

City of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, October 28, 2024 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

Chair Matt Walter called the meeting to order at 5:39 P.M.

Board Members Present:

Commissioner Linda Molinar
Commissioner Thomas Griffith
Commissioner Lisa Nix
Chair Matt Walter

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary
Robert Rückes, Building Official
Jessica Isley, Code Enforcement Officer

Not Present:

Commissioner Guy Fielder
Commissioner Joanna Laxton

Others Present: 1 other attendee

2. **PUBLIC COMMENTS.**

Each person in attendance who desires to speak to the Board on an item on the agenda shall speak during this section. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees.

3. **PUBLIC HEARINGS.**

At this time, the Chair will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.

- A. Public Hearing to obtain citizen views and comments regarding Replat 2024-11-01, an application for replat which would allow the applicant, Family Crisis Center of the Big Bend, to reflect the updated ownership of a recently purchased unimproved alleyway on the subject property. The subject property is located at 402 E. Gallego Avenue and is legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and the alley, Block 71 of the Original Town of Alpine. The property owner of record is Family Crisis Center of the Big Bend, inc. The parcel ID of the subject property is 12236. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will be R-2 Two Family District.

Public Comments: None.

- B. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-11-01, an application for special use permit to allow the applicant, Benjamin Garcia as a tenant through an existing license or permit (Brews & Hues - (BG) Wine and Malt Beverage Retailer's

Permit), to provide beer and wine sales at the subject property for a newly established business, Viva Cow Dog & Cafe. The subject property is located at 215 E. Holland Avenue. The property owner of record is Jason Sullivan. The parcel ID of the subject property is 11798.

Public Comments: None.

- C. Public Hearing to obtain citizen views and comments regarding Variance 2024-11-01, an application for a variance which would allow the applicant, Ni Feng Li and Xiudan Lin c/o Carol Morrow, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 12.5 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential corner under the city's code. The subject property is located at 513 N. 16th Street and is legally described as Lots 7 and 8, Block 8, Hamilton Addition to Alpine as shown on subdivision plat files in Envelopes B6 and B7, Plat Records of Brewster County, Texas. The property owner of record is Ni Li Feng and Xiudan Lin. The parcel ID of the subject property is 10625. The current zoning classification of the property is R-2 Two Family District. If the variance is approved the zoning classification of the subject property will be R-2 Two Family District.

Public Comments: None.

4. **APPROVAL OF MINUTES OF PREVIOUS BOARD MEETING**

- A. August 26, 2024 Meeting Minutes. (G. Calderon, City Secretary)
- B. September 23, 2024 Meeting Minutes. (G. Calderon, City Secretary)

On a motion by Linda Molinar and seconded by Thomas Griffith to approve the minutes, the board unanimously voted to adopt the motion.

5. **DISCUSSION ITEMS**

6. **ACTION ITEMS.**

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

- A. Approve Replat 2024-11-01, an application for replat which would allow the applicant, Family Crisis Center of the Big Bend, to reflect the updated ownership of a recently purchased unimproved alleyway on the subject property. The subject property is located at 402 E. Gallego Avenue and is legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and the alley, Block 71 of the Original Town of Alpine. The property owner of record is Family Crisis Center of the Big Bend, inc. The parcel ID of the subject property is 12236. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will be R-2 Two Family District. (G. Calderon, City Secretary)

On a motion by Lisa Nix and seconded by Thomas Griffith to approve, the board unanimously voted to adopt the motion.

- B. Approve Special Use Permit 2024-11-01, an application for special use permit to allow the applicant, Benjamin Garcia as a tenant through an existing license or permit (Brews & Hues - (BG) Wine and Malt Beverage Retailer's Permit), to provide beer and wine sales at the subject property for a newly established business, Viva Cow Dog & Cafe. The subject property is located at 215 E. Holland Avenue. The property owner of record is Jason Sullivan. The parcel ID of the subject property is 11798. (G. Calderon, City Secretary)

On a motion by Lisa Nix and seconded by Linda Molinar to approve, the board unanimously voted to adopt the motion.

- C. Approve Variance 2024-11-01, an application for a variance which would allow the applicant, Ni Feng Li and Xiudan Lin c/o Carol Morrow, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 12.5 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential corner under the city's code. The subject property is located at 513 N. 16th Street and is legally described as Lots 7 and 8, Block 8, Hamilton Addition to Alpine as shown on subdivision plat files in Envelopes B6 and B7, Plat Records of Brewster County, Texas. The property owner of record is Ni Li Feng and Xiudan Lin. The parcel ID of the subject property is 10625. The current zoning classification of the property is R-2 Two Family District. If the variance is approved the zoning classification of the subject property will be R-2 Two Family District. (G. Calderon, City Secretary)

On a motion by Lisa Nix and seconded by Linda Molinar to approve, the board unanimously voted to adopt the motion.

- D. Approve a recommendation to the City Council to approve the updated zoning map provided by the Rio Grande Council of Governments. (M. Antrim, City Manager)

On a motion by Lisa Nix and seconded by Thomas Griffith to approve, discussion ensued.

On a motion by Commissioner Lisa Nix and seconded by Commissioner Linda Molinar to amend the original motion to include the removal of C-2A District and an update from R-4 Mobile Home District to R-4 Mixed Residential District, the Commission unanimously adopted the amendment to the motion. The board unanimously voted to adopt the motion as amended.

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

APPROVED:

ATTEST:

Officer of the Board

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

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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on October 23, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 23rd day of October, 2024.



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

