



CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
May 19, 2025 – 5:30 PM

City Council Chambers, 803 W. Holland Avenue, Alpine, Texas 79830

1. **CALL TO ORDER.**

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 Rezone 2025-06-01, a rezone application allowing the applicant, Elizardo Aranda, to establish an automotive shop at the subject property. The subject property is located at 702 E. Murphy Street and is legally described as Lots one (1) and two (2), Block twenty-five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas. The property owner of record is Elizardo J. Aranda. The property identification number of the subject property is 34803. The current zoning classification of the subject property is C-1 Neighborhood Commercial District. The zoning classification if the rezoning application is approved will be M-1 Industrial District.

B. Public Hearing to obtain citizen views and comments regarding Rezone 2025-06-02, a rezone application allowing the applicant, Mike Pallanez, to establish a commercial building at the subject property. The subject property is located at 1009 E. Gallego Avenue and is legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The property owner of record is Mike G. Pallanez. The property identification number of the subject property is 10748. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-1 Neighborhood Commercial District.

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

A. Approval of March 24, 2025 regular meeting minutes. (G. Calderon, City Secretary)

5. **DISCUSSION ITEMS**

- A. Discussion regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega. (M. Antrim, City Manager)
- B. Discussion regarding the zoning designation of 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (M. Antrim, City Manager)
- C. Discuss the current signage requirements and placement of signs within the city, including regulations and rules regarding which zones that signs may be placed in and discuss possible amendments to the sign ordinance. (T. Gaugler, Commissioner)
- D. Discuss permits for "special business operations" including the use of Special Use Permits or Conditional Use Permits and what is allowable under the current zoning ordinances, and recommend changes based on citizen needs. (T. Gaugler, Commissioner)
- E. Discuss the health and safety permit requirements for businesses, and recommend updates to improve the current regulations. (T. Gaugler, Commissioner)
- F. Discuss the \$500 fee to start a business in Alpine. (T. Gaugler, Commissioner)

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 Rezone 2025-06-01, a rezone application allowing the applicant, Elizardo Aranda, to establish an automotive shop at the subject property. The subject property is located at 702 E. Murphy Street and is legally described as Lots one (1) and two (2), Block twenty-five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas. The property owner of record is Elizardo J. Aranda. The property identification number of the subject property is 34803. The current zoning classification of the subject property is C-1 Neighborhood Commercial District. The zoning classification if the rezoning application is approved will be M-1 Industrial District. (G. Calderon, City Secretary)
- B. Approve Rezone 2025-06-02, a rezone application allowing the applicant, Mike Pallanez, to establish a commercial building at the subject property. The subject property is located at 1009 E. Gallego Avenue and is legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The property owner of record is Mike G. Pallanez. The property identification number of the subject property is 10748. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-1 Neighborhood Commercial District. (G. Calderon, City Secretary)
- C. Approve a recommendation regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega. (M. Antrim, City Manager)
- D. Approve a recommendation regarding the zoning designation of 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia

Greising. (M. Antrim, City Manager)

- 7. **BOARD MEMBER COMMENTS**
- 8. **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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 5:00 P.M. on May 15, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 15th day of May, 2025.



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



**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 3A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Rezone 2025-06-01, a rezone application allowing the applicant, Elizardo Aranda, to establish an automotive shop at the subject property. The subject property is located at 702 E. Murphy Street and is legally described as Lots one (1) and two (2), Block twenty-five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas. The property owner of record is Elizardo J. Aranda. The property identification number of the subject property is 34803. The current zoning classification of the subject property is C-1 Neighborhood Commercial District. The zoning classification if the rezoning application is approved will be M-1 Industrial District.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 3B

Department: Board

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Rezone 2025-06-02, a rezone application allowing the applicant, Mike Pallanez, to establish a commercial building at the subject property. The subject property is located at 1009 E. Gallego Avenue and is legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The property owner of record is Mike G. Pallanez. The property identification number of the subject property is 10748. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-1 Neighborhood Commercial District.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 4A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: Approve

AGENDA ITEM

Approval of March 24, 2025 regular meeting minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

- 1. 3-24-25 P&Z Minutes
-

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

City Of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, March 24, 2025 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

Board Members Present:

Commissioner Thomas Griffith
Commissioner Lisa Nix
Commissioner Joanna Laxton
Chair Matt Walter

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Lucy Escovedo, City Council

Not Present:

Commissioner Linda Molinar
Place 4 Tara Gaugler

Others Present: 3 Attendees.

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.

- Walt Pyle, Ward 4.
- Oscar Cobos, Ward 5.

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.

(Open 5:34 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M., 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved.

(Closed 5:34 P.M.)

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

- A. Approval of February 24, 2025 regular meeting minutes. (G. Calderon, City Secretary)

On a motion by Councilor Joanna Laxton and seconded by Councilor Lisa Nix to approve, the Planning & Zoning Commission unanimously adopted 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 Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M., 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved. (G. Calderon, City Secretary)

On a motion by Councilor Joanna Laxton and seconded by Councilor Lisa Nix to approve, the Planning & Zoning Commission unanimously adopted the motion.

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

There being no further business, the meeting adjourned at 5:42 P.M.

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 5:00 P.M. on March 19, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 19th day of March, 2025



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



**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 5A

Department: Office of the City Manager

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A. Vega. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

BACKGROUND

Melinda Vega asserts that the property is commercially zoned based on the historical operation of the Flamingo Bar at that location. The City conducted an archival review for the property. According to City Council minutes, the owner's parents and former property owners, Alonzo and Alicia Aguilar, requested a zoning change to commercial in 2000. During a Council meeting on May 23, 2000, the matter was tabled due to public opposition from neighboring property owners. At the following meeting on June 27, 2000, the Council chose not to proceed with the rezoning until a planning study could be completed.

ZONING DETERMINATION

City staff reviewed all official zoning maps adopted by ordinance. Both the 1986 and 2013 maps designate the property as residential, not commercial. While zoning enforcement may have been inconsistent in the past, records indicate the Flamingo Bar operated outside the bounds of applicable zoning regulations, and the property was always designated as residential.

FUTURE PLANNING

Although the property is classified as residential, discussions regarding updates to zoning include making properties abutting major thoroughfares commercial for main highways. The City Council tasked the Planning & Zoning Commission with weighing in on the issue.

SUPPORTING MATERIALS

1. Backup Documentation - 601 S. Walker

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

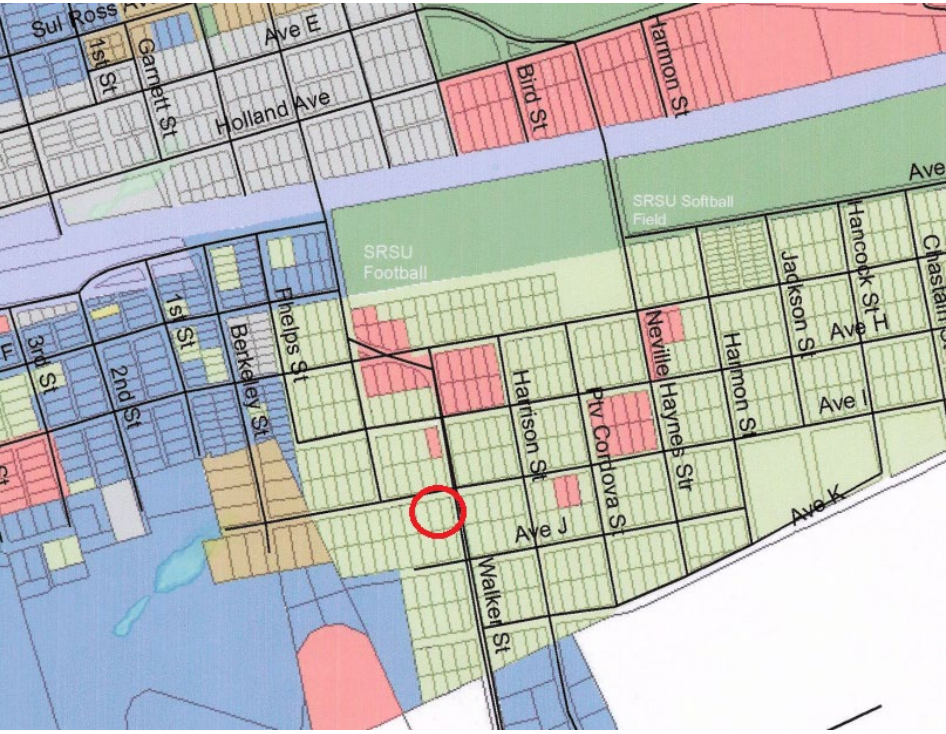


EXHIBIT "A"

**CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
MAY 23, 2000
6:00 P.M.**

COUNCIL MEMBERS PRESENT:

MAYOR PAUL WEYERTS; MAYOR PRO-TEM FRANK CARGO , COUNCIL MEMBERS:
FRANK YAKUBANSKI; GERALD RAUN; JOE PORTILLO AND JESUS (KACHOO)
VALENZUELA.

CITY STAFF PRESENT:

CITY MANAGER DOUG LIVELY; CITY ATTORNEY STEVE HOUSTON; RECORDS
DEBBIE GALVAN; KVLV AND AVALANCHE.

OTHERS PRESENT:

APPROXIMATELY TEN CITIZENS WERE PRESENT.

THE MEETING WAS CALLED TO ORDER BY MAYOR PAUL R. WEYERTS. THE
INVOCATION AND PLEDGE OF ALLEGIANCE WAS GIVEN BY FRANK CARGO.
MAYOR WEYERTS ASCERTAINED THAT A QUORUM WAS PRESENT AND
ACCORDING TO ARTICLE 6252-17, VTCS THE NOTICE OF THE MEETING HAD
BEEN POSTED AT 4:00 P.M. ON MAY 19, 2000.

ITEM NO. 4.

**APPROVAL OF THE MINUTES: REGULAR MEETING: MAY 9, 2000.
SPECIAL MEETING: MAY 15, 2000.**

MOTION BY COUNCILOR VALENZUELA, SECONDED BY COUNCILOR RAUN
THAT THE MINUTES FOR THE REGULAR MEETING AND SPECIAL MEETING BE
APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

THE REGULAR MEETING RECESSED AT 6:03 P.M. FOR PUBLIC HEARINGS.

PUBLIC HEARINGS: TO HEAR CITIZENS VIEWS AND COMMENTS - NO ACTION.

ITEM NO. 5.

TCDP PLANNING/CAPACITY CONTRACT NO. 719004 PROGRESS REPORT.

ROBIN SISCO PRINCIPAL CONSULTANT OF GRANT WORKS PLANNING, HOUSING,
AND COMMUNITY DEVELOPMENT SERVICES FOR RURAL TEXAS OUTLINED THE
PLANNING PROCESS FOR THIS CONTRACT.

THERE WAS SOME DISCUSSION.

NO CITIZENS WERE OPPOSED.

ITEM NO. 6.

ORDINANCE #2000-4-2 OUTDOOR LIGHTING IN THE CITY.

THIS ORDINANCE HAS BEEN REVISED AND PRESENTED SEVERAL TIMES.

THERE WAS SOME DISCUSSION.

NO CITIZENS WERE OPPOSED.

ITEM NO. 7.

ORDINANCE #2000-4-3 CLOSING ALLEY BETWEEN LOTS 1, 2, 3, 4 AND LOTS 7, 8, 9, 10 OF METTA HARMS ADDITION.

CITY MANAGER LIVELY EXPLAINED THE CLOSING OF THIS ALLEY AT THE PRESENT SOUTHWEST TEXAS GAS CORPORATION OFFICE.

