

**CITY OF ALPINE  
PLANNING & ZONING COMMISSION MEETING  
MONDAY, MARCH 25, 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, MARCH 25, 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.

**1. Call to Order.**

**2. Public Comments.**

**3. Public Hearings –**

- a) Public Hearing to obtain citizen views and comments regarding Rezone 2024-03-01, a rezoning application to allow the applicant, Ruben Losoya, to establish a recognized mobile home park on the subject property. The property in question is located at 708 S. Cactus St and is legally described as 1.52 acres, more or less, being the South part of a 3.0 acre tract of land described as the South 3.0 acres of the West Half (W/2) of Block Two (2) in Volume 36, Page 410, Official Public Records, Means Addition Subdivision “A” to the City of Alpine, Brewster County, Texas, as per Plat on file in Envelope No. 63, Map/Plat Records on file in the Office of the County Clerk of Brewster County, Texas. The Property ID of the subject property is 11311. The record property owner is Ruben Losoya. The current zoning of the property is R-4 Mobile Home District. The zoning classification if the rezoning is approved will be C-1A Neighborhood Commercial District.

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

- a) February 26, 2024 Regular Meeting Minutes. (M. Walter, Chair)

**5. Discussion Items –**

- a) Discussion regarding Chapter 9 - Annexation; Discuss zoning and ward designations upon annexation. (M. Antrim, City Manager)
- b) Discuss making a recommendation to City Council to update Chapter 18 - Buildings and Building Regulations, Article XI - Dangerous Buildings, including updates to the criteria for substandard buildings. (G. Fielder, Commissioner)
- c) Discuss making a recommendation to City Council to update Chapter 78 - Signs to the Alpine Code of Ordinances including updates to the criteria for signs within the City. (G. Fielder, Commissioner)
- d) Discussion regarding making a proposed recommendation to the City Council to update to Appendix C - Zoning to the Alpine Code of Ordinances, particularly removing the requirement that City Council and the Planning & Zoning Commission may initiate a spot zoning request. (J. Isley, Building Services)
- e) Discuss proposed amendments to Appendix C - Zoning, Article I - Basic Ordinance, Schedule of Districts, Section IV-A - R-4 Mobile Home District to the Alpine Code of Ordinances; Including proposed amendments to improve the availability of affordable housing by amending to provide

small housing options. (J. Isley, Building Services)

**6. Action Items –**

- a) Approve a recommendation to the City Council regarding Rezone 2024-03-01, a rezoning application to allow the applicant, Ruben Losoya, to establish a recognized mobile home park on the subject property. The property in question is located at 708 S. Cactus St and is legally described as 1.52 acres, more or less, being the South part of a 3.0 acre tract of land described as the South 3.0 acres of the West Half (W/2) of Block Two (2) in Volume 36, Page 410, Official Public Records, Means Addition Subdivision “A” to the City of Alpine, Brewster County, Texas, as per Plat on file in Envelope No. 63, Map/Plat Records on file in the Office of the County Clerk of Brewster County, Texas. The Property ID of the subject property is 11311. The record property owner is Ruben Losoya. The current zoning of the property is R-4 Mobile Home District. The zoning classification if the rezoning is approved will be C-1A Neighborhood Commercial District. (G. Calderon, City Secretary)

**7. Board Member Comments.**

**8. Adjourn.**

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**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](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 March 20, 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*

