



CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
June 22, 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 2026-07-01, an Ordinance Approving Rezone Application 2026-07-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 1301 W Ave J and Legally Described as 2.0 acre tract of Land, more or less, known as Track One (1), out of the East One-half (E/2) of Lot Two (2), Means Addition, Subdivision “A”, 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-2 Multi-Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)

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

A. May 18, 2026 Regular Meeting Minutes. (M. Walter, Chair)

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 a recommendation to the City Council to approve Ordinance 2026-07-01, an Ordinance Approving Rezone Application 2026-07-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 1301 W Ave J and Legally Described as 2.0 acre tract of Land, more or less, known as Track One (1), out of the East One-half (E/2) of Lot Two (2), Means Addition, Subdivision “A”, 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-2 Multi-Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)

7. **BOARD MEMBER COMMENTS** -

8. **ADJOURN.** -

CERTIFICATION

I, Alexandra Tackett, 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 June 15, 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 15 day of June 2026.**



Alexandra L. Tackett
Deputy City Secretary



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

June 22, 2026

Agenda Item No. 3A

Department: Board

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Ordinance 2026-07-01, an Ordinance Approving Rezone Application 2026-07-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 1301 W Ave J and Legally Described as 2.0 acre tract of Land, more or less, known as Track One (1), out of the East One-half (E/2) of Lot Two (2), Means Addition, Subdivision “A”, 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-2 Multi-Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

June 22, 2026

Agenda Item No. 4A

Department: Board

Sponsor: Matt Walter, Chair

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

May 18, 2026 Regular Meeting Minutes. (M. Walter, Chair)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. May 18, 2026 Planning & Zoning Commission Meeting_Minutes_Preview
-

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary

City Of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, May 18, 2026 – 5:30 PM
Minutes

1. **CALL TO ORDER.** -

Chair Matt Walter called the meeting to order at 5:30 P.M. The meeting was held at City Council Chambers located at 803 West Holland Avenue and via Zoom Videoconference in the City of Alpine, Texas.

Board Members Present:

Place 2 Lori Griffin
Place 5 Joanna Laxton
Chair Matt Walter
Place 7 Lisa Nix

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary
Henry Arredondo, City Manager
Robert Rückes, City Council

Not Present:

Place 1 Benjamin Garcia
Place 3 Gerri Davis

Others Present: None

2. **PUBLIC COMMENTS.** - *Each person in attendance who desires to speak to the Board on an item on the agenda shall speak during this section. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees.*

Public Comments: None.

3. **PUBLIC HEARINGS.** - *At this time, the Chair will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the Board. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.*

- A. Public Hearing to obtain citizen views and comments regarding Replat 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)

Public Comments: None.

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

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

On a motion by Lisa Nix and seconded by Joanna Laxton to approve the minutes, the board unanimously voted to adopt 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 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)

On a motion by Joanna Laxton and seconded by Lisa Nix to approve, the board unanimously voted to adopt the motion.

7. **BOARD MEMBER COMMENTS -**

8. **ADJOURN.** -

There being no further business, the meeting was adjourned. (5:36 P.M.)

APPROVED:

ATTEST:

Officer of the Board

Alexandra Tackett
Deputy City Secretary

CERTIFICATION

I, Alexandra Tackett, 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.



Alexandra L. Tackett
Deputy City Secretary



PLANNING & ZONING COMMISSION AGENDA ITEM REPORT

June 22, 2026

Agenda Item No. 6A

Department: Board

Sponsor: Jessica Isley, Building Official

Memo Prepared By: Alexandra Tackett, Deputy City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve a recommendation to the City Council to approve Ordinance 2026-07-01, an Ordinance Approving Rezone Application 2026-07-01; Amending the Official Zoning Map of the City by Rezoning the Property Located at 1301 W Ave J and Legally Described as 2.0 acre tract of Land, more or less, known as Track One (1), out of the East One-half (E/2) of Lot Two (2), Means Addition, Subdivision “A”, 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-2 Multi-Family District to R-4 Mixed Residential District; Providing Findings of Fact, Repealer, Severability, Effective Date, Proper Notice, and Hearing Clauses. (J. Isley, Building Official)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Replat App - Lancaster, Thomas 1301 W Ave J_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2025-2026: N/A
Additional Funding: N/A

APPROVERS

Alexandra Tackett, Deputy City Secretary



APPLICATION FOR REZONE

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

Application Fee is \$500.00 per property (non-refundable)

*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. Subsequent applications will require a new fee.

| PROPERTY INFORMATION | |
|--|--|
| Address of property 1301 W. Ave J | Parcel ID# 34385 |
| Legal Description MEANS A, Block 2 TR: 1, E/2 of Lot: 2 | |
| Acreage of Site 2 | Current Zone R2 |
| OWNER INFORMATION | |
| Property Owner Thomas R. Lancaster | |
| Applicant Name Thomas R. Lancaster | |
| Applicant Mailing Address PO Box 269 | |
| City, State, Zip Alpine, Tx 79831 | |
| Telephone Number | Email Address |
| Project for which Rezoning is Sought For more flexibility ^{to build} to creative and affordable housing. | |
| Applicable Section/ Subjection Ordinance Appendix C zoning - schedule of districts | Specific Use of the Property Residential |
| Existing Uses of Adjacent Properties 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:

