council at the December 5, 2023, City Council meeting regarding the Commission's recommendation to approve/deny Rezoning Application 2023-10-01-A and the recommendation to approve/deny recommending an ordinance to update to provide that beauty salons may be approvable by special use permit in a residential zone. (G. Calderon, City Secretary)

On a motion by Commissioner Laxton and seconded by Commissioner Griffith to appoint Matt Walter to provide a report to the City Council, the Planning & Zoning Commission unanimously voted to adopt the motion.

8. Board Member Comments.

9. Adjourn (6:25 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 November 20, 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