THERE WAS SOME DISCUSSION.

NO CITIZENS WERE OPPOSED.

ITEM NO. 8 .

ORDINANCE #2000-4-4 OPENING STREETS IN SHIPMAN ADDITION BLOCKS 9, 10 AND 12.

CITY MANAGER LIVELY EXPLAINED THE OPENING OF STREETS IN SHIPMAN ADDITION.

THERE WAS SOME DISCUSSION.

NO CITIZENS WERE OPPOSED.

ITEM NO. 9.

REZONING REQUEST FROM ALONZO AND ALICIA AGUILAR ON 608 SOUTH WALKER (HANCOCK SOUTH OF RAILROAD, BLOCK 49, LOTS 3, 4, & 5 FROM R-4 ZONING TO C-1 ZONING WHICH IS NEIGHBORHOOD COMMERCIAL.

CITY MANAGER LIVELY EXPLAINED THAT THE PLANNING AND ZONING COMMISSION MET ON MAY 22, 00 AND RECOMMENDED TO COUNCIL TO TABLE THIS REQUEST UNTIL THEY COULD CONSULT WITH THE CITY ATTORNEY ON THIS MATTER.

CITIZENS WERE OPPOSED TO THE ZONING OF SELLING ALCOHOL. THE AGUILAR'S ARGUED THAT THEY WERE NOT PROPERLY NOTIFIED OF THE ZONING CHANGE.

THERE WAS SOME DISCUSSION.

BEING NO FURTHER COMMENTS, THE PUBLIC HEARINGS ADJOURNED AT 7:03 AND THE REGULAR MEETING RECONVENED.

ITEM NO. 10.

ORDINANCE #2000-4-2 OUTDOOR LIGHTING IN THE CITY.

MOTION BY COUNCILOR CARGO, SECONDED BY COUNCILOR RAUN THAT RESOLUTION NO. 2000-5-67 ORDINANCE #2000-4-2 OUTDOOR LIGHTING IN THE CITY BE APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 11.

ORDINANCE #2000-4-3 CLOSING ALLEY BETWEEN LOTS 1, 2, 3, 4 AND LOTS 7, 8, 9, 10, BLOCK 1, METTA HARMS ADDITION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-5-68 ORDINANCE #2000-4-3 CLOSING ALLEY BETWEEN LOTS 1, 2, 3, 4 AND LOTS 7, 8, 9, 10, BLOCK 1, METTA HARMS ADDITION BE APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 12.

ORDINANCE #2000-4-4 OPENING STREETS IN SHIPMAN ADDITION BLOCKS 9, 10 AND 12.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-5-69 ORDINANCE #2000-4-4 OPENING STREETS IN SHIPMAN ADDITION BLOCKS 9, 10 AND 12 BE APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 13.

REZONING REQUEST FROM ALONZO AND ALICIA AGUILAR ON 608 SOUTH WALKER (HANCOCK SOUTH OF RAILROAD, BLOCK 49, LOTS 3, 4, & 5 FROM R-4 ZONING TO C-1 ZONING WHICH IS NEIGHBORHOOD COMMERCIAL.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-5-70 THE REZONING REQUEST FROM ALONZO AND ALICIA AGUILAR ON 608 SOUTH WALKER (HANCOCK SOUTH OF RAILROAD, BLOCK 49, LOTS 3, 4, & 5 FROM R-4 ZONING TO C-1 ZONING WHICH IS NEIGHBORHOOD COMMERCIAL *Be Tabled. Motion Carried Unanimously.*

ITEM NO. 14

AWARD BIDS ON A 1998 FOUR WHEEL DRIVE RESCUE TRUCK FOR THE VOLUNTEER FIRE DEPARTMENT.

ONE BID WAS RECEIVED FROM RELIABLE EMERGENCY VEHICLE, INC. MR. GLENN PRATT PRESIDENT/CEO EXPLAINED THE BID IN THE AMOUNT OF \$84,425.00 WITH A CHASSIS WARRANTY WHICH COVERS ENGINE AND DRIVE TRAIN.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-5-71 THE 1998 FOUR WHEEL DRIVE RESCUE TRUCK FOR THE VOLUNTEER FIRE DEPARTMENT BE AWARDED TO RELIABLE EMERGENCY VEHICLE IN THE AMOUNT OF \$84,425.00 ON CONDITION THAT IT COMES WITH A NEW WARRANTY. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 15.

RESOLUTION FROM CITY OF ALPINE HOUSING AUTHORITY FOR APPLICATION FOR A "HOME" FUND GRANT.

THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS , THROUGH ITS HOME INVESTMENT PARTNERSHIPS PROGRAM, ANNOUNCES THE AVAILABILITY OF FUNDS FOR THE DEVELOPMENT AND SUPPORT OF DECENT, SAFE AND AFFORDABLE RENTAL HOUSING FOR LOW, VERY LOW, AND EXTREMELY LOW-INCOME HOUSEHOLDS. TDHCA INTENDS TO MAKE AVAILABLE APPROXIMATELY \$1 MILLION IN HOME FUNDS FOR ELIGIBLE APPLICANTS THAT APPLY FOR AND RECEIVE AN ALLOCATION OF TAX CREDITS DURING THE 2000 LOW-INCOME HOUSING TAX CREDIT ALLOCATION ROUND.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR VALENZUELA, SECONDED BY COUNCILOR PORTILLO THAT RESOLUTION NO. 2000-5-72 CITY COUNCIL OF THE CITY OF ALPINE, TEXAS ENDORSING THE DEVELOPMENT OF AFFORDABLE HOUSING ON MULTIFAMILY ZONED LAND, PROJECT BY THE ALPINE HOUSING AUTHORITY AS REQUIRED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, INTENDS TO CONSTRUCT A 64 UNIT APARTMENT TO BE LOCATED ON APPROPRIATELY ZONES LAND IN WEST ALPINE. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 16

RESOLUTION TO AUTHORIZE SIGNATORIES FOR THE CONTRACTUAL FINANCIAL DOCUMENTS OF THE RIVER NETWORK WATERSHED ASSISTANCE GRANT.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR VALENZUELA THAT RESOLUTION NO. 2000-5-73 AUTHORIZE SIGNATORIES FOR THE CONTRACTUAL FINANCIAL DOCUMENTS OF THE RIVER NETWORK WATERSHED ASSISTANCE GRANT BE APPROVED AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 17

PROCUREMENT OF A NARCOTIC/TRACKING CANINE.

CHIEF SCOWN EXPLAINED THE REQUEST TO THE CITY COUNCIL FOR APPROVAL OF RE-INSTITUTING THE DRUG CANINE FOR THE POLICE DEPARTMENT. MR. ALBERT VALADEZ, 83RD DISTRICT ATTORNEY, HAS AGREED TO PURCHASE THE CANINE FOR THE DEPARTMENT UTILIZING FUNDS FROM THE DA'S OFFICE. TOTAL COST FOR PURCHASE OF THE CANINE, WHICH INCLUDES TRAINING, IS \$5,075.00. THE SUGGESTED ANNUAL BUDGET FOR MAINTENANCE OF THE CANINE IS \$1,200.00. PREVIOUSLY, OUR BUDGET FOR THE CANINE WAS \$1,200.00 AND WE WOULD NEED TO RE-INSTATE THIS BUDGET ITEM FOR MAINTENANCE. OFFICER RYAN SKELTON WILL BE THE DESIGNATED CANINE HANDLER AND WILL BE RESPONSIBLE FOR UP-KEEP AND TRAINING OF THE CANINE.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR CARGO, SECONDED BY COUNCILOR VALENZUELA THAT RESOLUTION NO. 2000-5-74 THE PROCUREMENT OF A NARCOTIC/TRACKING CANINE FOR THE POLICE DEPARTMENT PURCHASED BY THE DA'S OFFICE IN THE AMOUNT OF \$5,075.00 BE APPROVED AS PRESENTED. COUNCILOR YAKUBANSKI VOTED NAY. MOTION CARRIED.

ITEM NO. 18

RECOMMENDATION FROM PARKS & RECREATION BOARD TO OFFICIALLY NAME A PARK AND TWO BASEBALL FIELDS.

VETERAN MEMORIAL PARK (AT CITY HALL)

PUEBLO NUEVO BASEBALL FIELD (EAST AVENUE G)

AMERICAN LEGION POST 79 BASEBALL FIELD (SHIPMAN ADDITION)

MOTION BY COUNCILOR VALENZUELA, SECONDED BY COUNCILOR RAUN THAT RESOLUTION NO. 2000-5-75 THE RECOMMENDATIONS FROM THE PARKS & RECREATION BOARD TO OFFICIALLY NAME VETERAN MEMORIAL PARK; PUEBLO NUEVO BASEBALL FIELD AND AMERICAN LEGION POST 79 BASEBALL FIELD BE APPROVED. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 19

USE OF CITY PROPERTY FOR CIVIC EVENTS.

THERE WAS DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR CARGO THAT RESOLUTION NO. 2000-5-76 THE ITEM BE TABLED UNTIL FURTHER INFORMATION COULD BE OBTAINED. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 20
INVENTORY PROCEDURES AND INVENTORY FOR ALL DEPARTMENTS.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR CARGO THAT RESOLUTION NO. 2000-5-77 INVENTORY PROCEDURES AND INVENTORY FOR ALL DEPARTMENTS BE APPROVED. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 21
CITY MANAGER'S REPORT.
CITY MANAGER LIVELY REPORTED ON THE FOLLOWING:

1. SWIMMING POOL WILL OPEN MAY 27, 2000.
2. TXDOT MEETING IN MARFA ON MAY 25, 2000.
3. WELLS ARE BEING PUMPED DAILY AND DOING FINE.
4. LIST OF STREETS NEEDING TO BE PAVED.
5. EXPRESSED APPRECIATION TO DAVID BUSEY ON THE MAIN STREET ACHIEVEMENTS.

ITEM NO. 22
CITIZEN'S COMMENTS.

1. MR. ANDERSON MENTIONS TREES BLOCKING SIGNS; NOISE POLLUTION COMPLAINTS BEING IGNORED BY POLICE DEPARTMENT.
2. MR. HENDRYX APPRECIATED HOW PUBLIC HOUSING ISSUE WAS HANDLED AND ASKED ABOUT THE PROGRESS ON THE AIRPORT FENCE.
3. MR. GALLEGO NOTES APPRECIATION TO CITY ON ITS REPRESENTATION IN THE CINCO DE MAYO PARADE.
4. DEBRA CUTTING WILL WORK ON WORKSHOPS PERTAINING TO USE OF CITY PROPERTY FOR CIVIC EVENTS.

ITEM NO. 23
COUNCIL MEMBER'S COMMENTS.

COUNCILOR VALENZUELA QUESTIONS B.J. GALLEGO ABOUT CENTENNIAL PARK.

ITEM NO. 24.
EXECUTIVE SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SUBCHAPTER D, SECTION 551.075 (LEGAL):
A. PRIVATE CONSULTATION WITH CITY ATTORNEY TO SEEK ADVICE ON CONTEMPLATED LITIGATION.

THE REGULAR MEETING RECESSED AT 7:55 P.M. FOR AN EXECUTIVE SESSION AND RECONVENED AT 8:10 P.M.

NO ACTION IN EXECUTIVE SESSION.

ITEM NO. 25.
ACTION RESULTING FROM EXECUTIVE SESSION.

