

**CITY OF ALPINE
PLANNING & ZONING
COMMISSION MEETING
MONDAY, MARCH 28, 2022 - 5:30 P.M.
MINUTES**

1. Call to Order - Amit Rangra, Chair of the Planning & Zoning Commission, called the meeting to order at 5:30 P.M. The meeting was held in City Council Chambers located at 803 West Holland Avenue, Alpine, Texas, 79830 and via Zoom video conference.

2. Determination of quorum and proof of notice of meeting.

Commissioners Physical Present:

Amit Rangra, Chair
Lucy Escovedo
Michael Eason
Wendy Little
Eileen Rouke

City Staff Present:

Geoffrey R. Calderon, City Secretary
Jessica Boorse, Permit Technician

Commissioners Not Present:

None.

Commissioners Present via Zoom:

Abbey Branch

City Secretary, Geoffrey R. Calderon, confirmed that there was a quorum present. The notice of the meeting was posted on March 23, 2022, at 5:00 P.M.

3. Public Hearings -

- a) Public Hearing to obtain citizen views and comments regarding an application for a Special Use Permit for applicant Phuong Hung To. The applicant is requesting a special use permit for the purpose of establishing a coin-operated machine business. The property in question is located at 1906 W. Highway 90. Record property owner is Charles Sanders.

Lourdes Valenzuela spoke in support of the Special Use Permit.

- b) Public Hearing to obtain citizen views and comments regarding an application for a Special Use Permit for applicant Chi Thoi Vo. The applicant is requesting a special use permit for the purpose of establishing a coin-operated machine business. The property in question is located at 2000 E. Highway 90. Record property owner is Vimal Patel.

Lourdes Valenzuela spoke in support of the Special Use Permit.

- c) Public Hearing to obtain citizen views and comments regarding a setback variance being requested by the applicant, Michelle Foster, at 2100 W. Hwy 90. The setback is requested to provide for more efficient use of the land and to benefit the adjoining property owners and land users.

Michelle Foster spoke in support of her Setback Variance Request.

4. Approval of minutes of previous Board Meeting -

- a) January 24, 2022 amended Regular Meeting Minutes.
b) February 28, 2022 Regular Meeting Minutes.
c) March 07, 2022 Special Meeting Minutes.

Planning & Zoning Commission Minutes: 03-28-22

Approved: 04-25-22

On a motion by Commissioner Rouke and seconded by Commissioner Little to accept all of the minutes, the Planning & Zoning Commission voted to adopt the motion unanimously.

5. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.

6. Action Items -

- a) Approve a recommendation to City Council regarding an application for a Special Use Permit for applicant Phuong Hung To. The applicant is requesting a special use permit for the purpose of establishing a coin-operated machine business. The property in question is located at 1906 W. Highway 90. Record property owner is Charles Sanders.

On a motion by Commissioner Rouke and seconded by Commissioner Escovedo to discuss and approve the recommendation for Special Use Permit, the Planning & Zoning Commission voted to oppose the motion unanimously. The Commission recommends denial of the Special Use Permit to City Council.

- b) Approve a recommendation to City Council regarding an application for a Special Use Permit for applicant Chi Thoi Vo. The applicant is requesting a special use permit for the purpose of establishing a coin-operated machine business. The property in question is located at 2000 E. Highway 90. Record property owner is Vimal Patel.

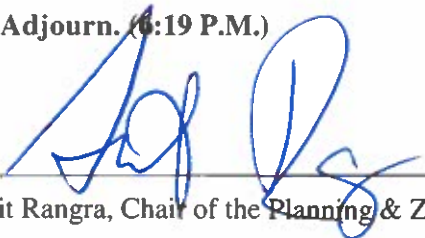
On a motion by Commissioner Eason and seconded by Commissioner Rouke to discuss and approve the recommendation for Special Use Permit, the Planning & Zoning Commission voted to oppose the motion unanimously. The Commission recommends denial of the Special Use Permit to City Council.

- c) Approve an application for a setback variance for the applicant, Michelle Foster, at 2100 W. Hwy 90. The setback is being requested to provide for more efficient use of the land and to benefit the adjoining owners and land users.

On a motion by Commissioner Escovedo and seconded by Commissioner Little to accept the application, the Planning & Zoning Commission voted to adopt the motion unanimously.

7. Board Member Comments.

8. Adjourn. (6:19 P.M.)



Amit Rangra, Chair of the Planning & Zoning Commission

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 March 23, 2022, and remained so

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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@ci.alpine.tx.us for further information.



Geoffrey R. Calderon, City Secretary