_____ 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.

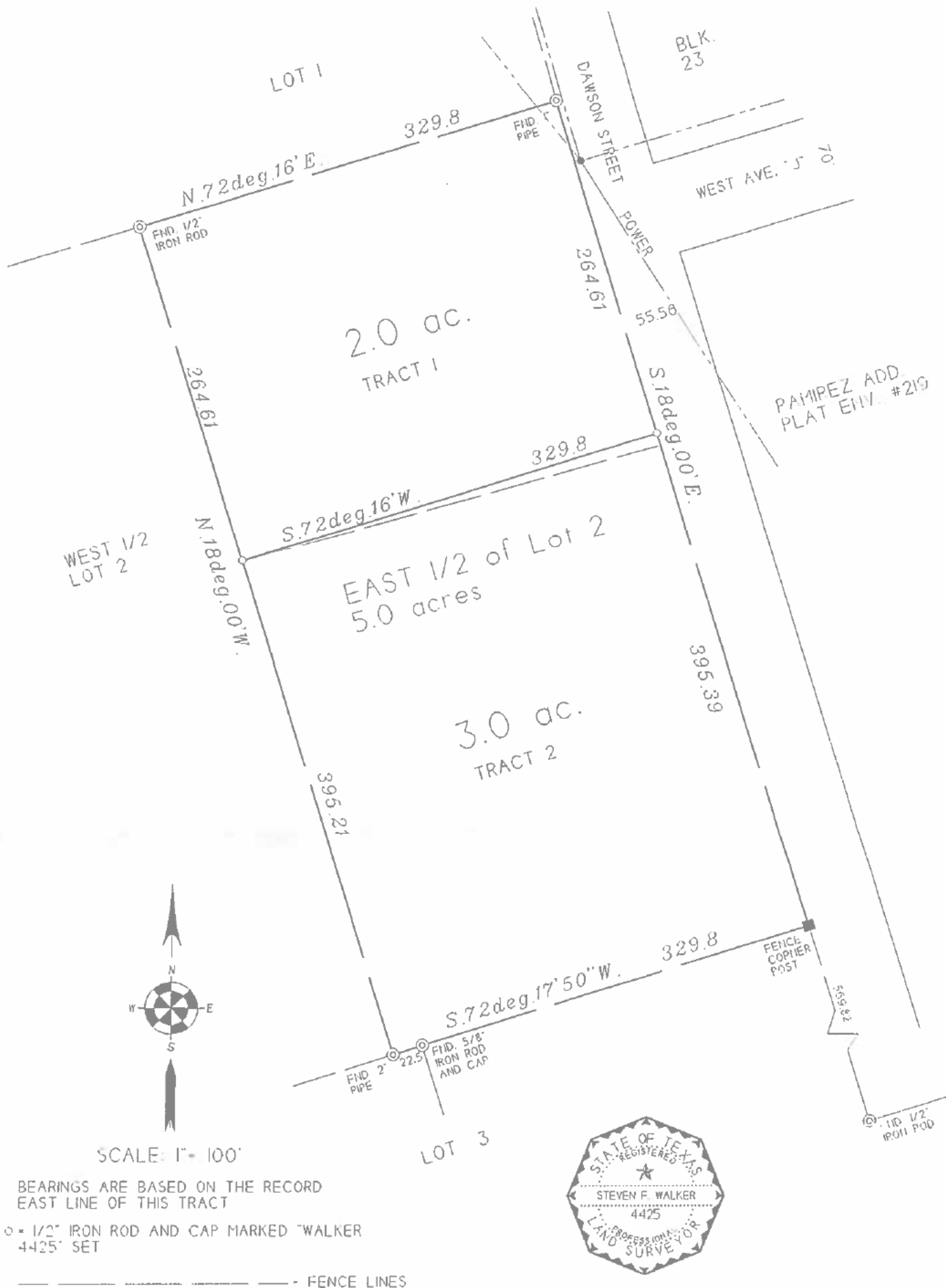
Thomas R. Lancaster Thomas R. Lancaster 5/22/26
Applicant's Signature Printed Name Date

| FOR STAFF USE ONLY | | |
|-------------------------|-----------------------|------------------|
| Permit No. 26-008616 | Total Fees \$50000 | Date 05/26/26 |

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
Fee is non-refundable. Subsequent applications will require a new fee.

 PAID
CK# 1257



SCALE: 1" = 100'

BEARINGS ARE BASED ON THE RECORD EAST LINE OF THIS TRACT

○ = 1/2" IRON ROD AND CAP MARKED "WALKER 4425" SET

— — — — — FENCE LINES

PLAT of a survey of two tracts of land known as Tract 1 and Tract 2 out of the East 1/2 of Lot 2. Means Addition Subdivision "A", as per a plat on file in Envelope #63. Plat Records, in the office of the County Clerk, City of Alpine, Brewster County, Texas

ACCORDING TO THE FIRM MAP, COMMUNITY-PANEL NUMBER 480085 0002 B, DATED NOVEMBER 16, 1990, THIS TRACT IS IN ZONE X. AREAS OUTSIDE THE 500 YEAR FLOODPLAIN

TWO METES AND BOUNDS DESCRIPTIONS ACCOMPANY THIS PLAT

I hereby certify that this plat represents the results of an actual survey on the ground made by me and that the lines and corners found or set are true and correct to the best of my knowledge and belief.

Steven F. Walker
 Steven F. Walker
 Registered Professional Land Surveyor #4425
 Date: July 9, 2015

WALKER LAND SURVEYING
 405 E. Ave "B"
 Alpine, TX
 79830
 432-837-7272
 FIR1 NO 10097800

