

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, FEBRUARY 26, 2024 - 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, FEBRUARY 26, 2024, 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 Special Use Permit 2024-01-02, a special use permit application allowing the applicant, Tehra Vaughn, to establish a one-chair beauty salon in an R-2 Two-Family District zone. 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 remain R-2 Two-Family District.

4. Approval of minutes of previous Board Meeting –

- a) January 22, 2024 Regular Meeting Minutes. (M. Walter, Chair)

5. Discussion Items –

- a) Discussion regarding proposed updates to Chapter 54 - Health and Sanitation; Article IV - Offensive Conditions on Property; Division II - Nuisances to the Alpine Code of Ordinances. (G. Fielder, Commissioner)
- b) Discussion regarding proposed updates to Chapter 26 - Civic and Cultural Affairs and Facilities; Article III - Noise to the Alpine Code of Ordinances. (G. Fielder, Commissioner)
- c) Discussion regarding proposed changes to Chapter 94 - Traffic and Vehicles; Article IV - Stopping, Standing, and Parking to the Alpine Code of Ordinances. (G. Fielder, Commissioner)
- d) Discuss the multiple options with staying informed on city business, city news, and other information pertinent to serving on the Planning & Zoning Commission. (G. Fielder, Commissioner)
- e) Discuss the patterns in history of Alpine and the belief that the city is uniquely positioned to maintain its status as the preeminent town in the Big Bend region and discuss how it can become an even better tourist attraction in its own right in the future. (M. Walter, Chair)

6. Action Items –

- a) Approve a recommendation to the City Council to approve Special Use Permit 2024-01-02, a special use permit application allowing the applicant, Tehra Vaughn, to establish a one-chair beauty salon in an R-2 Two-Family District zone. 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 remain R-2 Two-Family District. (G. Calderon, City Secretary)

7. Board Member Comments.

8. 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) 837-3301, option 1, or email 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 pursuant to Section 551.043, Texas Government Code. The said notice was posted at 5:00 P.M. on February 22, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.



Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer