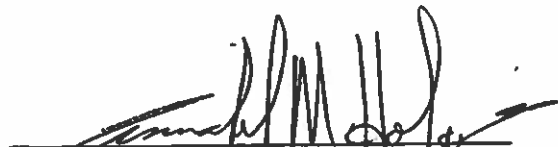
NO ACTION TAKEN.

BEING NO FURTHER BUSINESS MAYOR MOVED ADJOURNMENT OF MEETING AT 8:12 P.M.



PAUL R. WEYERTS, MAYOR

ATTEST:


ANNABEL M. HOLGUIN, CITY SECRETARY

CERTIFICATE

I, ANNABEL M. HOLGUIN, CITY SECRETARY, DO HEREBY CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE NOTICE OF THE MEETING AT THE CITY HALL OF ALPINE, TEXAS AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT 4:00 P.M. ON MAY 19, 2000 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


ANNABEL M. HOLGUIN, CITY SECRETARY

**CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
JUNE 27, 2000
6:00 P.M.**

COUNCIL MEMBERS PRESENT:

MAYOR PAUL WEYERTS; MAYOR PRO-TEM FRANK CARGO , COUNCIL MEMBERS:
FRANK YAKUBANSKI; GERALD RAUN; JOE PORTILLO AND JESUS (KACHOO)
VALENZUELA.

CITY STAFF PRESENT:

INTERIM CITY MANAGER KARLIN DEVOLL; CITY ATTORNEY STEVE HOUSTON;
CITY SECRETARY ANNABEL M. HOLGUIN; CLERK DIANA DELAO; MAIN STREET
DAVID BUSEY; OFFICER ROGELIO RAMIREZ; RECYCLING SUPERVISOR JOHNNY
GALVAN; RECORDS DEBBIE GALVAN.

OTHERS PRESENT:

APPROXIMATELY EIGHT CITIZENS WERE PRESENT INCLUDING KVLV,
OBSERVER AND AVALANCHE.

THE MEETING WAS CALLED TO ORDER BY MAYOR PAUL R. WEYERTS. THE
INVOCATION AND PLEDGE OF ALLEGIANCE WAS GIVEN BY MAYOR WEYERTS
AND ASCERTAINED THAT A QUORUM WAS PRESENT AND ACCORDING TO
ARTICLE 6252-17, VTCS THE NOTICE OF THE MEETING HAD BEEN POSTED AT
4:00 P.M. ON JUNE 22, 2000.

ITEM NO. 4.

APPROVAL OF THE MINUTES: REGULAR MEETING: JUNE 13, 2000.
SPECIAL MEETING: JUNE 14, 2000.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR CARGO THAT THE
MINUTES FOR THE REGULAR MEETING BE APPROVED AS PRESENTED. MOTION
CARRIED UNANIMOUSLY.

MOTION BY COUNCILOR YAKUBANSKI, SECONDED BY COUNCILOR
VALENZUELA THAT THE MINUTES FOR THE SPECIAL MEETING BE APPROVED
AS PRESENTED. COUNCILOR RAUN ABSTAINED. MOTION CARRIED.

ITEM NO. 5.

TO TAKE FROM THE TABLE: RECOMMENDATION FROM P & Z ON REZONING
REQUEST FROM MR. & MRS. ALONZO AGUILAR AT 608 S. WALKER (HANCOCK
ADDITION, BLOCK 49, LOTS 3, 4, AND 5 FROM AN R-4 MOBILE HOME ZONE TO A
C-1 NEIGHBORHOOD COMMERCIAL.

CITY ATTORNEY HOUSTON EXPLAINED TWO OPTIONS THAT THE COUNCIL
COULD TAKE, TO-WIT: ACCEPT RECOMMENDATION FROM P & Z AND SET
ANOTHER PUBLIC HEARING; OR DECLINE TO ACCEPT THE RECOMMENDATION.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR PORTILLO THAT
RESOLUTION NO. 2000-6-89 THIS ITEM BE TABLED UNTIL THE PLANNING STUDY
IS COMPLETED. MOTION CARRIED UNANIMOUSLY.

MOTION BY COUNCILOR RAUN THAT P & Z COMMISSION TO STUDY REZONING
ISSUE AND COME UP WITH PLAN. MOTION DIED FOR LACK OF A SECOND.

ITEM NO. 6.

RESOLUTION #2000-6-90 AUTHORIZING PARTICIPATION IN THE COLLABORATIVE
COMMUNITY NETWORK.

INTERIM MANGER DEVOLL EXPLAINED THE RESOLUTION BETWEEN ALPINE INDEPENDENT SCHOOL DISTRICT, AND THE ALPINE SUBSTANCE ABUSE PREVENT PROGRAM, AND THE CITY OF ALPINE; THAT THE CITY PROVIDE GRANT AND PLANNING ASSISTANCE TO BOTH A.I.S.D. AND SUBSTANCE ABUSE PROGRAM THROUGH ADMINISTRATIVE PERSONNEL AND ASSIST IN THE DEVELOPMENT OF A COMPREHENSIVE TECHNOLOGICAL PLAN THAT EXTENDS RESOURCES TO ALL CITIZENS OF OUR COMMUNITY.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-6-90 BE AUTHORIZED TO PARTICIPATE IN THE COLLABORATIVE COMMUNITY NETWORK. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 7.
SELLING PARKER WELL ON HIGHWAY 118 NORTH.

INTERIM DEVOLL EXPLAINED RECOMMENDATION FROM DIRECTOR OF UTILITIES VIRGIL CLARK ON THE PARKER WELL.

THE CITY HAS TO BECOME COMPLIANT WITH THE TNRCC THEREFORE, THE CITY HAS THREE OPTIONS; PLUG THE WELL; BRING THE WELL TO A NON-DETERIORATED CONDITION WHICH COULD COST \$9,200.00 AND SELL THE WELL.

THIS WELL WAS TAKEN OUT OF SERVICE ABOUT THE TIME THE MUSQUIZ WELL FIELD WAS PUT INTO SERVICE THEREFORE THE WELL WAS ABANDONED.

THERE WAS SOME DISCUSSION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR CARGO THAT RESOLUTION NO. 2000-6-91 TO AUTHORIZE THE STAFF TO ENGAGE WITH AN APPRAISER AND PROCEED WITH SEALED BIDS ON THIS PROPERTY. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 8.
APPOINTMENT OF SELECTION COMMITTEE TO REVIEW APPLICANTS FOR CITY MANAGER POSITION.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR VALENZUELA THAT RESOLUTION NO. 2000-6-92 THE MAYOR APPOINT A COMMITTEE MADE UP OF HIMSELF; TWO COUNCIL MEMBERS; TWO CITY OFFICERS AND THREE CITIZENS TO REVIEW APPLICANTS FOR CITY MANAGER POSITION. MOTION CARRIED UNANIMOUSLY.

ITEM NO. 9.
RESOLUTION TO APPROVE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR THE TEA-21 FUNDED, ALPINE DEPOT RESTORATION PROJECT; WHICH WILL BE ADMINISTERED BY TXDOT.

MAIN STREET DIRECTOR BUSEY EXPLAINED THE TRANSPORTATION PROJECT AND RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT.

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-6-93 CITY APPROVE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR THE TEA-21 FUNDED, ALPINE DEPOT RESTORATION PROJECT; WHICH WILL BE ADMINISTERED BY TXDOT. MOTION CARRIED UNANIMOUSLY.

**ITEM NO. 10.
PERSONNEL POLICY AND PROCEDURE HANDBOOK CHANGES.**

INTERIM CITY MANAGER DEVOLL EXPLAINED THE NEW CHANGES IN THE POLICY AND PROCEDURE HANDBOOK.

NO ACTION WAS REQUIRED.

**ITEM NO. 11.
PERSONNEL VACATION POLICY.**

DIRECTOR OF FINANCE RICKY CHAVEZ SUGGESTED THAT THE CITY VACATION POLICY BE ALTERED TO INCLUDE IF YOU DO NOT TAKE VACATION DAYS IN A CALENDAR YEAR YOU WOULD LOSE IT. THIS HAS ALSO BEEN RECOMMENDED BY THE CITY'S AUDITORS IN THE PAST.

CONSENSUS OF COUNCIL WAS TO STUDY PROBLEM DURING BUDGET DISCUSSIONS.

NO ACTION REQUIRED.

REPORTS AND REQUESTS:

ITEM NO. 12.

INTERIM CITY MANAGER'S REPORT.
KARLIN DEVOLL REPORTED ON THE FOLLOWING:

1. ASSISTANT BUTCH STREET HAS SUBMITTED HIS RESIGNATION AND DARE OFFICER RON BREEDING WILL TAKING OVER HIS DUTIES.
2. SUBMITTED A CAPITAL IMPROVEMENTS STATUS REPORT.
3. NO BIDS HAVE BEEN RECEIVED ON THE WAREHOUSE PROJECT.
4. HAS RECEIVED A PROPOSAL FOR AN ELECTRICAL CONTRACT WITH CITY.
5. WILL BE IN EL PASO ON FRIDAY.

ITEM NO. 13.

COUNCIL MEMBER'S COMMENTS.

1. COUNCILOR RAUN; SPEEDING ON CHERRY & BROWN, SUGGESTED A TRAFFIC CONTROL DEVICE.
2. COUNCILOR VALENZUELA ASKED ABOUT THE CITY MANAGERS APPLICANTS.

CITY SECRETARY HOLGUIN STATED THERE HAD BEEN APPLICANTS FROM EL PASO ALL THE WAY TO LAREDO.

ITEM NO. 14.

CITIZEN'S COMMENTS.

RAY HENDRYX WOULD LIKE FOR SOMEONE FROM THE CITY TO ATTEND THE WATER DEVELOPMENT BOARD MEETINGS.

ITEM NO. 15.

EXECUTIVE SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SUBCHAPTER D, SECTION 551.074 (PERSONNEL MATTERS).

A. TO DISCUSS SALARIES FOR INTERIM CITY MANAGER, CITY SECRETARY, CASHIERS, BOOKKEEPER AND FIRE MARSHAL.

THE REGULAR MEETING RECESSED AT 6:45 P.M. AND RECONVENED AT 7:00 P.M.

NO ACTION WAS TAKEN IN EXECUTIVE SESSION.

ITEM NO. 16.

ACTION RESULTING FROM EXECUTIVE SESSION:

MOTION BY COUNCILOR RAUN, SECONDED BY COUNCILOR YAKUBANSKI THAT RESOLUTION NO. 2000-6-96 DURING THE INTERIM PERIOD UNTIL THE CITY MANAGER IS HIRED THAT INTERIM CITY MANAGER KARLIN DEVOLL AND CITY SECRETARY ANNABEL M. HOLGUIN BE PAID \$19.09 AN HOUR WITH THE ADDED ASSURANCE THAT MRS. DEVOLL'S POSITION AS GRANT WRITER IS SECURED FOLLOWING THE INTERIM POSITION WITH A VEHICLE ALLOWANCE UNTIL NEW CITY MANAGER IS HIRED AND THAT SHE ATTEND THE LEADERSHIP OF BIG BEND FOR ONE THURSDAY PER MONTH FROM SEPTEMBER TO MAY. MOTION CARRIED UNANIMOUSLY.

BEING NO FURTHER BUSINESS MAYOR MOVED ADJOURNMENT OF MEETING AT 7:05 P.M.



