

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, APRIL 22, 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, APRIL 22, 2024, AT THE CIVIC CENTER LOCATED AT 801 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 Application 2024-04-01, a rezoning application to allow the applicant, Vicky R. Vega, to establish a taxidermy cleaning service at the subject property. The property in question is located at 1702 East Avenue H and is legally described as Thomas Derrick Addition, Block 20; Lots 3-11, Lots 15-20, and Lots 21 & 22; located In Alpine, Brewster County, Texas as the same appears in the Map or Plat Records on file in the Office of the County Clerk of Brewster County, Texas. The Property ID of the subject property is 12816. The record property owner is Vicky R. Vega. The current zoning of the property is R-4 Mobile Home District. The zoning classification if the rezoning is approved will be C-1 Neighborhood Commercial District.
- b) Public Hearing to obtain citizen views and comments regarding Rezone Application 2024-04-02, a rezoning application to allow the applicant, Melinda Vega, to establish an art studio at the subject property. The property in question is located at 601 South Walker Street and is legally described as Lots No. Three (3), Four (4), and Five (5), Block Forty-Nine (49), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas. The property ID of the subject property is 10842. The record property owner is Melinda Vega. The current zoning of the property is R-4 Mobile Home District. The zoning classification if the rezoning is approved will be C-1 Neighborhood Commercial District.

4. Approval of minutes of previous Board Meeting –

- a) March 25, 2024 Regular Meeting Minutes. (M. Walter, Chair)

5. Discussion Items –

- a) Discuss proposed changes to the schedule of districts and zoning designations including amending R-4 Mobile Home Districts to include options for mobile home parks and updating commercial zones to one unified zone. (J. Laxton, Commissioner)
- b) Discuss status of zoning map and the next steps. (M. Antrim, City Manager)

6. Action Items –

- a) Approve a recommendation to the City Council regarding Rezone Application 2024-04-01, a rezoning application to allow the applicant, Vicky R. Vega, to establish a taxidermy cleaning service at the subject property. The property in question is located at 1702 East Avenue H and is legally

described as Thomas Derrick Addition, Block 20; Lots 3-11, Lots 15-20, and Lots 21 & 22; located In Alpine, Brewster County, Texas as the same appears in the Map or Plat Records on file in the Office of the County Clerk of Brewster County, Texas. The Property ID of the subject property is 12816. The record property owner is Vicky R. Vega. The current zoning of the property is R-4 Mobile Home District. The zoning classification if the rezoning is approved will be C-1 Neighborhood Commercial District. (G. Calderon, City Secretary)

- b) Approve a recommendation to the City Council regarding Rezone Application 2024-04-02, a rezoning application to allow the applicant, Melinda Vega, to establish an art studio at the subject property. The property in question is located at 601 South Walker Street and is legally described as Lots No. Three (3), Four (4), and Five (5), Block Forty-Nine (49), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas. The property ID of the subject property is 10842. The record property owner is Melinda Vega. The current zoning of the property is R-4 Mobile Home District. The zoning classification if the rezoning is approved will be C-1 Neighborhood Commercial District. (G. Calderon, City Secretary)
- c) Approve a recommendation to City Council to approve a proposed ordinance amending annexation processes and procedures to the Alpine Code of Ordinances; Amending chapter 9 – Annexation to provide for additional requirements upon annexation of a subject property; Amending Appendix C – Zoning to remove the requirement that that properties be designated R-1 upon annexation and providing that the City Council may establish the zoning designation upon annexation of a subject property. (M. Antrim, City Manager)
- d) Approve a recommendation to City Council to approve a proposed ordinance amending Appendix C – Zoning to the Alpine Code of Ordinances; Amending the provision that provides the ability for the city council or the planning & zoning commission to initiate a spot zoning, or non-contiguous zoning, designation. (J. Isley, Building Services)


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 April 17, 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

