

City of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, November 18, 2024 – 5:30 PM
Minutes

1. CALL TO ORDER.

Chair Matt Walter called the meeting to order at 5:30 P.M. The meeting took place in City Council Chambers located at 803 W. Holland Avenue, Alpine, Texas, 79830, and via Zoom Videoconference.

Board Members Present:

Commissioner Thomas Griffith
Commissioner Guy Fielder
Commissioner Lisa Nix
Chair Matt Walter

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary

Not Present:

Mayor Catherine Eaves
Commissioner Linda Molinar
Commissioner Joanna Laxton

Others Present: None.

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.

Public Comments: None.

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 2024-12-01, an application for replat allowing the applicant, Li Feng Ni, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 513 N. 16th Street and is legally described as a replat of Lots 6 and 7, Block 8, Hamilton Addition to Alpine as shown in Subdivision Plat on File in Envelopes 86 and 87, Plat Records of Brewster County, Texas. The record property owners are Ni Li Feng and Xiudan Li. The Parcel ID of the subject property is 10625. 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.

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

A. Approval of October 28, 2024 Meeting Minutes. (G. Calderon, City Secretary)

On a motion by Thomas Griffith and seconded by Lisa Nix to approve the October 28, 2024 minutes, the board unanimously voted to adopt the motion.

5. **DISCUSSION ITEMS**

A. Discuss updates to Appendix C - Zoning to the Alpine Code of Ordinances including amendments to zoning requirements, and land use regulations within the city limits. (M. Antrim, City Manager)

The Chair called a 5-minute recess. (6:27 p.m.)

The meeting resumed. (6:32 p.m.)

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 a recommendation to City Council regarding Replat 2024-12-01, an application for replat allowing the applicant, Li Feng Ni, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 513 N. 16th Street and is legally described as a replat of Lots 6 and 7, Block 8, Hamilton Addition to Alpine as shown in Subdivision Plat on File in Envelopes 86 and 87, Plat Records of Brewster County, Texas. The record property owners are Ni Li Feng and Xiudan Li. The Parcel ID of the subject property is 10625. 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 Guy Fielder and seconded by Thomas Griffith to approve, the board unanimously voted to adopt the motion.

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 5 P.M. on November 14, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 14th day of November, 2024.



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