PAUL R. WEYERTS, MAYOR

ATTEST:



ANNABEL M. HOLGUIN, CITY SECRETARY

CERTIFICATE

I, ANNABEL M. HOLGUIN, CITY SECRETARY, DO HEREBY CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE NOTICE OF THE MEETING AT THE CITY HALL OF ALPINE, TEXAS AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT 4:00 P.M. ON JUNE 22, 2000 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



ANNABEL M. HOLGUIN, CITY SECRETARY

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 5B

Department: Office of the City Manager

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Discussion regarding the zoning designation of 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

BACKGROUND

Beatriz Greising contacted the City to express concern that her property was zoned commercial without her consent. However, historical records show that her mother and previous property owner, Margaret Moreno, requested a zoning change from residential to commercial in 1975. The City Council approved this change during its meeting on June 24, 1975.

SPOT ZONING & RECOMMENDATION

This property represents a case of spot zoning, as it is surrounded by residentially zoned lots and is non-contiguous with other commercial zoning. In alignment with best planning practices, it may be beneficial for the City to initiate a rezoning process to revert the property to the desired zone and eliminate the spot zone.

Per the City's zoning ordinance, a rezoning may be initiated by:

1. City Council
2. Planning and Zoning Commission
3. Property Owner of Record
4. Petition

REQUEST

The property owner wishes to pursue the following zoning designation for the property:

Lots 6-7: Remain Commercial

Lots 1-5, Lots 8, 9, 10: R-4 Mobile Home District

SUPPORTING MATERIALS

1. Backup Documentation - 407 S. 3rd Street
2. Block 73 - Aerial & Lot Config

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

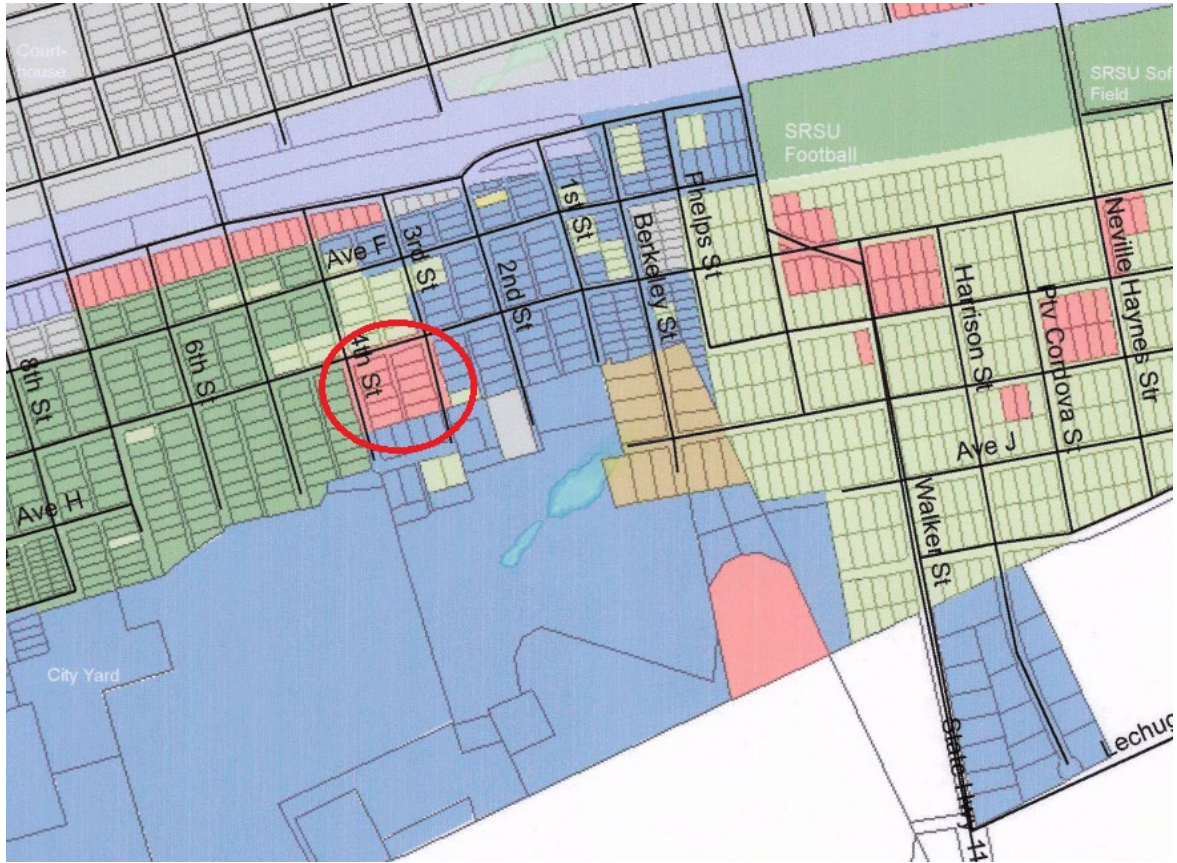


EXHIBIT "A"

Alpine, Texas

May 27, 1975


To the Mayor and City Council
City of Alpine
Alpine, Texas

Gentlemen:

I am the owner of Lots 1 thru 10 of Block 73, Original Town and hereby request a public hearing to have same rezoned from R-2 to C-1, Neighborhood Commercial. A fee of \$50.00 has this date been paid to the City Secretary.

Your consideration of my request will be appreciated.

Yours very truly


Margarita Moreno

+ ~~Letitia Rodriguez~~

CITY COUNCIL MEETING

CITY HALL - FEBRUARY 17, 1971 - 4:00 P. M.

Mayor McBride presided. Present were Councilmen Paul Vogt, W. H. Hudgins, and Norman Beard. Also present were Mrs. Nolland Shuller, Mrs. Margarita Moreno, Don Geeslin, Forrest Walker, Roger Lyles, Phil Ebensberger, Billy Ward, Wally Davis, Werner Hollis, John Allen, Dana Semlinger, and City Secretary Marjorie K. Graham.

Invocation by Hudgins.

The first item on the agenda was a public hearing, requested by Margarita Moreno, to rezone Block 73, Original Town, from R-2 to C-1. The Mayor asked anyone wishing to speak for or against the rezoning proposal to do so. No one wished to speak.

The Mayor read two letters signed by several of the property owners surrounding Block 73 which expressed opposition to the rezoning. A letter was presented from the Zoning Commission, and they suggested that no further zoning for trailer parks or trailers be approved by the Council since the City already has several trailer zones not used at present.

Motion by Beard, seconded by Hudgins that

RESOLUTION NO. 2425 - the re-zoning of Block 73, Original Town remain R-2. Discussion. Motion carried unanimously.

Motion by Beard seconded by Vogt that

RESOLUTION NO. 2426 - the minutes of the previous meeting be approved as mailed. Discussion. Motion carried unanimously.

Forrest Walker discussed with the Council the possibility of testing Jim Casner's water field. He said Mr. Casner was willing to test it, unless the City wished to test it to its' own specifications.

The Council said the City would test the well if Mr. Casner would agree to sell the water pumped at 5c per 1,000 gallons, for the testing period, and let the City use his pump for a period of 90 days from the date the pipeline is installed to the well. The City is to purchase sufficient pipe from the Casner well to the East well. Mr. Walker left the meeting to present this proposition to Mr. Casner.

Don Geeslin reported that the Airport Board, in trying to get a clear title to the airport for the City, needed the help of an attorney since it seems the Chamber of Commerce has located a deed showing 87 acres belonging to them.

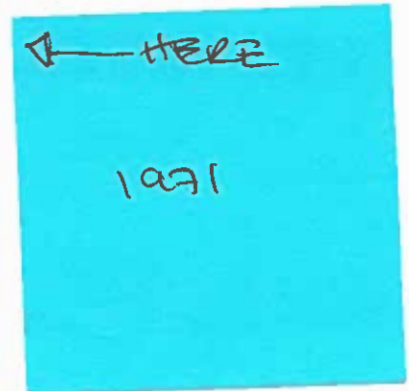
Motion by Beard, seconded by Hudgins that

RESOLUTION NO. 2427 - City Attorney, John Allen, assist the Airport Board to get clear title to the airport.

The Motion did not come to a vote.

The Council and Mr. Geeslin decided in order to save some attorney fees, the Airport Board, the Chamber of Commerce, and the City Council should have a meeting to decide what should be done. Mrs. Graham was asked to contact the people necessary and set up a meeting.

Mrs. Nolland Shuller asked the Council to call a public hearing to rezone .17 acres out of Tract 6 A, Block 9, from R-1 to R-4, for a Mobil Home.



The Council asked if she had heard the discussion of the Moreno property.

Mrs. Shuller said she had, but she wanted to try to get her property rezoned anyway.

Motion by Hudgins, seconded by Vogt that

RESOLUTION NO. 2428 - the Council call a Public Hearing to rezone .17 acres out of Tract 6 A, Block 9, from R-1 to R-4 on March 16, at 4:00 P. M. Discussion. Motion carried unanimously.

Billy Ward appeared before the Council on behalf of Gilmer Morris stating the Morris well had been tested and the results were very good. The Council asked Mr. Ward to tell Gilmer Morris that the City would be willing to pump his well on the same deal as they offered to Mr. Casner, 5¢ per 1,000 gallons for 90 days. Mr. Ward said he would have Mr. Morris talk with the Council as soon as he returned to town.

Wally Davis reported that it is now against state law to move a house more than 20' wide down the highway, and since his prefabricated homes are 24' in width, he cannot move the 10 to Alpine which he had constructed in San Angelo and stay within the law. Mr. Davis asked the Council for help in moving at least these 10 homes down the highway since he stands to lose a great deal of money if he cannot get these into the City.

The Council agreed that the homes were needed here and asked the Secretary to write a letter to the Texas Highway Department asking for a special permit for at least these 10 homes to be moved to Alpine, and that some action be taken to change this law.

The Mayor reported that she had ordered 5 trees from the Chamber of Commerce for \$25.00, and that she had since been notified that the order had been increased to 8 for \$25.00. The Council agreed that the Mayor and Mrs. Graham should decide where to put the trees.

The Council discussed a request to extend the school zone area by Centennial School.

Motion by Vogt, seconded by Hudgins that

RESOLUTION NO. 2429 - the Centennial School zone be designated on Avenue G from South 1st Street to South 11th Street and the speed to be set for 20 MPH for the entire 10 blocks. Discussion. Motion carried unanimously.

The Council discussed some misunderstanding in the enforcement of the building permit ordinance. Since the ordinance is not clear as to what "structural alteration" is, the Council asked the Secretary to write to Ft. Stockton, Pecos and Monahans and inquire how they handle permits for alterations and remodeling, and what they require a building permit for in general.

The Mayor reported that the Highway Construction Company was ready for the construction of the rock wall on the Sul Ross campus. The Council decided to look at the plans for the wall drawn by Sid Surratt. The Mayor was asked to talk to Jim Nesom about employing his rock masons to build the wall.

The Council heard a request from the Highway Department that the City deed the triangle of land on the southwest edge of the Sul Ross Campus to them for use as a park, which the highway department would maintain with water furnished by the City. The Council decided to get more facts on this matter before coming to a decision.

The Council discussed a change Mrs. C. D. Reed wanted in her deed to the City.

CCJ462

Motion by Beard, seconded by Hudgins that

RESOLUTION NO. 2430 - Mrs. Reed deed to the City all of Lots 1 and 10, Block 13, Original Town, which are South of the North side of the Rock Wall, and that Mrs. Reed retain all of Lots 1 and 10 which are North of the North side of the Rock Wall, in exchange for curbing and sidewalk on Lot 10. Discussion. Motion carried unanimously.

Councilman Hudgins reported that Forrest Walker had phoned him and said Mr. Casner would accept the City's proposition to pump his well for a testing period of 90 days using his pump and pricing the water at 5c per 1,000 Gallons, if the City would agree to pump a minimum of 200 gallons per minute. The Council decided to make no agreements as yet, giving Werner Hollis time to measure the distance to Mr. Casner's well and Mr. Morris' well to get an estimate on the amount and cost of pipe needed.

