



CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
April 27, 2026 – 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 Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock Addition to the City of Alpine, Brewster County, Texas, 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 Mixed Residential District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses.
 - B. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124.
 - C. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341.
 - D. Public Hearing to obtain citizen views and comments regarding Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property identification number is 13348.
4. **APPROVAL OF MINUTES OF PREVIOUS BOARD MEETING** -
 - A. March 23, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)
5. **DISCUSSION ITEMS** -

6. **ACTION ITEMS.** -

- A. Approve a recommendation to the City Council to approve Ordinance 2026-05-01, an Ordinance Approving Rezone Application 2026-05-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 901 E Gallego and Legally Described as All of Lots No. nine (9), ten (10), South 83.07 feet of lot one (1), and two (2), Block Thirty-Four (34), Hancock Addition to the City of Alpine, Brewster County, Texas, 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 Mixed Residential District to C-1 Neighborhood Commercial District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)
- B. Approve a recommendation to the City Council to approve Special Use Permit 2026-05-01, allowing the Applicant, Khanh Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 200 W. Murphy. The Property Owner of Record is Theresa Nguyen. The Property identification number is 12124. (J. Isley, Building Official)
- C. Approve a recommendation to the City Council to approve Special Use Permit 2026-05-02, allowing the Applicant, Hong Nguyen, to Establish a Coin-operated Amusement Machine Business (game room). The Subject Property is Located at 2000 E. Highway 90. The Property Owner of Record is Vimal Patel. The Property identification number is 13341. (J. Isley, Building Official)
- D. Approve a recommendation to the City Council to approve Special Use Permit Application 2026-05-03: allowing the applicant, Erin Hess / The Club, LLC, to obtain a wine and malt Beverage On-premise Permit from the Texas Alcoholic Beverage Commission. The subject property is located at 2801 E. State Highway 90. The Property owner of record is James and Hillary Yarborough. The property Identification number is 13348. (J. Isley, Building Official)

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 2 P.M. on April 21, 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 21 day of April, 2026.



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

