



**CITY OF ALPINE**  
**WORKSHOP – 4:00 P.M.**  
**REGULAR CITY COUNCIL MEETING – 5:30 P.M.**  
**803 W. Holland Avenue, Alpine, Texas 79830**  
**Tuesday, April 2, 2024**

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Notice is hereby given that the City Council of the City of Alpine, Texas, will hold a workshop meeting at 4:00 P.M. and a regular meeting at 5:30 P.M. on April 2, 2024, in City Council Chambers, at 803 West Holland Avenue, in the City of Alpine, Texas for the purpose of considering the attached agenda. This notice is posted pursuant to the Texas Open Meetings Act (Government Code Sec. 551.043). **PUBLIC NOTICE – THE USE OF CELLULAR PHONES AND ELECTRONIC EQUIPMENT IS PROHIBITED IN THE CITY COUNCIL CHAMBERS DURING MEETINGS OF THE CITY COUNCIL EXCEPT FOR PURPOSES EXPLICITLY AUTHORIZED BY STATE LAW (TEXAS GOVERNMENT CODE SEC. 551.023).** This meeting will be conducted in accordance with the official Rules of Decorum for City Council Meetings available at [www.cityofalpine.com/decorum](http://www.cityofalpine.com/decorum). Public Comments are limited to agenda items only. Individuals who wish to address the City Council may do so by completing a Public Comment Card and by placing the completed card on the City Secretary’s desk no later than five minutes before the commencement of the meeting. The Public Comment Card may also be completed online at [www.cityofalpine.com/councilcomments](http://www.cityofalpine.com/councilcomments). A Public Comment Card is not required for speakers who wish to comment on a Public Hearing item. When speakers are acknowledged, please approach the microphone at the podium and state your name and Ward for the record. Public Comments are limited to 3 minutes per person, and a bell will signal the end of each speaker’s time. Please conclude speaker comments promptly when the bell rings. State law generally prohibits the Council from discussing or taking any action on any issue not included on the agenda, but if appropriate, the Council may schedule the topic for future discussion or refer the matter to staff. **NO PERSONAL ATTACKS ON COUNCIL MEMBERS OR CITY STAFF WILL BE ALLOWED.** The Mayor and/or City Council Members may call a point of order to stop personal attacks. If an individual continues to personally attack an elected official or staff member in a meeting, they may be barred.

## **WORKSHOP AGENDA – 4:00 P.M.**

1. **Call to Order.**
  2. **Workshop –**
    - a. Workshop regarding Chapter 23 - City Council to the Alpine Code of Ordinances; including updates to the order of business, updates to the rules of procedure, and updates to the rules of decorum for City Council meetings. (M. Antrim, City Manager)
  3. **Adjourn.**
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## **REGULAR MEETING AGENDA – 5:30 P.M.**

1. **Call to Order & Pledge of Allegiance to the Flags.**
2. **Determination of a Quorum and Proof of Notice of the Meeting.**
3. **Public Comments** – (limited to 3 minutes per person)
4. **Presentations, Recognitions, and Proclamations** –
  - Animal Care and Control Appreciate Week – April 14, 2024 to April 20, 2024
  - National Public Safety Telecommunications Week April 14, 2024 to April 20, 2024
5. **Reports** –
  - City Mayor Report.**
  - City Attorney Report** – None.
  - City Manager Report** –
    - Update on Wastewater Treatment Plant.
  - City Staff Update** – None.
6. **Public Hearings** –
  1. Public Hearing to obtain citizen views and comments regarding the first reading of Ordinance 2024-04-01, an ordinance approving Rezone Application 2024-03-01; Amending the official zoning map of the city by rezoning the property located at 708 S. Cactus Street and 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; Rezoning the subject property from R-4 Mobile Home District to C-1A Neighborhood Commercial District.

2. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-11-03, a short term rental special use permit allowing a short term rental to be established at 202 N. 4th Street. The property owner of record is Karl Brauch. The Parcel ID of the subject property is 11906.
  3. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-11-04, a short term rental special use permit allowing a short term rental to be established at 1104 Del Rio Street. The property owner of record is Justin Tallant and Colleen West. The Parcel ID of the subject property is 30379.
  4. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-11-07, a short term rental special use permit allowing a short term rental to be established at 907 E. Nations. The property owner of record is Mark Offenstein. The Parcel ID of the subject property is 11054.
  5. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-04-01, a short term rental special use permit allowing a short term rental to be established at 301 S. 6th Street. The property owner of record is Concha Ramos and Eulogia Valenzuela. The Parcel ID of the subject property is 12194.
  6. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-04-02, a short term rental special use permit allowing a short term rental to be established at 512 S. 8th Street. The property owner of record is Celia Teresa Garcia. The Parcel ID of the subject property is 10399.
7. **Consent Agenda** – (Minutes, Financial reports, Department written reports, board appointments, etc.) **Notice to the Public** – The following items are of a routine and administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.
1. Approval of March 19, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)
  2. Approval of March 20, 2024 Workshop Meeting Minutes. (G. Calderon, City Secretary)
  3. Approval of Special Use Permit 2023-11-03, a short term rental special use permit allowing a short term rental to be established at 202 N. 4th Street. The property owner of record is Karl Brauch. The Parcel ID of the subject property is 11906. (G. Calderon, City Secretary)
  4. Approval of Special Use Permit 2023-11-04, a short term rental special use permit allowing a short term rental to be established at 1104 Del Rio Street. The property owner of record is Justin Tallant and Colleen West. The Parcel ID of the subject property is 30379. (G. Calderon, City Secretary)
  5. Approval of Special Use Permit 2023-11-07, a short term rental special use permit allowing a short term rental to be established at 907 E. Nations. The property owner of record is Mark Offenstein. The Parcel ID of the subject property is 11054. (G. Calderon, City Secretary)
  6. Approval of Special Use Permit 2024-04-01, a short term rental special use permit allowing a short term rental to be established at 301 S. 6th Street. The property owner of record is Concha Ramos and Eulogia Valenzuela. The Parcel ID of the subject property is 12194. (G. Calderon, City Secretary)

7. Approval of Special Use Permit 2024-04-02, a short term rental special use permit allowing a short term rental to be established at 512 S. 8th Street. The property owner of record is Celia Teresa Garcia. The Parcel ID of the subject property is 10399. (G. Calderon, City Secretary)
8. Approve the transfer of \$25,000 from the City of Alpine Health Insurance Bank Account to the General Fund Bank Account for the City's agreed upon contribution to the Alpine Independent School District Child Care Program. (M. Antrim, City Manager)

**8. Information or Discussion Items –**

1. Update from Emergent Air. (M. Antrim, City Manager)
2. Discuss Alpine Country Club non-compliance with lease agreement and resolution. (M. Antrim, City Manager)
3. Discussion regarding proposed Charter revisions including amendments, tentative propositions, and sample language. (C. Eaves, Mayor)
4. Discussion regarding updating qualifications for Hotel Occupancy Tax Committee members and implementing a requirement that prohibits Hotel Occupancy Committee Members from applying for Hotel Occupancy Tax grants. (C. Eaves, Mayor)

**9. Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).**

1. Approve the first reading of Ordinance 2024-04-01, an ordinance approving Rezone Application 2024-03-01; Amending the official zoning map of the city by rezoning the property located at 708 S. Cactus Street and 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; Rezoning the subject property from R-4 Mobile Home District to C-1A Neighborhood Commercial District. The Property ID of the subject property is 11311. The record owner of the property is Ruben Losoya. The Planning & Zoning Commission has recommended approval of this application. (M. Antrim, City Manager)
2. Approve the first reading of Ordinance 2024-04-02, an ordinance authorizing the installation of additional three way stop signs at the Eastbound and Westbound intersections of North Hancock Drive and Avenue B. (R. Stephens, Councilmember)
3. Approve Resolution 2024-04-01, a resolution adopting a swimming pool fee schedule for the Fiscal Year 2024 for the Alpine Municipal Swimming Pool. (M. Antrim, City Manager)
4. Approve letter of intent to apply for Drinking Water State Revolving Fund Lead Service Line Replacement Funding. (M. Antrim, City Manager)
5. Approve the recommendation of the City Manager to hire Robert Ruckes as the Building Official, as per City Charter - Section 4.02(A) for the City of Alpine. (M. Antrim, City Manager)

**10. City Council Member Comments – No discussion or action may take place.**

**NOTICE:** The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073

(Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).

11. **Executive Session** – None.

12. **Action – Executive Session** – None.

13. **Adjourn.**

**NOTICE:** In compliance with the Americans with Disabilities Act, the City of Alpine will provide reasonable accommodations for persons attending meetings. 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, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at [www.cityofalpine.com/agenda](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on Thursday, March 28, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL**

**This 28<sup>th</sup> day of March 2024.**

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