Werner Hollis reported that the pipe line to the Truck Stop needed to be replaced. The Council asked him to measure how much pipe would be needed and report at the next meeting.

Motion by Vogt, seconded by Hudgins that

RESOLUTION NO. 2431 - the monthly bills in the amount of \$8,607.13 be approved for payment. Discussion. Motion carried unanimously.

Motion by Vogt, seconded by Beard that

RESOLUTION NO. 2432 - the bill for moving the lights from the Sul Ross Softball field to the Track Field in the amount of \$3,421.00 be approved for payment out of the Highway Improvement Fund. Discussion. Motion carried unanimously.

Councilman Hudgins reported that moving the fire siren was going to cost more than he thought at first and that he was still working on getting a better price.

The Mayor read a letter from W. P. Z. German, Jr., Municipal Judge, requesting that \$100.00 be set aside in next years' budget for educational purposes for the Municipal Judge, and reporting on the seminar he attended in Houston in January.

The Mayor asked the Council to study the analysis of House Bill #87 prepared by John Allen, and discuss same at the next meeting.

The Mayor presented a carbon copy of the letter from Sid Surratt to Alpine T. V. Cable Company asking them to raise one of their cables to a minimum of 18' before the Avenue E highway is opened.

Mayor McBride reported that she had received a letter from Mr. Reed, President of Santa Fe Ry. Co. stating that the City's request was having attention.

Councilman Hudgins suggested travelling to other towns to see how they handle their land fills, since the City has been receiving so many complaints about the dump ground North of Alpine.

The Council asked Mrs. Graham to list the City's 100% Valuation on the School Superintendent's list, and return it to the Council to review before giving it to the School.

The Council decided the City was not responsible for the doctor bills of Maria Bermudez, who fell over a guy wire on South 2nd Street.

Meeting adjourned at 7:30 P. M.

MAYOR

W. D. Hudgins

ATTEST:

CITY SECRETARY

CITY COUNCIL MEETING

CITY HALL - JUNE 24, 1975 - 3:30 PM

Mayor Pro Tem Pete Kennedy presided in the absence of Mayor Dorothy L. McBride. Present were Councilmen Leo Dominguez, Travis Tucker and Herman Gonzales, with Councilman Paul Weyerts being absent. Also present were Gregg Jones, Mrs. Zimmerman, Richard Hale, B. J. Gallego, Margaret Moreno, Alberto Moreno, Mrs. Alderson, J. W. Eddleman, Mr. and Mrs. Tot Richardson, Mrs. Ronnie Daugherty, Bill Sohl, Mr. and Mrs. Johnny Newell, Lee Cowell, Mrs. John Whitaker, Mrs. Hester Stumberg, Paul Forchheimer, Mrs. June Dyke, Mrs. H. Allen Smith, Dennis Bryant, Walter Lewis, Ermilee B. Severin, Nelle Smith, Abelardo Baeza, D. A. Moseley, John Allen, Bob Stevens and City Secretary, Marjorie K. Graham.

A Public Hearing was held to consider three rezoning requests.

Mayor Pro Tem Kennedy read a request from Margaret Moreno to rezone Block 73, Original Town from R-2 to C-1, Neighborhood Commercial District and asked for comments from those present. Margaret Moreno explained the purpose for the request and that trailers would be placed on the south side of the block but not on the north side, and that plans were being made to enlarge the store on the north side of the block.

Mayor Pro Tem Kennedy read a note from John Joe Codena in which he voiced his objection to the rezoning.

A letter from the Planning and Zoning Commission was read recommending that the request for C-1, Neighborhood Commercial zoning be approved.

Motion by Dominguez, seconded by Gonzales that

RESOLUTION NO. 3772 - the Council approve rezoning Block 73, Original Town from R-2 to C-1, Neighborhood Commercial District as requested by Margaret Moreno. Discussion. Motion carried unanimously.

The Council instructed Ms. Moreno to bring a copy of her plans for a mobile home park to the Council for approval before any work is started to develop the block into a mobile home park.

Mayor Pro Tem Kennedy read a request from Catherine Searcy requesting that 2.155 acres out of Tr. #7, Block 9, Sec. 101, be rezoned from C-1 to C-2, Business district.

J. W. Eddleman, representing Mrs. Searcy, stated the property is to be leased for a tin shop, but that there would be no offensive odors or noise.

Mrs. Alderson stated she would be opposed to any type business causing odors or noise.

A letter from the Planning and Zoning Commission was read in which they recommended the rezoning.

Motion by Tucker, seconded by Gonzales that

RESOLUTION NO. 3773 - the Council approve the request of Ms. Catherine Searcy to rezone 2.155 acres out of Tr. #7, Block 9, Section 101 from C-1 to C-2, Business District. Discussion. Motion carried unanimously.

The Council considered a request from Tot Richardson to rezone the E 1/2 of NW 1/4 of Block 2, Hurley Addition.

Mayor Pro Tem Kennedy explained that it was the opinion of Mr. Richardson that all of the property he had purchased from Vernon Harlan was zoned

GEB299



R-4, which upon checking the records, it was determined that only the west 1/2 of the NW 1/4 of the Block was zoned R-4.

Mrs. Daugherty stated she would be opposed to a mobile home park.

Richard Hale stated he represented his father and they were opposed to a mobile home park.

Mr. Richardson stated he had no intentions of putting in a mobile home park.

City Manager Bob Stevens explained to those present the new City Ordinance on trailers, and the requirements to be met in setting up a trailer.

Mayor Pro Tem Kennedy read a recommendation from the Planning and Zoning Commission stating that two members recommended the rezoning and one member recommended a variance for as long as Mr. Richardson owned the property.

Motion by Dominguez, seconded by Gonzales that

RESOLUTION NO. 3774 - the request to rezone E 1/2 of NW 1/4 of Block 2, Hurley Addition from R-2 to R-4 to approved. Discussion. Motion carried unanimously.

The Council took a short break before going into the Regular City Council Meeting.

Invocation by former Council member Lee Cowell.

Motion by Tucker, seconded by Dominguez that

RESOLUTION NO. 3775 - the minutes of the previous meetings be approved. Discussion. Motion carried unanimously.

Bill Sohl, representing the Library Board, gave a report to the Council on the financial condition of the Alpine Public Library and requested the Council to continue their support to the library; he further stated the Board was surprised that the Council cut the \$2,000 from the Revenue Sharing Budget when the City had a contract with the Library to contribute \$2,000 annually.

Johnny Newell, a member of the Library Board, explained the financial statement presented to the Council and pointed out some of the difficulties they were having keeping the library open for the public.

Mayor Pro Tem Kennedy stated none of the Council members were against the library as they felt it was an asset to the community, but that the City had a number of departments needing assistance this year and the Council felt the \$2,000 should be distributed among several other departments. He stated since there were two members absent and the Council had not had time to study the report presented to them at this meeting, that the Council should study the matter and see where an additional amount might be raised to assist the library.

Mr. Newell stated the Library needed \$5,000 to meet their needs for the next year.

Motion by Dominguez, seconded by Tucker that

RESOLUTION NO. 3776 - the Council table the Library request until the next Regular Meeting in order to have time to study the report presented by the Library. Discussion. Motion carried unanimously.

Mr. Newell stated if anyone had any question to contact him or a member of the Board and if necessary he would be glad to meet with the Council to

further discuss the matter.

Mayor Pro Tem Kennedy stated only one bid had been received to sell the City Building located at 105 W. Holland.

The one bid received was from Adam Hoefling in the amount of \$15,000.00.

Mayor Pro Tem Kennedy stated he felt it was a reasonable bid and should be accepted, as the building was vacant, and this was the third time bids had been called for on the building and he felt it was time now for the City to dispose of the building and get away from renting property; he also stated that additional repairs needed to be made to the building which would probably have to be done before it could be rented again.

Motion by Tucker, seconded by Gonzales that

RESOLUTION NO. 3777 - the Council accept the bid of \$15,000 from Adam Hoefling for the purchase of the City Building located at 105 W. Holland Avenue. Discussion. Motion carried unanimously.

The Council considered a request from the Alpine Public Schools in which they recognized the City's contribution toward the cost of construction of the tennis courts allowing use of the courts to the general public when they are not being used for a sponsored activity of the Alpine Independent School District.

Bob Stevens stated the City had budgeted \$5,000 for construction costs but requested that the courts be open to the public.

The Council instructed the Secretary to notify the Alpine Public Schools that their resolution on construction and use of the tennis courts was acceptable.

D. A. Moseley, Chief of Police, explained a BB gun ordinance which the Council had requested.

Attorney John Allen stated he would prepare an ordinance under the Juvenile laws.

Motion by Tucker, seconded by Dominguez that

RESOLUTION NO. 3778 - the Council table the BB gun Ordinance until the next Regular Meeting. Discussion. Motion carried unanimously.

Chief Moseley stated he had inspected the location of 405 N. 17th Street for a street light and recommended that the light be installed as the area was very dark.

Motion by Gonzales, seconded by Tucker that

RESOLUTION NO. 3779 - a street light be installed, as requested by Lorenzo Galvan, at 405 N. 17th Street. Discussion. Motion carried unanimously.

The Council discussed a request to close off certain streets around the Court House for the 4th of July activities on the Court House Grounds.

Motion by Tucker, seconded by Gonzales that

RESOLUTION NO. 3780 - 6th and 7th streets between Avenue D. and Avenue E. be closed off for the 4th of July activities and that Walker Street between E. Avenue D. and E. Avenue C. be closed for approximately one and one-half hours prior to the start of the parade on July 4, 1975. Discussion. Motion carried unanimously.

Chief Moseley explained to the Council that the Radio System is not

GFB299

Functioning to its full capacity under Phase 1, and that he had been advised the City should now go under phase two plan. He stated this had been discussed with representatives of COG and they have assured them that the Phase two plan will be satisfactory. He said the City had already spent \$5000 on this system.

Bob Stevens said he had a strip map of Holland Avenue relative to Parking on Highway 90, but that Gerald Turner, local engineer was out of town, and he preferred to discuss this with the engineer. This request was tabled until Stevens has time to discuss it with Engineer Turner.

Dennis Bryant gave a full report on the summer recreation program. He stated the attendance at the swimming pool was considerably more than last year; that the swimming classes are full and there are a number of people waiting to get in a class. He also reported on other activities in the recreation program with much enthusiasm being shown by local citizens.

Mayor Pro Tem Kennedy thanked Mr. Bryant for his fine report.

B. J. Gallego, representing the Parks Board, appeared before the Council stating he had been asked to report on the sidewalk at Baines Park. He presented figures for the cost of the cement, wire and labor. He stated the County had assured him they would pay half the cost of the construction if the City would pay their share.

Councilman Tucker explained some ways to cut the cost of the sidewalk and still have a good sidewalk.

Motion by Dominguez, seconded by Tucker that

RESOLUTION NO. 3781 - the Council approve the construction of a sidewalk at Baines Park conditioned upon the County paying half of the cost of the construction of the sidewalk according to specifications presented to the Council on this date; that the City pay half of the cost not to exceed \$1750.00, same to be paid for out of the Parks Bond money. Discussion. Motion carried unanimously.

Bob Stevens reported that the City is cleaning up the weeds along the right-of-way of the streets and that anyone wishing vacant lots mowed should contact the City Office and they will in turn give them the names to contact who have a mowing machine or to anyone else with a larger mower.

