

**CITY OF ALPINE  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 26, 2024 - 5:30 P.M.**

**1. Call to Order** – Matt Walter, Chair of the Planning & Zoning Commission, called the workshop 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.

**Commissioners Physically Present:**

Tom Griffith, Place 3  
Guy Fielder, Place 4  
Joanna Laxton, Place 5, *Vice-Chair*  
Matthew Walter, Place 6 – *Chair*  
Eva Olivas, Place 7

**City Staff & Officials Present:**

Geoffrey R. Calderon, City Secretary  
Jessica Isley, Building Services  
Catherine Reese, Code Enforcement Officer

**City Officials Present via Zoom:**

Megan Antrim, City Manager

**Commissioners Not Present:**

Richard Portillo, Place 1  
*Vacant*, Place 2

**3. Public Comments** – None.

**4. Public Hearings** –

- a) Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-01-02, a special use permit application allowing the applicant, Tehra Vaughn, to establish a one-chair beauty salon in an R-2 Two-Family District zone. The property in question is located at 401 W. Sul Ross and is legally described as the East 18.89 feet of Lots 8, 9, 10, all of Lots 1, 2, and 3, and that portion of the platted alley lying between said lots, all out of Block 28, Original Townsite of Alpine, envelope 184, plat records of Brewster County, Texas. The property ID of the subject property is 35650. The record property owners are Thomas Robinson and Karen Chapman. The current zoning of the property is R-2 Two-Family District. The zoning classification if the rezoning is approved will remain R-2 Two-Family District.

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

- a) January 22, 2024 Regular Meeting Minutes. (M. Walter, Chair)

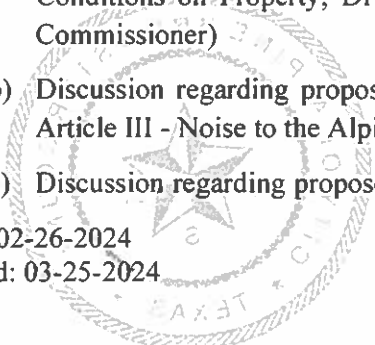
*On a motion by Commissioner Fielder and seconded by Commissioner Olivas to approve the minutes, the Planning & Zoning Commission unanimously voted to adopt the motion.*

**6. Discussion Items** –

- a) Discussion regarding proposed updates to Chapter 54 - Health and Sanitation; Article IV - Offensive Conditions on Property; Division II - Nuisances to the Alpine Code of Ordinances. (G. Fielder, Commissioner)
- b) Discussion regarding proposed updates to Chapter 26 - Civic and Cultural Affairs and Facilities; Article III - Noise to the Alpine Code of Ordinances. (G. Fielder, Commissioner)
- c) Discussion regarding proposed changes to Chapter 94 - Traffic and Vehicles; Article IV - Stopping,

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Standing, and Parking to the Alpine Code of Ordinances. (G. Fielder, Commissioner)

- d) Discuss the multiple options with staying informed on city business, city news, and other information pertinent to serving on the Planning & Zoning Commission. (G. Fielder, Commissioner)
- e) Discuss the patterns in history of Alpine and the belief that the city is uniquely positioned to maintain its status as the preeminent town in the Big Bend region and discuss how it can become an even better tourist attraction in its own right in the future. (M. Walter, Chair)

**7. Action Items –**

- a) Approve a recommendation to the City Council to approve Special Use Permit 2024-01-02, a special use permit application allowing the applicant, Tehra Vaughn, to establish a one-chair beauty salon in an R-2 Two-Family District zone. The property in question is located at 401 W. Sul Ross and is legally described as the East 18.89 feet of Lots 8, 9, 10, all of Lots 1, 2, and 3, and that portion of the platted alley lying between said lots, all out of Block 28, Original Townsite of Alpine, envelope 184, plat records of Brewster County, Texas. The property ID of the subject property is 35650. The record property owners are Thomas Robinson and Karen Chapman. The current zoning of the property is R-2 Two-Family District. The zoning classification if the special use permit is approved will remain R-2 Two-Family District. (G. Calderon, City Secretary)

***On a motion by Commissioner Laxton and seconded by Commissioner Olivas to approve, the Planning & Zoning Commission unanimously voted to adopt the motion.***

**8. Board Member Comments.**

***On a motion by Commissioner Laxton and seconded by Commissioner Olivas to adjourn, the meeting was adjourned.***

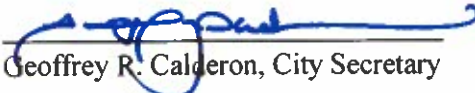
**9. Adjourn (6:07 P.M.)**

APPROVED:

  
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Officer of the Planning & Zoning Commission

**CERTIFICATION**

I, Geoffrey R. Calderon, hereby certify that notice of this meeting 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 February 22, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

  
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Geoffrey R. Calderon, City Secretary

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