



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
February 3, 2026 – 4:00 PM

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

1. **WORKSHOP MEETING - 4:00 P.M.**

- A. Workshop to discuss funding non-profit organizations and the possible implementation of a Community Service Grant Program. (H. Arredondo, City Manager)

2. **CALL TO ORDER.**

- A. Pledge of Allegiance to the United States Flag.
- B. Pledge of Allegiance to the Texas Flag.
- C. Determination of a Quorum and Proof of Notice of the Meeting.

3. **PUBLIC COMMENTS.**

Each person in attendance who desires to speak to the City Council on an item on the agenda shall speak during this section. A Public Comment Card must be filled out and turned in to the City Secretary at least 5 minutes prior to the start time of the meeting. The Public Comment Card may be filled out at www.cityofalpine.com/councilcomments. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. Please note that the City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Council from deliberating or taking action on an item not listed on the agenda. City Staff may ask commenters clarifying questions, respond with facts, and explain policy.

4. **PUBLIC HEARINGS.**

At this time, the Mayor 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 City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.

- A. Public Hearing to obtain citizen views and comments regarding Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District.

- B. Public Hearing to obtain citizen's views and comments regarding Special Use Permit 2026-02-01, a special use permit allowing the applicant, T Bar L Land & Cattle, LLC, to establish a short term rental at at 801 S Walker St. The property owner of record is T Bar L Land & Cattle, LLC. The Parcel ID of the subject property is 10915.

5. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions
- B. Proclamations
- C. Community Interest Items
- i) Mayor Announcements
- ii) City Manager Announcements
- iii) Council Member Announcements

6. **CHANGES TO POSTED AGENDA.**

***NOTICE:** The City Council reserves the right to change the order of business at any time during the meeting. To change the order of business a motion, a second, and a majority vote is required.*

- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.
- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.
- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.
- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.

7. **TIME SENSITIVE ITEMS.**

8. **CONSENT AGENDA.**

- A. Approval of the January 20, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of Special Use Permit 2026-02-01, a special use permit allowing the applicant, T Bar L Land & Cattle, LLC, to establish a short term rental at at 801 S Walker St. The property owner of record is T Bar L Land & Cattle, LLC. The Parcel ID of the subject property is 10915. (G. Calderon, City Secretary)
- C. Approval of the December 2025 invoice for Bojorquez Law Firm Services. (G. Calderon, City Secretary)

9. **ITEMS REMOVED FROM THE CONSENT AGENDA.**

10. **REPORTS & PRESENTATIONS.**

Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.

A. Alpine Police Department 2025 Racial Profiling Report. (H. Arredondo, City Manager)

11. **INFORMATION OR DISCUSSION ITEMS.**

A. Process for city residents getting a temporary trash bin. (R. Stephens, City Council)

12. **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 Resolution 2026-02-01, a resolution establishing Appendix E: Parks and Recreation fee schedule. (H. Arredondo, City Manager)

B. Approve Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (H. Arredondo, City Manager)

C. Consideration and possible action regarding authorization to obtain temporary or alternative financial resources to assist the Finance Department with completion of prior-year financial audits and current-year financial reporting. (H. Arredondo, City Manager)

13. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each. The City Council may hold a discussion during this section regarding any item listed on the agenda. No action may take place regarding report items, unless specified on the agenda.

A. **City Mayor Report**

- B. **City Manager Report:** Employee Compensation; Streets; Water; Wastewater, Budget; Grants; Information Technology & Cybersecurity; Utility Billing Software Transition; Requests for Proposals; Smart Meters; Pending Projects; Boards, Commissions, and Committees.

14. **CITY COUNCIL MEMBER COMMENTS.**

15. **EXECUTIVE SESSION.**

***NOTICE:** The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*

- A. Consultation with Attorney § 551.072, Texas Government Code

- i. Discussion regarding the Municipal Pool, requirements under Texas Code, plans for the upcoming season, and status of personnel requisition. (H. Arredondo, City Manager)

- B. Deliberation of Real Property § 551.072, Texas Government Code

- i. Potential property acquisition by the City. (R. Stephens, City Council)

16. **ACTION AFTER EXECUTIVE SESSION.**

- A. Action, if any, concerning any of the items listed in executive session. (H. Arredondo, City Manager)

17. **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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2 P.M. on January 28, 2026, and remained so posted for at least 3 business days preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL

this 28 day of January, 2026.



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