John Allen gave a brief report on the progress being made for the clear zone easements.

Bob Stevens reported that the Farmers Home Administration has money available to loan to the City for the airport if the Council would issue a certificate of obligation at 5% and this could be stretched over a period of 10, 15 or 20 years, instead of two or three years.

Mayor Pro Tem Kennedy said he felt this matter should be checked into as soon as possible.

Bob Stevens reported that he had Jerry Ratcliff make a check of all cays and eating places for health certificates, which is required under the City's ordinances. In checking with the State Health Department here in Alpine, it was learned they could give the tests without charge, but when this information was given to the City Health Officer, he said it would be necessary for a physician to give the tests. Stevens stated the food handlers were given ten days to get the certificates at which time the City will make another inspection.

Bob Stevens stated he was working up a water report which is not quite complete, but that he would like to review it with each Council member individually. He also reported that two wells in Sunny Glen were out due to some electrical problem.

Mayor Pro Tem Kennedy read a letter from Elodia Leyva complaining about the noise and odor at the dog pound located at the warehouse near her neighborhood and asked that same be moved.

Bob Stevens stated he had been working on this problem and suggested it might be relocated at the airport.

Councilman Tucker suggested this be checked out with FAA before making any definite plans to move the dog pound.

Mayor Pro Tem Kennedy reported that the County Commissioners turned down the City's offer to lease the Golf Course.

Meeting adjourned at 5:40 P. M.

_____ MAYOR _____

ATTEST:

CITY SECRETARY

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alpine, Texas on the 20th day of June, 1975 at 4:00 P. M.

Marjorie K. Graham

 MARJORIE K. GRAHAM, CITY SECRETARY

GFB299

Alpine, Texas
June 23, 1975

To the Mayor and City Council,
City of Alpine,
Alpine, Texas.

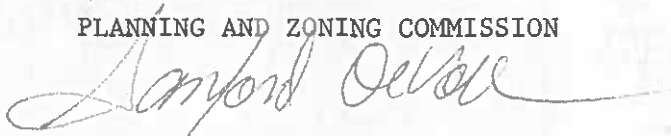
Re: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 73,
Original Town, Rezoning Request from R-2 to C-1,
Neighborhood Commercial District (Margaret Moreno)

Gentlemen:

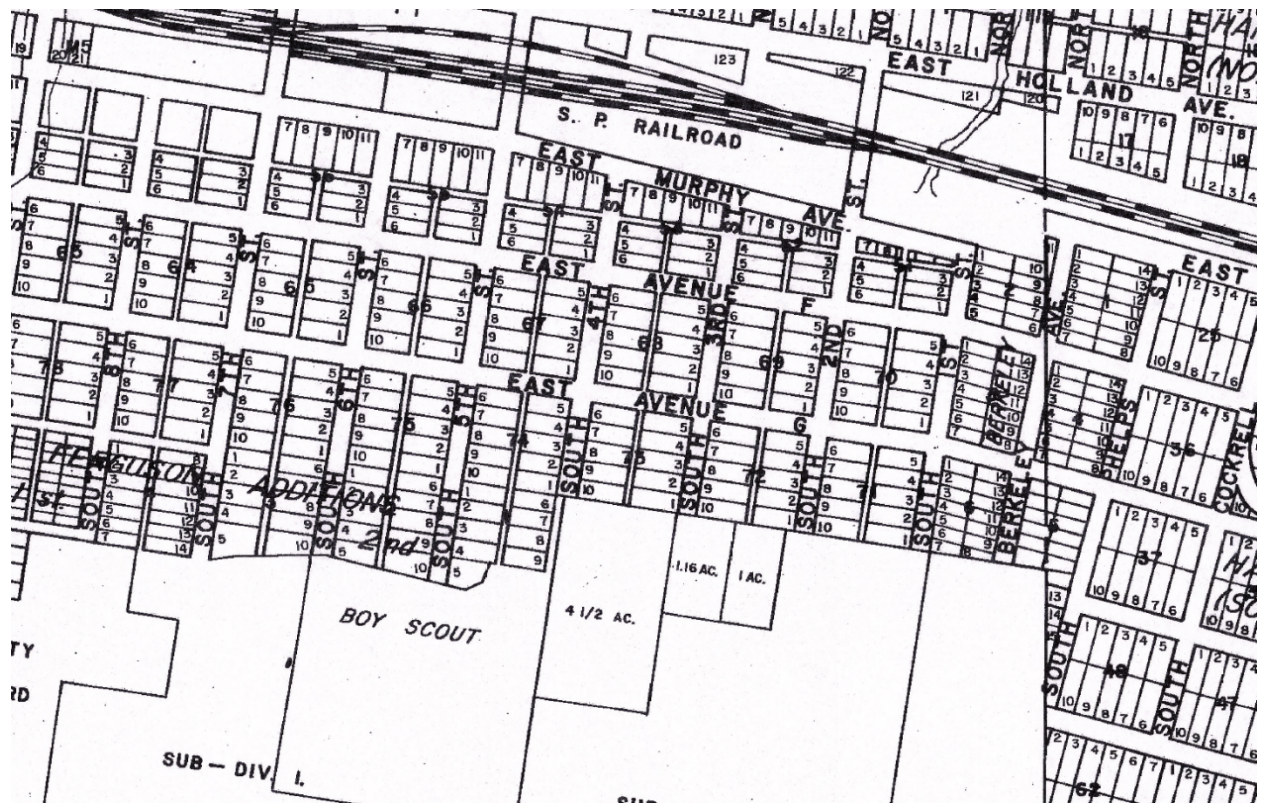
The Planning and Zoning Commission has carefully considered
the above request for rezoning, and recommends that the
above described property be rezoned to C-1, Neighborhood
Commercial District.

Yours very truly

PLANNING AND ZONING COMMISSION



BY: Sanford Devoll,
Chairman



**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 5C

Department: Board

Sponsor: Tara Gaugler, Place 4

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Discuss the current signage requirements and placement of signs within the city, including regulations and rules regarding which zones that signs may be placed in and discuss possible amendments to the sign ordinance. (T. Gaugler, Commissioner)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 5D

Department: Board

Sponsor: Tara Gaugler, Place 4

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Discuss permits for "special business operations" including the use of Special Use Permits or Conditional Use Permits and what is allowable under the current zoning ordinances, and recommend changes based on citizen needs. (T. Gaugler, Commissioner)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 5E

Department: Board

Sponsor: Tara Gaugler, Place 4

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Discuss the health and safety permit requirements for businesses, and recommend updates to improve the current regulations. (T. Gaugler, Commissioner)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 5F

Department: Board

Sponsor: Tara Gaugler, Place 4

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Discuss the \$500 fee to start a business in Alpine. (T. Gaugler, Commissioner)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 6A

Department: Office of the City Secretary

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Rezone 2025-06-01, a rezone application allowing the applicant, Elizardo Aranda, to establish an automotive shop at the subject property. The subject property is located at 702 E. Murphy Street and is legally described as Lots one (1) and two (2), Block twenty-five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas. The property owner of record is Elizardo J. Aranda. The property identification number of the subject property is 34803. The current zoning classification of the subject property is C-1 Neighborhood Commercial District. The zoning classification if the rezoning application is approved will be M-1 Industrial District. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

In 2017, the previous and current owner of Property ID 34803, Mr. Roy Davis and Mr. Elizardo Aranda, requested that the property be rezoned to allow for the operation of an automotive repair shop. At that time, City staff recommended rezoning the property to C-1 Neighborhood Commercial District. However, this zoning designation is not suitable for the proposed automotive use.

The rezoning request was processed through the Planning & Zoning Commission and approved by City Council as recommended. The property owner is now petitioning to rezone the property to M-1 Industrial District, which is a more appropriate designation for the intended use. The M-1 zoning classification supports automotive repair uses and aligns with the City’s zoning code.

It is not considered spot zoning, as the property is adjacent to other M-1 zoned parcels. Additionally, the C-2 Business District uses—such as automotive services—are permitted within the M-1 zone.

SUPPORTING MATERIALS

1. 2025-06-01 Ordinance Zoning Change Buddy Aranda
2. REZONE 2025-06-01_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

ORDINANCE 2025-06-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS APPROVING REZONE APPLICATION 2025-06-01; AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING THE PROPERTY LOCATED AT 702 E. MURPHY AND LEGALLY DESCRIBED AS LOTS ONE (1) AND TWO (2), BLOCK TWENTY-FIVE (25) HANCOCK ADDITION, TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS; REZONING THE SUBJECT PROPERTY FROM C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO M-1 INDUSTRIAL DISTRICT; PROVIDING FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, PROPER NOTICE, AND HEARING CLAUSES.

WHEREAS, Elizardo Aranda initiated a zoning change to update the zoning designation from C-1 Neighborhood Commercial District to M-1 Industrial District for the property located at 702 E. Murphy; and

WHEREAS, the subject property is legally described as Lots One (1) and Two (2), Block Twenty-Five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas; and

WHEREAS, the subject property has a property identification number of 34803 in the public records of Brewster County, Texas, and the record owner of the property is Elizardo J. Aranda; and

WHEREAS, the applicant of the rezoning application seeks to establish an automotive shop at the subject property, the use of which is not acceptable under the current zoning designation; and

WHEREAS, on May 19, 2025, the Planning & Zoning Commission of the City of Alpine held a public hearing regarding the request to rezone, public notice of which was duly provided to the public in the May 1, 2025 edition of the City's official newspaper; and

WHEREAS, the Planning & Zoning Commission voted to recommend **approval** of the rezoning request; and

WHEREAS, the City Council held a public hearing on June 3, 2025 and June 7, 2025, regarding the request to rezone, public notice of which was duly provided to the public in the May 1, 2025 edition of the official newspaper of the city; and

WHEREAS, notices were sent by United States Postal Service mail to property owners within 200 feet regarding the times and places of the public hearings at least 10 days prior to said hearings; and

WHEREAS, Chapter 211 of the Texas Local Government Code provides that municipalities have the authority to regulate zoning; and

WHEREAS, Section 2.01(B)(8) of the City's Charter provides the City with authority to establish land use and development regulations, including zoning regulations, by ordinance; and

WHEREAS, after receiving a recommendation from the Planning & Zoning Commission, receiving resident feedback, and receiving feedback from City Staff, the City Council deems it to be in the best interest of the City to approve the zoning change of the subject property as requested by the applicant; and

WHEREAS, the City Council has given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings; and

WHEREAS, all requirements of the State Statutes, with regard to the preparation of the report of the Planning & Zoning Commission and subsequent action of the City Council have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

**SECTION I
FINDINGS OF FACT**

Each and every one of the recitals, findings, and determinations contained in the preamble of this ordinance are found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby repeated and incorporated herein as if copied in their entirety.

**SECTION II
ZONING CHANGE**

The zoning designation of M-1 Industrial District is hereby approved for the property located at 702 E. Murphy Street and legally described as Lots one (1) and two (2), Block twenty-five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas. The official zoning map of the City is hereby amended to reflect the updated zoning.

**SECTION III
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**SECTION IV
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION V
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION VI
PUBLIC HEARING**

A public hearing was held on June 3, 2025 and June 17, 2025, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearings, and notice of how to obtain copies of the proposed documents, was published in the Alpine Avalanche, the official newspaper of the City of Alpine.

**SECTION VII
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 17th DAY OF JUNE 2025 BY MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

JUNE 3, 2025

APPROVED:

SECOND AND FINAL READING

JUNE 17, 2025

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney



APPLICATION FOR REZONE

City of Alpine Building Services Department
309 W. Sul Ross Av., Alpine Texas, 79830
432.837.3281

Section 21.03. The city council shall have jurisdiction with respect to all rezone requests.
The planning and zoning commission shall review and submit a recommendation to the city council on all applications for rezoning.

