



CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
May 18, 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 Replat 2026-06-01, a replat application to allow the applicant, Glen I. & Dee Ann Perkins, to combine to one parcel a portion of public property. The subject property is located at 2400 FM 1703 Street, Alpine, Brewster County, Texas. The subject property is legally described as Lot One (1) & 0.219 acres out of South part of Lot Two (2), Alpine Industrial Park West to the City of Alpine, Envelope 219, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 219, Page 468, Official Public Records of Brewster County, Texas. The record property owner is Glen I. & Dee Ann Perkins. The Parcel Identification Number of the subject property is 10144.

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. (J. Isley, Building Official)

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

A. April 27, 2026 Regular Meeting Minutes. (G. Calderon, City Secretary)

5. **DISCUSSION ITEMS** -

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

A. Approve Replat 2026-06-01, a replat application to allow the applicant, Glen I. & Dee Ann Perkins, to combine to one parcel a portion of public property. The subject property is located at 2400 FM 1703 Street, Alpine, Brewster County, Texas. The subject property is legally described as Lot One (1) & 0.219 acres out of South part of Lot Two (2), Alpine Industrial Park West to the City of Alpine, Envelope 219, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 219, Page 468, Official Public Records of Brewster County, Texas. The record property owner is Glen I. & Dee Ann Perkins. The Parcel Identification Number of the subject property is 10144.

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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 5:30 P.M. on May 12, 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 12 day of May 2026.**



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

