



**CITY OF ALPINE**  
**BUDGET WORKSHOP, 3:00 P.M.**  
**SPECIAL CITY COUNCIL MEETING, 5:30 P.M.**  
**803 W. Holland Avenue, Alpine, Texas 79830**  
**Tuesday, July 11, 2023 - 5:30 P.M.**

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Notice is hereby given that the City Council of the City of Alpine, Texas, will hold a budget workshop at 3:00 P.M. and a special meeting at 5:30 P.M. on July 11, 2023, 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 – 3:00 P.M.**

1. **Call to Order.**
  2. **Workshop the Fiscal Year 2023-2024 Budget.**
  3. **Adjourn.**
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**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** – None.
5. **Reports** –
  - City Mayor Report** –
    1. Boards and Commissions Update.
    2. Mayor Informational Video Series Update.
    3. Working on Streamlining the meetings to be conscientious of everyone’s time.
  - City Attorney Report** – None.
  - City Manager Report** –
    1. Update on water issues and use of additional well(s).
    2. Update on FY 2022-2023 Paving.
    3. Pending Legal Items.
  - City Staff Update** – None.
6. **Public Hearings** –
  1. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2023-06-01, an ordinance of the City Council of the City of Alpine, Texas authorizing the installation of additional four way stop signs at the intersections of 8th Street and Sul Ross Avenue, the intersections of 8th Street and Avenue A, the intersections of 7th and Hendryx Avenue, and the intersections of 8th Street and Del Rio Avenue.
  2. Public Hearing to obtain citizen views and comments regarding Replat 2023-07-01, a replat to allow the applicant, John Wagner c/o AMXS Land Development, LLC, to combine underlying lots into one to allow for development. The property in question is located on Holland Ave and 15th Street and legally described as the East Part of Lot One (1), Two (2),

and Three (3), in Block Six (6), Thomas Turney Higgins addition, to the Town of Alpine, Brewster County, Texas. The Parcel ID of the subject property is R12876. The record property owner is Glenn Short. The current zoning classification of the subject property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 business district.

3. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-07-01, a Special Use Permit to allow the applicant, Alpine Independent School District, to establish a daycare center. The property in question is located at 704 W. Sul Ross Avenue and legally described as Lots 6-10, Block 1, Gillis Addition to the City of Alpine. The Parcel ID of the subject property is R10450. The record property owner is Alpine ISD, in trust. The current zoning classification of the subject property is R-2 Two Family District. If the replat is approved the zoning classification will remain R-2 Two Family District.
  4. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-07-02, a Special Use Permit to allow the applicant, Big Bend Collective LLC DBA Old Gringo Bar & Grill, to obtain an alcohol license/permit from the Texas Alcohol Beverage Commission to operate a bar & grill. The property in question is located at 101 W. Ave E. The record property owner is Dannica Investments LLC. The parcel ID of the subject property is R11886.
  5. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2023-07-03, a Short term Rental Special Use Permit allowing a short term rental to be established at 1703 E. Gallego. The property owners of record are Rosalinda Pallanez & Jesusita Gonzales. The Parcel ID of the subject property is 12747.
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 June 20, 2023 Regular Meeting Minutes. (G. Calderon, City Secretary)
  2. Approval of June 24, 2023 Budget Workshop Meeting Minutes. (G. Calderon, City Secretary)
  3. Approval of the appointment of Tom Griffith to the Place 3 position on the Planning & Zoning Commission. (D. Nance, City Council)
  4. Approval of the appointment of Luis Gomez to the Place 7 position on the Parks & Recreation Board. (C. Eaves, Mayor)
  5. Approval of Special Use Permit 2023-07-03, a Short term Rental Special Use Permit allowing a short term rental to be established at 1703 E. Gallego. The property owners of record are Rosalinda Pallanez & Jesusita Gonzales. The Parcel ID of the subject property is 12747. (G. Calderon, City Secretary)
  6. Approval of final City Attorney invoice from Rod Ponton. (M. Antrim, City Manager)
  7. Approval of June City Attorney invoice from Bojorquez Law Firm. (M. Antrim, City Manager)
  8. Approval of Third Quarter 2022 – 2023 Investment Report. (M. Antrim, City Manager)

**8. Information or Discussion Items –**

1. Emergent Air Quarterly Report. (M. Antrim, City Manager)
2. Alpine Volunteer Fire Department report by Fire Chief, Andrew Pierce. (M. Antrim, City Manager)
3. Water and Waste Water System Performance. (R. Stephens, City Council)

**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 second and final reading of Ordinance 2023-06-01, an ordinance of the City Council of the City of Alpine, Texas authorizing the installation of additional four way stop signs at the intersections of 8th Street and Sul Ross Avenue, the intersections of 8th Street and Avenue A, the intersections of 7th and Hendryx Avenue, and the intersections of 8th Street and Del Rio Avenue. (M. Antrim, City Manager)
2. Approve Resolution 2023-07-01, a resolution of the City Council of the City of Alpine, Texas authorizing the City to participate in the Texas Department of Transportation Aviation Grant Program for the creation of an Airport Layout Plan to provide short and long term objectives for the Alpine-Casparis Municipal Airport. (M. Antrim, City Manager)
3. Approve Replat 2023-07-01, a replat to allow the applicant, John Wagner c/o AMXS Land Development, LLC, to combine underlying lots into one to allow for development. The property in question is located on Holland Ave and 15th Street and legally described as the East Part of Lot One (1), Two (2), and Three (3), in Block Six (6), Thomas Turney Higgins addition, to the Town of Alpine, Brewster County, Texas. The Parcel ID of the subject property is R12876. The record property owner is Glenn Short. The current zoning classification of the subject property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 business district. The Planning & Zoning Commission has recommended denial of this Replat. (M. Antrim, City Manager)
4. Approve Special Use Permit 2023-07-01, a Special Use Permit to allow the applicant, Alpine Independent School District, to establish a daycare center. The property in question is located at 704 W. Sul Ross Avenue and legally described as Lots 6-10, Block 1, Gillis Addition to the City of Alpine. The Parcel ID of the subject property is R10450. The record property owner is Alpine ISD, in trust. The current zoning classification of the subject property is R-2 Two Family District. If the replat is approved the zoning classification will remain R-2 Two Family District. (M. Antrim, City Manager)
5. Approve Special Use Permit 2023-07-02, a Special Use Permit to allow the applicant, Big Bend Collective LLC DBA Old Gringo Bar & Grill, to obtain an alcohol license/permit from the Texas Alcohol Beverage Commission to operate a bar & grill. The property in question is located at 101 W. Ave E. The record property owner is Dannica Investments LLC. The parcel ID of the subject property is R11886. (M. Antrim, City Manager)

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

**NOTICE:** The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the 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 551.086 (economic development).

11. **Executive Session** – None.

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

13. **Adjourn.**

### 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 Friday, July 7, 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](mailto:city.secretary@cityofalpine.com) for further information.

  
Geoffrey R. Calderon, City Secretary