*Application must be completely filled out

PROPERTY INFORMATION	
Address of property 702 E. murphy	Parcel ID# 34803
Legal Description Hancock Block 25, Lot 1, 2	
Acreage of Site .35	Current Zone C1
OWNER INFORMATION	
Property Owner Elizardo "Buddy" Aranda	
Applicant Name Elizardo "Buddy" Aranda	
Applicant Mailing Address 203 dds Creek Drive	
City, State, Zip A. Davis Tx 79734	
Telephone Number	Email Address
Project for which Rezoning is Sought needs to be rezoned to M1 for an automotive shop	
Applicable Section/ Subjection Ordinance C2 in M1	Specific Use of the Property Automotive Shop
Existing Uses of Adjacent Properties Industrial/Residential	Survey Included Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

** If the applicant is not the legal owner of the property, a notarized statement by the owner that the applicant is the authorized agent of the owner of the property.

REZONING CHECKLIST

Initiation of zoning or rezoning:

Section 21.01. Zoning or rezoning of property may be initiated by the:

Council;

Planning and zoning commission;

Record owner;

- Petition of:
 - a. The owners of at least 51 percent of the land, by land area, in the proposed district; or
 - b. At least 51 percent of the owners of individual properties in the proposed district.
 - 1. Property owned by the City of Alpine or other governmental entities shall be fully excluded from the area subject to petition of the owners, except such property may be included in support if it contains structures or features that contribute to the historic character of the district, as determined by the historic landmark commission. The amount of such property to be calculated as supporting shall not exceed one-third of the 51 percent of the land in the proposed district.
- (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

Section 21.02. Proposed district boundaries must be contiguous.

Except as provided in section 21.01, the boundaries of the districts proposed in a zoning or rezoning application must be contiguous.

*** The boundaries of the districts proposed in a zoning application may be noncontiguous if the zoning is initiated by the council or the planning and zoning commission. (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16.*

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION:

I, as owner of the property, hereinafter referenced, do hereby execute this document, and acknowledge the above statements to be true and accurate to the best of knowledge. I have received, read and understand the terms and conditions of this request and agree to compliance with all applicable codes and ordinances of the City. I authorize the City or their representatives to visit and inspect the property for which this application is being submitted.

OPTIONAL:

EA I authorize my duly authorized agent to coordinate with the City and its representatives and speak in my behalf for the purpose of representing me in regards to this request.

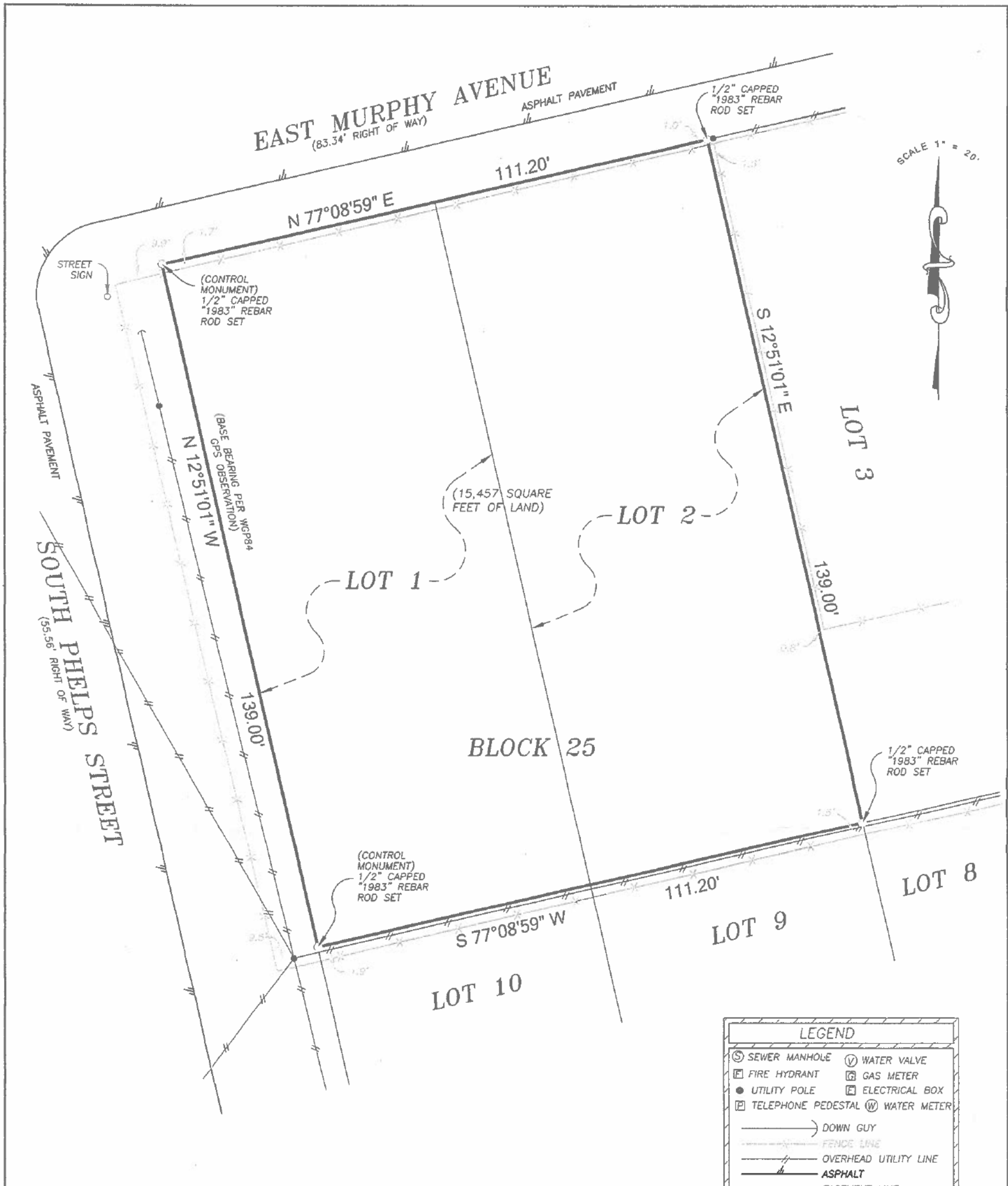
Elizardo Aranda Elizardo Aranda 4/29/25
 Applicant's Signature Printed Name Date

FOR STAFF USE ONLY		
Permit No. <u>25-007992</u>	Total Fees <u>\$ 350.00</u>	Date <u>04/29/25</u>

Section 21.15 Refunds
The fees established shall be non-refundable to the applicant, unless the request is completely withdrawn before the procedure of notices as set forth in section 20.13 have begun.
 (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

PAID
 CLK # 3536

Section 21.04
 Conditional Use Permit Application fee \$250.00
 REZONING Application Fee \$100.00
 Total amount due: \$350.00

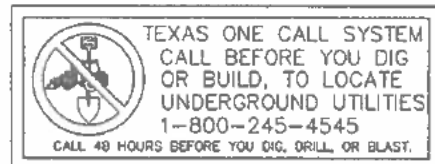


Sketch Showing

Lots 1 and 2, Block 25, Hancock Addition to Alpine South of Railway, according to the plat recorded in Slot 112, Plat Records, Brewster County, Texas.

LEGEND	
⊙	SEWER MANHOLE
⊕	FIRE HYDRANT
●	UTILITY POLE
⊞	TELEPHONE PEDESTAL
⊕	WATER VALVE
⊞	GAS METER
⊞	ELECTRICAL BOX
⊞	WATER METER
—	DOWN GUY
---	FENCE LINE
---	OVERHEAD UTILITY LINE
---	ASPHALT
---	EASEMENT LINE
---	BUILDING LINE
⊞	COVERED AREA
⊞	CONCRETE AREA
⊞	GRAVEL AREA
⊞	A/C UNIT

Note:
 A limited title search on this property has been done to determine contiguous property owners but an in depth search to determine easements has not been done at this time. Easements that effect this property may exist. Locations of any such easements that might effect this property can be added to this sketch if and when an in depth search is done.



I, Conner Stevens, Texas R.P.L.S. No. 1983, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms to the Texas Board of Land Surveying Standards.

Conner Stevens

10-23-2017

Conner Stevens Surveying

18072 State Highway No. 166,
 Fort Davis, Texas 79734
 Phone: 817-944-4005
 email: casisrael@gmail.com



Improvements to be removed are not shown at the owners request.

Copies are not official unless seal is embossed.
 Copyright Conner Stevens

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 6B

Department: Office of the City Secretary

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: Approve

AGENDA ITEM

Approve Rezone 2025-06-02, a rezone application allowing the applicant, Mike Pallanez, to establish a commercial building at the subject property. The subject property is located at 1009 E. Gallego Avenue and is legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The property owner of record is Mike G. Pallanez. The property identification number of the subject property is 10748. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-1 Neighborhood Commercial District. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

Mike Pallanez is requesting a zoning change for his property to C-1 Neighborhood Commercial District. A neighboring property has been successfully rezoned to a commercial designation, supporting the feasibility of this request.

Mr. Pallanez intends to apply for a license/permit through the Texas Alcoholic Beverage Commission (TABC). He previously held a TABC permit for this property, but it has since lapsed. To re-establish this use, the property must first be rezoned to C-1, followed by the required Special Use Permit process in accordance with city ordinance.

SUPPORTING MATERIALS

1. 2025-06-02 Ordinance Zoning Change Mike Pallanez
2. REZONE 2025-06-02_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

ORDINANCE 2025-06-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS APPROVING REZONE APPLICATION 2025-06-02; AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY REZONING THE PROPERTY LOCATED AT 1009 E. GALLEGU AVENUE AND LEGALLY DESCRIBED AS ALL OF LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8) AND THE EAST ONE-HALF (E ½) OF LOT THREE (3) AND NINE (9), IN BLOCK THIRTY THREE (33), HANCOCK ADDITION (SOUTH OF THE RAILROAD), SAVE AND EXCEPT THE NORTH 20 VARAS OF LOTS FOUR (4) AND FIVE (5), AND THE NORTH 20 VARAS OF THE EAST ONE-HALF (E ½) OF LOT THREE (3), BLOCK THIRTY-THREE (33), HANCOCK ADDITION (SOUTH OF THE RAILROAD), AS THE SAME APPEARS IN THE MAP OR PLAT RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREWSTER COUNTY, TEXAS; REZONING THE SUBJECT PROPERTY FROM R-4 MOBILE HOME DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, PROPER NOTICE, AND HEARING CLAUSES.

WHEREAS, Mike Pallanez initiated a zoning change to update the zoning designation from R-4 Mobile Home District to C-1 Neighborhood Commercial District for the property located at 1009 E. Gallego Avenue; and

WHEREAS, the subject property is legally described as All of Lots Four (4), Five (5), Six (6), Seven (7), and Eight (8) and the East One-Half (E ½) of Lot Three (3) and Nine (9), in Block Thirty Three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots Four (4) and Five (5), and the North 20 varas of the East One-Half (E ½) of Lot Three (3), Block Thirty-Three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas; and

WHEREAS, the subject property has a property identification number of 10748 in the public records of Brewster County, Texas, and the record owner of the property is Mike G. Pallanez; and

WHEREAS, the applicant of the rezoning application seeks to establish a commercial building at the subject property, the use of which is not acceptable under the current zoning designation; and

WHEREAS, on May 19, 2025, the Planning & Zoning Commission of the City of Alpine held a public hearing regarding the request to rezone, public notice of which was duly provided to the public in the May 1, 2025 edition of the City's official newspaper; and

WHEREAS, the Planning & Zoning Commission voted to recommend **approval** of the rezoning request; and

WHEREAS, the City Council held a public hearing on June 3, 2025 and June 7, 2025, regarding the request to rezone, public notice of which was duly provided to the public in the May 1, 2025 edition of the official newspaper of the city; and

WHEREAS, notices were sent by United States Postal Service mail to property owners within 200 feet regarding the times and places of the public hearings at least 10 days prior to said hearings; and

WHEREAS, Chapter 211 of the Texas Local Government Code provides that municipalities have the authority to regulate zoning; and

WHEREAS, Section 2.01(B)(8) of the City's Charter provides the City with authority to establish land use and development regulations, including zoning regulations, by ordinance; and

WHEREAS, after receiving a recommendation from the Planning & Zoning Commission, receiving resident feedback, and receiving feedback from City Staff, the City Council deems it to be in the best interest of the City to approve the zoning change of the subject property as requested by the applicant; and

WHEREAS, the City Council has given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings; and

WHEREAS, all requirements of the State Statutes, with regard to the preparation of the report of the Planning & Zoning Commission and subsequent action of the City Council have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

**SECTION I
FINDINGS OF FACT**

Each and every one of the recitals, findings, and determinations contained in the preamble of this ordinance are found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby repeated and incorporated herein as if copied in their entirety.

**SECTION II
ZONING CHANGE**

The zoning designation of C-1 Neighborhood Commercial District is hereby approved for the property located at 1009 E. Gallego Avenue and legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The official zoning map of the City is hereby amended to reflect the updated zoning.

**SECTION III
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**SECTION IV
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION V
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION VI
PUBLIC HEARING**

A public hearing was held on June 3, 2025 and June 17, 2025, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearings, and notice of how to obtain copies of the proposed documents, was published in the Alpine Avalanche, the official newspaper of the City of Alpine.

**SECTION VII
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 17th DAY OF JUNE 2025 BY MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

JUNE 3, 2025

APPROVED:

SECOND AND FINAL READING

JUNE 17, 2025

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney



APPLICATION FOR REZONE

City of Alpine Building Services Department
 309 W. Sul Ross Av., Alpine Texas, 79830
 432.837.3281

*Section 21.03. The city council shall have jurisdiction with respect to all rezone requests.
 The planning and zoning commission shall review and submit a recommendation to the city council on all applications for rezoning.*

*Application must be completely filled out

PROPERTY INFORMATION	
Address of property 1009 E. Gallego	Parcel ID# Blk. 33
Legal Description Lots 4, 5, 6, 7, 8 And the East 1/2 of Lots 9 and 3	
Acreage of Site 8801 Acres	Current Zone Commercial
OWNER INFORMATION	
Property Owner Mike and Rosie Pallanez	
Applicant Name Mike Pallanez	
Applicant Mailing Address P.O. Box 302	
City, State, Zip Alpine, TX 79831	
Telephone Number	Email Address
Project for which Rezoning is Sought Wine and Malt Beverage Retailers on Premise	
Applicable Section/ Subjection Ordinance All of Above Clear Description	Specific Use of the Property Commercial
Existing Uses of Adjacent Properties Commercial and Residential	Survey Included Yes _____ No _____

** If the applicant is not the legal owner of the property, a notarized statement by the owner that the applicant is the authorized agent of the owner of the property.

REZONING CHECKLIST

Initiation of zoning or rezoning:

- Section 21.01. Zoning or rezoning of property may be initiated by the:
- Council;
- Planning and zoning commission;
- Record owner;

- Petition of:
 - a. The owners of at least 51 percent of the land, by land area, in the proposed district; or
 - b. At least 51 percent of the owners of individual properties in the proposed district.
 - 1. Property owned by the City of Alpine or other governmental entities shall be fully excluded from the area subject to petition of the owners, except such property may be included in support if it contains structures or features that contribute to the historic character of the district, as determined by the historic landmark commission. The amount of such property to be calculated as supporting shall not exceed one-third of the 51 percent of the land in the proposed district.

(Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

Section 21.02. Proposed district boundaries must be contiguous.

Except as provided in section 21.01, the boundaries of the districts proposed in a zoning or rezoning application must be contiguous.

*** The boundaries of the districts proposed in a zoning application may be noncontiguous if the zoning is initiated by the council or the planning and zoning commission. (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16.*

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION:

I, as owner of the property, hereinafter referenced, do hereby execute this document, and acknowledge the above statements to be true and accurate to the best of knowledge. I have received, read and understand the terms and conditions of this request and agree to compliance with all applicable codes and ordinances of the City. I authorize the City or their representatives to visit and inspect the property for which this application is being submitted.

OPTIONAL:

_____ I authorize my duly authorized agent to coordinate with the City and its representatives and speak in my behalf for the purpose of representing me in regards to this request.

Mike Pallanz Mike Pallanz 04/26/2025
 Applicant's Signature Printed Name Date

FOR STAFF USE ONLY		
Permit No. 25-007993	Total Fees \$3500	Date 04/29/25

Section 21.15 Refunds
The fees established shall be non-refundable to the applicant, unless the request is completely withdrawn before the procedure of notices as set forth in section 20.13 have begun.
 (Ord. No. 2016-08-02, 9-20-16; Ord. No. 2016-10-03, 11-1-16)

Section 21.04
 Conditional Use Permit Application fee \$250.00
 REZONING Application Fee \$100.00
 Total amount due: \$350.00



Brewster County Appraisal District
 PROPERTY 10748 R
 Legal Description
 HANCOCK, BLOCK 33, LOT 3 E/2 OF 3, ALL OF 4, 5, 6, 7, 8 & E/2 OF 9

OWNER ID 10572
 OWNERSHIP 100.00%
 PALLANES MIKE G
 ETUX ROSIE
 BOX 302
 ALPINE, TX 79831

Entitles	100%	100%	100%	100%	100%
11	100%	100%	100%	100%	100%
2	100%	100%	100%	100%	100%
21	100%	100%	100%	100%	100%
4	100%	100%	100%	100%	100%
CAD	100%	100%	100%	100%	100%

Values	
IMPROVEMENTS	32,183
LAND MARKET	32,969
MARKET VALUE	65,152
PRODUCTIVITY LOSS	-
APPRAISED VALUE	65,152
CAP LOSS	0
ASSESSED VALUE	65,152

971600330003000230 Ref ID: 751
 SITUS 1009 E GALLEGO AVE, ALPINE, TX

ACRES: .8801
 EFF. ACRES:
 APPR VAL METHOD: Cost

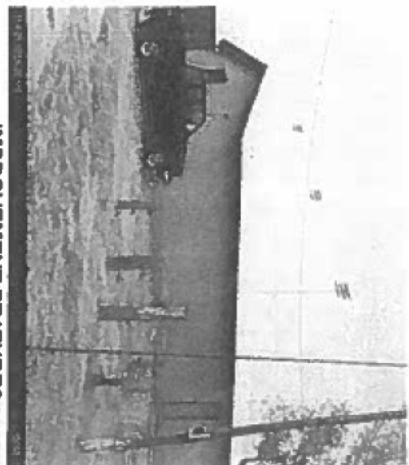
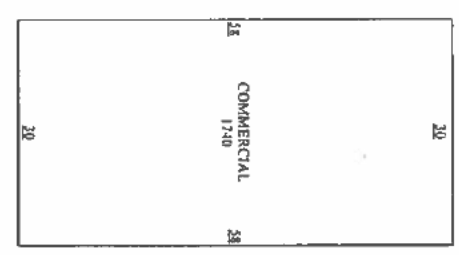
EXEMPTIONS

= 65,152

GENERAL
 UTILITIES LAST APPR. YR AARON
 TOPOGRAPHY LAST APPR. YR 2022
 ROAD ACCESS LAST INSP DATE 11/09/2021
 ZONING NEXT INSP DATE 01/01/2025
 BUILDER
 NEXT REASON CHECK FOR 2012 AND ADD ADDITION - EVEN I
 REMARKS ADDED 2% GOOD TO BUILDING FOR NEW
 ROOF FOR 2011 - SJS&JS ADDED ADDN ALSO
 AT 80% COMP UP PHYS TO 80% FOR 2016 - VV
 & JS no change for 22-ag

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 04/24/1997 ***** PALLANES VS PALL DCR/DIV/48/289
 11/05/1975 ***** HEIRS OT/192/17



IMPROVEMENT FEATURES

SUBD: 1072 NBHD:

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	EUNJ	COMP	ADJ	ADJ VALUE
1.	COMM	RESTAURANTS/	CM	EMF/2	1,740.0	115.80	1	1940	1940	201,144	20%	100%	100%	100%	80%	0.16	32,183
		RESTAURANTS/BARS	STCD	F1	1,740.0					201,144							32,183
		CHANGED FROM 95% TO 75% FOR 2012. BUJS															32,183

SUBD: 1072 NBHD:
 # DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC
 1. HANCOCK SOUTH AL3 F1 Y (100%) SQ 38,336.4000 SQ .86 32,969 1.00 1.00 A
 Comment: plax F

LAND INFORMATION IRR Wells: 0 Capacity: 0
 IRR Acres: 0
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRG AG VALUE
 32,969 NO 0.00

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 6C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Approve a recommendation regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

BACKGROUND

Melinda Vega asserts that the property is commercially zoned based on the historical operation of the Flamingo Bar at that location. The City conducted an archival review for the property. According to City Council minutes, the owner's parents and former property owners, Alonzo and Alicia Aguilar, requested a zoning change to commercial in 2000. During a Council meeting on May 23, 2000, the matter was tabled due to public opposition from neighboring property owners. At the following meeting on June 27, 2000, the Council chose not to proceed with the rezoning until a planning study could be completed.

ZONING DETERMINATION

City staff reviewed all official zoning maps adopted by ordinance. Both the 1986 and 2013 maps designate the property as residential, not commercial. While zoning enforcement may have been inconsistent in the past, records indicate the Flamingo Bar operated outside the bounds of applicable zoning regulations, and the property was always designated as residential.

FUTURE PLANNING

Although the property is classified as residential, discussions regarding updates to zoning include making the major thoroughfares on major highways in the area. The City Council tasked the Planning & Zoning Commission with weighing in on the issue.

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

**PLANNING & ZONING COMMISSION AGENDA ITEM
REPORT**

May 19, 2025

Agenda Item No. 6D

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Approve a recommendation regarding the zoning designation of 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

BACKGROUND

Beatriz Greising contacted the City to express concern that her property was zoned commercial without her consent. However, historical records show that her mother and previous property owner, Margaret Moreno, requested a zoning change from residential to commercial in 1975. The City Council approved this change during its meeting on June 24, 1975.

SPOT ZONING & RECOMMENDATION

This property represents a case of spot zoning, as it is surrounded by residentially zoned lots and is non-contiguous with other commercial zoning. In alignment with best planning practices, it may be beneficial for the City to initiate a rezoning process to revert the property to the desired zone and eliminate the spot zone.

Per the City's zoning ordinance, a rezoning may be initiated by:

1. City Council
2. Planning and Zoning Commission
3. Property Owner of Record
4. Petition

REQUEST

The property owner wishes to pursue the following zoning designation for the property:

Lots 6-7: Remain Commercial

Lots 1-5, Lots 8, 9, 10: R-4 Mobile Home District

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager