

## APPENDIX C ZONING <sup>[1]</sup>

### ARTICLE I. - BASIC ORDINANCE

### ARTICLE II. - ZONING MAP AMENDMENTS AND SPECIFIC VARIANCES

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#### FOOTNOTE(S):

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**Editor's note**—For additional ordinances amending the zoning map or zoning or rezoning specific property, or granting variances, see article II of this appendix. [\(Back\)](#)

**Cross reference**— The zoning ordinance and amendments thereto, including ordinances zoning or rezoning specific property and including the airport hazard zoning ordinance saved from repeal, § 1-6(9); planning and zoning commission, § 2-201 et seq.; airport zoning, § 14-81 et seq.; buildings and building regulations, ch. 18; floods, ch. 50; signs, ch. 78; streets, sidewalks and other public places, ch. 86; subdivisions, app. B. [\(Back\)](#)

**State Law reference**— Municipal zoning authority, V.T.C.A., Local Government Code ch. 211; procedures for amending zoning ordinance, V.T.C.A., Local Government Code §§ 211.002, 211.006, 211.007. [\(Back\)](#)

## ARTICLE I. BASIC ORDINANCE <sup>[2]</sup>

### ORDINANCE NO. 445

AN ORDINANCE AMENDING, REPLACING AND REPEALING ORDINANCE NO. 434 OF THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS SPECIFICALLY AMENDING PARAGRAPH NO. 7, SECTION 5: PARKING, STORAGE OR USE OF MAJOR RECREATION EQUIPMENT.

WHEREAS V.T.C.A., Local Government Code ch. 211 and all amendments thereto and amendments which may hereafter be made thereto, empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment, and

WHEREAS the city council deems it necessary, for the purpose of promoting health, safety, morals or general welfare of the city, to enact such an ordinance, and

WHEREAS the city council, pursuant to the provisions of the above stated V.T.C.A., Local Government Code ch. 211, has appointed a zoning commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein, and

WHEREAS the zoning commission has divided the city into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements, and

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WHEREAS the zoning commission has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality, and

WHEREAS the zoning commission has made a preliminary report and held public hearings thereon, and submitted its final report to the city council, 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 above stated V.T.C.A., Local Government Code ch. 211, with regard to the preparation of the report of the zoning commission and subsequent action of the city council have been met;

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

GENERAL ZONING REGULATIONS

SCHEDULE OF DISTRICTS

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FOOTNOTE(S):

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**Editor's note**—Ord. No. 2015-06-02, adopted Nov. 17, 2015, restated and amended former Art. I in its entirety to read as herein set out. Former Art. I pertained to similar subject matter and derived from Ord. No. 445, adopted June 3, 1969, as amended. See the Code Comparative Table for a listing of ordinances that have amended this article. Ordinances which have amended this article as re-enacted by Ord. No. 2015-06-02 are denoted by a legislative history note in parentheses following the amended section.[\(Back\)](#)

**GENERAL ZONING REGULATIONS**

[Section 1. Establishment of districts: provisions for official zoning map.](#)

[Section 2. Rules for interpretation of district boundaries.](#)

[Section 3. Application of district regulations.](#)

[Section 4. Nonconforming lots, nonconforming uses of land, nonconforming structures, nonconforming uses of structures and premises, and nonconforming characteristics of use.](#)

[Section 5. Schedule of district regulations adopted.](#)

[Section 6. Supplementary district regulations.](#)

[Section 7. Administration and enforcement; building permits and certificates of zoning compliance.](#)

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[Section 12. Schedule of fees, charges and expenses.](#)

[Section 13. Amendments.](#)

[Section 14. Provisions of ordinance declared to be minimum requirements.](#)

[Section 15. Complaints regarding violations.](#)

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[Section 19. Repeal of conflicting ordinances: effective date.](#)

[Section 20. Conditional use permits \(reserved\).](#)

**Section 1. Establishment of districts: provisions for official zoning map.**

1. Official zoning map—The city is hereby divided into zones, or districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

The official zoning map shall be identified by the signature of the mayor attested by the city secretary, and bearing the seal of the city under the following words: "This is to certify that this is the official zoning map referred to in Section 1 of Ordinance Number 445 of the City of Alpine, Texas," together with the date of the adoption of this ordinance.

If, in accordance with the provisions of this ordinance and the above stated V.T.C.A, Local Government Code Ch. 211, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the city council, with an entry on the official zoning map as follows: "On (date), by official action of the city council, the following (change) changes were made in the official zoning map: (brief description of nature of change)," which entry shall be signed by the Mayor and attested by the City Secretary. No amendment to this ordinance which involves matter portrayed on the official zoning map shall become effective until after such change and entry has been made on said map.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance and punishable as provided under Section 16. Any change shall be made by the planning and zoning commission and approved by the city council pursuant to the recommendation of the planning and zoning commission following the requirements of Chapter 211 of the Texas Local Government Code.

Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map, which shall be located in the office of the city secretary, shall be the final authority as to the current zoning status of land and water areas, buildings and other structures in the city.

2. Replacement of official zoning map—In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the city council may by resolution adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original official zoning map or any subsequent amendment thereof. The new official zoning map shall be identified

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by the signature of the mayor attested by the city secretary, and bearing the seal of the city under the following words: "This is to certify that this official zoning map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No. 445 of the City of Alpine, Texas." Unless the prior official zoning map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

**Cross reference**— For ordinances amending the zoning map, see article II of this appendix.

**Section 2. Rules for interpretation of district boundaries.**

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following city limits shall be construed as following such city limits;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 4, above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;
6. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections 1 through 5, above, the administrative official shall interpret the district boundaries;
7. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the city may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.

**Section 3. Application of district regulations.**

The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided.

1. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall hereafter be erected or altered.
  - (a) To exceed the height or bulk;
  - (b) To accommodate or house a greater number of families;
  - (c) To occupy a greater percentage of lot area;

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- (d) To have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required; or in any other manner contrary to the provisions of this ordinance.
- 3. No part of a yard, or other open space, or off-street parking or loading space required (for the purpose of complying with this ordinance) shall be included as part of a yard, open space, or off-street parking or loading space, required for any other building.
- 4. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.
- 5. All territory which may hereafter be annexed to the city shall be considered to be zoned R-1 until otherwise classified by the city council in accordance with recommendations of the planning and zoning commission in accordance with Chapter 211 of the Texas Local Government Code. Existing legal uses on the annexed property may be registered as non-conforming uses in accordance with the provisions of this ordinance.

**Section 4. Nonconforming lots, nonconforming uses of land, nonconforming structures, nonconforming uses of structures and premises, and nonconforming characteristics of use.**

- 1. Intent—Within the districts established by this ordinance or amendments that may later be adopted there exist:
  - (a) Lots;
  - (b) Structures;
  - (c) Uses of land and structures; and
  - (d) Characteristics of use

which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated or restricted under the terms of this ordinance or future amendment. It is the intent of this ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this ordinance that nonconformities shall not be enlarged upon, expended or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Nonconforming uses are declared by this ordinance to be incompatible with permitted uses in the districts involved. A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans. Construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance, and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work be carried on diligently.

- 2. Nonconforming lots of record—In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the

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effective date of adoption or amendment of this ordinance, notwithstanding limitations imposed by other provisions of this ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.

If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this ordinance, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this ordinance, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by the ordinance, nor shall any division or any parcel be made which creates a lot with width or area below the requirements stated in this ordinance.

3. Nonconforming uses of land (or land with minor structures only)—Where at the time of passage of this ordinance lawful use of land exists which would not be permitted by the regulations imposed by this ordinance, and where such use involves no individual structure with a replacement cost exceeding \$1,000.00, the use may be continued so long as it remains otherwise lawful, provided:
  - (a) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance.
  - (b) No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance.
  - (c) If such nonconforming use of land ceases for any reason for a period of more than 30 days, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located;
  - (d) No additional structure not conforming to the requirements of this ordinance shall be erected in connection with such nonconforming use of land.
4. Nonconforming structures—Where a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
  - (a) No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
  - (b) Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.
  - (c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
5. Nonconforming uses of structures and premises in combination—If lawful use involving individual structures with a replacement cost of \$1,000.00 or more, or of structure and premises in combination, exists at the effective date of adoption or amendment of this ordinance, that would not be allowed in the district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

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- (a) No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered, except in changing the use of the structure to a use permitted in the district in which it is located;
  - (b) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such building.
  - (c) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed;
  - (d) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three-year period (except when government action impedes access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
  - (e) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming use status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at time of destruction.
6. Repairs and maintenance—On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure, as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased.

If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared to be unsafe or unlawful by reason of physical condition, and such condition is verified by the administrative official, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

7. Uses under special exception provision not conforming uses—Any use which is permitted as a special exception in a district under the terms of this ordinance (other than a change through city action from a nonconforming use to another use not generally permitted in the district) shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

**Section 5. Schedule of district regulations adopted.**

District regulations shall be as set forth in the Schedule of District Regulations, hereby adopted by reference and declared to be a part of this ordinance, and in Section 6 of this ordinance, entitled "Supplementary District Regulations."

**Section 6. Supplementary district regulations.**

1. Visibility of intersections in residential districts—On a corner lot in any residential district, nothing shall be erected, placed, planted or allowed to grow in such manner as materially to impede vision

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between a height of 2½ and ten feet above the centerline grades of the intersecting streets in the 15-foot × 15-foot sight triangle beginning from the point of intersection along the owner's property lines.

2. Fences, walls and hedges—Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall or hedge along the sides or front edge of any front yard, up to the front of the house or structure, shall not be over four feet in height.
3. Accessory buildings—No accessory building shall be erected in any prohibited yard as described by the regulations below for each specific zoned district and no separate accessory building shall be erected within five feet of any other building.
4. Erection of more than one principal structure on a lot—In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this ordinance shall be met for each structure as though it were on an individual lot.
5. Exceptions to height regulations—The height limitations contained in the Schedule of District Regulations, do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
6. Structures to have access—Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire prevention and required off-street parking.
7. Parking, storage or use of major recreational and commercial equipment—
  - (a) Major recreational equipment is defined as including boats and boat trailers, travel trailers, pick-up campers (designed to be mounted on automotive vehicles), coaches, motorized dwellings, tent trailers, other equipment for which the primary purpose or use is recreational and the like, and cases or boxes to be used for transporting such recreational equipment.
  - (b) Commercial equipment is defined as vehicles, and trailers, and other equipment used in enterprises of retail trade, wholesale trade, the food service industry, and in warehouses and supply depots.

No major recreational or commercial equipment shall be parked or stored on any street or alley in a residential use district or other district not approved for such use. Exception will be loading and unloading, during daylight hours only. No such equipment shall be used for living, sleeping, retail, home occupation, or housekeeping purposes, when parked or stored on a residential lot or in any location not approved for such use.

**Section 7. Administration and enforcement; building permits and certificates of zoning compliance.**

1. Administration and enforcement—An administrative official designated by the city manager shall administer and enforce this ordinance, and may be provided with the assistance of such other persons as the city manager may direct.
2. Building permits required—No building or other structure shall be erected, moved, added to or structurally altered, without a permit, issued by the administrative official in accordance with the most recently adopted version of the International Building Codes and this ordinance. No building permit shall be issued by the administrative official, except in conformity with the provisions of this ordinance.

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3. Application for building permit—All applications for building permits shall be accompanied by plans drawn to scale, showing the surveyed dimensions and shape of the lot to be built upon (not required for remodeling to existing structures); the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the administrative official, including existing or proposed building or alteration; existing or proposed use of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with, and provide for the enforcement of, this ordinance.

The original copy shall be retained by the administrative official. Before a building permit for new construction in excess of \$10,000.00 valuation can be approved, it must be made publically available for a period of five working days, and easily accessible, on the City of Alpine, Texas web page. The building permit must contain all necessary information and designate the location of the plans required.

4. Certificates of occupancy for new, altered or nonconforming uses—It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefor by the administrative official stating that the proposed use of the building or land conforms to the requirements of this ordinance.

No nonconforming structure or use shall be renewed, changed or extended until a certificate of zoning compliance shall have been issued by the administrative official.

HUD Code Manufactured Home Compliance: Certificate of Occupancy shall not be issued until compliance with the Texas Department of Housing and Community Affairs/Manufactured Housing Division: Administrative Rules of the Texas Department of Housing and Community Affairs 10 Texas Administrative Code, Chapter 80.

Temporary certificates of occupancy may be issued by the administrative official for a period not exceeding six months during alterations or partial occupancy of a building pending its completion, provided that such temporary certificate may include such conditions and safeguards as will protect the safety of the occupants and the public.

The administrative official shall maintain a record of all certificates of occupancy, and a copy shall be furnished upon request to any person, for review.

Failure to obtain a certificate of occupancy shall be a violation of this ordinance and punishable under Section 16 of this ordinance.

5. Expiration of building permit—If the work described in any building permit has not begun within 180 days from the date of issuance thereof, said permit shall expire; if the work described in any building permit is not completed within a reasonable time of that designated for completion in the permit, the permit shall expire by limitation and be void. The administrative official shall cancel the permit, and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit, shall not proceed unless and until a new building permit has been obtained.

**Section 8. Reserved.**

**Section 9. Building and standards commission.**

**A. Created.**

1. There is hereby created a building and standards commission consisting of five regular members and two alternates (alternate position 1 and alternate position 2) who are citizens of the city and who are not members of the city council or the city planning and zoning

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commission. Each member of the city council will appoint one member to the commission from their ward, for a term of two years. The two alternate members will be selected by the voting majority of the city council from a list submitted by the city manager; removable for cause by the appointing authority upon written charges after a public hearing. It is the policy of the city council that a member or alternate who misses three consecutive meetings without excuse by the council is cause for removal of said member or alternate. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant for any cause, in the same manner as the original appointment was made. All cases to be heard by the building and standards commission shall be heard by a quorum of members.

2. The two alternate members are required to attend all meetings in the same manner as the regular members of the board. Alternate members shall not vote unless filling an absence of a regular member or the chairman. If a regular member or the chairman is absent from a meeting, alternate position 1 shall take his place. If a second regular member and/or the chairman is absent from a meeting, alternate position 2 shall take his place. Commission shall select a vice-chair, to serve when the chair is absent.

B. Proceedings of building and standards commission

1. The building and standards commission shall adopt rules of procedure in accordance with the provisions of this section. Meetings of the building and standards commission shall be held at the call of the chairman and at such other times as at least a quorum of the commission may determine. Such chairman, or in his absence the vice-chairman, may administer oaths and compel the attendance of witnesses.
2. All meetings of the building and standards commission shall be open to the public. The Commission shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the city secretary and shall be a public record.
3. The City of Alpine designates the building official as the appropriate official to present all cases before the building and standards commission.
4. The building and standards commission shall:
  - (a) Use the standards of criteria related to: deterioration of the building or structure, fire hazard, pestilence, structural deformity, inadequate fire safety measures and other conditions as recognized by the building codes adopted by the City of Alpine, Article IX, section 18-260, and Article X, sections 18-281—284;
  - (b) Hear evidence and shall, upon a finding that the conditions as set out in the ordinances have been met, declare a structure substandard.

C. Notice.

1. A public hearing shall be held so that the building and standards commission may determine whether the structure complies with the minimum standards set forth in this section.
  - (a) Notice of hearing.
    - (1) The city secretary shall make a diligent effort to discover the identity and address of the owner(s) of record and any lienholders or mortgagees of the structure and the underlying property.
    - (2) The city secretary shall notify each owner by personal delivery, by certified mail with return receipt requested, or by delivery by the United States Postal Service using signature confirmation service, to the record owners of the affected property, and each holder of a recorded lien against the affected property, as shown by the records in the office of the county clerk of the county in which the affected property is located if

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the address of the lienholder can be ascertained from the deed of trust establishing the lien or other applicable instruments on file in the office of the county clerk lienholder, or mortgagee by mail.

- (3) The inspector shall notify any unknown interested parties by posting a copy of the notice on each structure.
  - (4) The inspector shall file a notice of hearing in the official public records of real property in Brewster County.
  - (b) Contents of notice of hearing. The notice of hearing shall contain the following information:
    - (1) The notice must be posted and either personally delivered or mailed on or before the 10th day before the date of the hearing before the commission panel and must state the date, time, and place of the hearing. In addition, the notice must be published in a newspaper of general circulation in the municipality on one occasion on or before the 10th day before the date fixed for the hearing.
    - (2) The owner, lienholder, mortgagee or unknown interested parties have the burden of proof and will be required to submit at the hearing proof of the scope of any work that may be required to make the structure comply with the ordinance and the amount of time it will take to reasonably perform the work.
    - (3) The name and address of the owner of record.
    - (4) A legal description of the property.
    - (5) A general description of the structures not meeting the minimum standards.
  2. When a municipality mails a notice in accordance with this section to a property owner, lienholder, or registered agent and the United States Postal Service returns the notice as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered delivered.
- D. Functions of the building and standards commission.
1. The building and standards commission may issue one of the following orders:
    - (a) Order to secure or vacate the structure and relocate the occupants.
    - (b) Order to repair, remove or demolish.
    - (c) Order to remove or demolish.
    - (d) Order to release.
  2. If the structure is occupied and the commission issues an order pursuant to subsection D.1(a), the structure shall be vacated and the occupants relocated.
  3. Orders of the commission issued pursuant to subsections D.1(b) and D.1(c) shall allow 45 days before the ordered action to be completed.
  4. If a residential structure is removed or demolished pursuant to this article, any and all accessory structures located on the same property shall be removed or demolished, regardless of structural condition.
  5. The inspector shall promptly mail a copy of any order issued pursuant to subsection D.1 of this section, to the owner of record, any lienholder or mortgagee along with a notice containing the following:
    - (a) An identification of the structure and the property on which it is located;
    - (b) A description of the violation(s) of the minimum standards;

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- (c) A statement that the municipality will secure, vacate, repair, remove or demolish the structure if the ordered action is not taken within 45 days.
  - 6. Forty-five days after an order to repair, remove or demolish has been issued, the inspector has the authority to request the utilities be disconnected at the structure in order to prepare for demolition.
  - 7. Once an order to remove or demolish has been issued by the commission, the inspector has the authority to request the utilities be disconnected at the structure in order to prepare for demolition.
  - 8. Within ten days following the date that an order is issued, the inspector shall:
    - (a) File a copy of the order in the office of the city secretary of the City of Alpine; and
    - (b) Publish in a newspaper of general circulation in the city a notice containing the following:
      - (1) The street address or legal description of the property;
      - (2) The date the hearing was held;
      - (3) A brief statement indicating the results of the order; and
      - (4) Instructions stating where a complete copy of the order may be obtained.
- E. Permits.
- 1. Any permits issued for work on a structure on which the commission has issued an order shall expire on the deadline established by the order.
  - 2. Applicants for a permit to make repairs on a structure on which the commission has issued an order shall meet with the appropriate inspecting official from the city's code enforcement and building official prior to the granting of a permit. The meeting will be to ensure the applicant understands:
    - (a) The scope of work required to be completed to comply with the minimum standards;
    - (b) That such repairs shall be completed by the deadline established by the order; and
    - (c) All repairs are not completed by the deadline established by the order (90 days to repair — everything has to be done in 45 days. Forty-five days for appeal), the structure will be demolished. A permit will not be issued unless the applicants comply with this meeting requirement.
    - (d) No permits will be issued after the deadline established by the order.
  - 3. The building and standards commission may not allow the owner, lienholder, or mortgagee more than 90 days to repair, remove, or demolish the building or fully perform all work required to comply with the order unless the owner, lienholder, or mortgagee:
    - (a) Submits a detailed plan and time schedule for the work at the hearing; and
    - (b) Establishes at the hearing that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work.
- F. Appeal. Any owner, lienholder, or mortgagee of record of property jointly or severally aggrieved by an order of the building and standards commission may file in district court a verified petition setting forth that the decision is illegal, in whole or in part, and specifying the grounds of the illegality. The petition must be filed by an owner, lienholder, or mortgagee within 30 calendar days after the respective dates a copy of the final decision of the municipality is personally delivered to them, mailed to them by first class mail with certified return receipt requested, or delivered to them by the United States Postal Service using signature confirmation service, or such decision shall become final as to each of them upon the expiration of each such 30 calendar day period.

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G. Expense for abatement.

1. If an owner or other interested party does not secure, vacate, repair, remove, or demolish a structure within 45 days, the inspector may take the ordered action at the city's expense with permission for expenses to be incurred from the Alpine City Council.
2. Calculation of costs.
  - (a) Costs include all expenses incurred as a result of the enforcement of the order.
  - (b) The general administrative expenses of inspecting structures, locating owners, conducting hearings, and issuing notices and orders, together with all associated administrative functions, require a reasonable minimum charge of \$500.00 per property. The building official shall maintain a log of all expenses incurred during this process. If this total is greater than \$500.00, the cost shall be the greater amount.
3. Lien. Any expenses incurred by the city pursuant to subsection G.1 of this section will be assessed against the property on which the structure stands or stood. The city will have a privileged lien upon filing same in the official public records of Brewster County subordinate only to tax liens against the property unless it is a homestead as protected by the Texas Constitution. The lien will be extinguished if the property owner or other interested party reimburses the city for all expenses and penalties.

H. Rights and remedies saved. All rights or remedies of the City of Alpine, Texas, are expressly saved as to any and all violations of any building ordinance or amendments thereto, of the city, that have accrued at the time of the effective date the ordinance form which this section derives; and as to such accrued violation, the building and standards commission shall have all the powers that existed prior to the effective date of this ordinance; and that all existing violations of previous building ordinances which would otherwise become non-conforming under this section but shall be considered as violations of this section are violations of this section in the same manner that they were violations of prior building ordinances of the city.

(Ord. No. 2015-03-01, § 1, 5-19-15)

**Section 10. Reserved.**

**Section 11. Duties of administrative official, city council and courts on matters of appeal.**

It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the administrative official, and that recourse from the decisions of the administrative official shall be to the courts as provided by the laws of the State of Texas.

It is further the intent of this ordinance that the duties of the city council in connection with the ordinance shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this ordinance. Under this ordinance the city council shall have only the duties:

- (1) Of considering and adopting or rejecting proposed amendments or the repeal of this ordinance, as provided by law; and
- (2) Of establishing a schedule of fees and charges as stated in Section 12, below.

**Section 12. Schedule of fees, charges and expenses.**

The city council shall establish a schedule of fees, charges and expenses and a collection procedure for building permits, certificates of zoning compliance, appeals and other matters pertaining to this

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ordinance. The schedule of fees shall be posted in the office of the administrative official, and may be altered or amended only by the city council. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

**Section 13. Amendments.**

The city adopts the procedures of Section 211.007 of the Local Government Code in order to make amendments and zoning changes by following the code by having a public hearing before the planning and zoning commission and notifying the residents within 200 feet of the proposed change 11 days before the hearing; by submitting recommendations to the city council and allowing city council to conduct a second hearing; and by publishing in the local newspaper 16 days before the hearing. The regulations, restrictions and boundaries set forth in this ordinance may, from time to time, be amended, supplemented, changed or repealed; provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Such amendments shall not become effective except by the affirmative vote of at least three-fourths of all members of the city council.

**Section 14. Provisions of ordinance declared to be minimum requirements.**

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Wherever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinance, deed restrictions or covenants, the most restrictive or that imposing the higher standards, shall govern.

**Section 15. Complaints regarding violations.**

Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the administrative official. He/she shall record properly such complaint, immediately investigate, and take action thereon as provided by this ordinance.

**Section 16. Penalties for violation.**

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$2,000.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

The owner or tenant of any building, structure, premises or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

**Section 17. Separability clause.**

Should any section or provision of this ordinance be declared by the courts to be unconstitutional, or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

**Section 18. Definitions.**

For the purposes of this ordinance, certain terms or words used herein shall be interpreted as follows:

The word person includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

The word shall is mandatory, the word may is permissive.

The words used or occupied include the words intended, designed or arranged to be used or occupied.

The word lot includes the words plot or parcel.

Accessory use or structure—A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Administrative official—Duly appointed agent of the city manager responsible for interpretation and enforcement of the zoning code, and building code.

Alley—A public space or thoroughfare for the placement of utilities which affords only secondary means of access to property abutting thereon.

Bed and Breakfast—A lodging establishment that offers overnight accommodation and provides breakfast.

Buildable area—The portion of a lot remaining after required yards have been provided.

Conex boxes (shipping container)—A steel reinforced reusable container primarily used for shipping cargo, not to be used as a dwelling except as provided herein.

Drive-in restaurant or refreshment stand—Any place or premises used for sale, dispensing or serving of food and refreshments, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.

Dwelling, single-family—A detached residential dwelling unit, other than a mobile home, designed for and occupied by one family only.

Dwelling, two-family—A detached residential building containing two dwelling units. designed for occupancy by not more than two families.

Dwelling, multiple-family—A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling unit—One room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly or monthly basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

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Easement—A right held by the city or its franchised utility companies to be used for access, drainage, and/or for the placement of utilities such as water, sewer, telephone lines, electrical lines, or gas lines.

Family—One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five persons, but further provided, that domestic servants employed on the premises may be housed on the premises without being counted as a family or families.

Filling station—Buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail, and where, in addition, the following services may be rendered and sales made, and no other:

- (a) Sale and servicing of spark plugs, batteries and distributors and distributor parts.
- (b) Tire servicing and repair, but not recapping or re-grooving.
- (c) Replacement of mufflers, and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors and the like.
- (d) Radiator cleaning and flushing.
- (e) Washing and polishing, and sale of automotive washing and polishing materials.
- (f) Greasing and lubrication.
- (g) Providing and repairing fuel pumps, oil pumps and lines.
- (h) Minor servicing and repair of carburetors.
- (i) Emergency wiring repairs.
- (j) Adjusting and repairing brakes.
- (k) Minor motor adjustments not involving removal of the head or crankcase or racing the motor.
- (l) Sales of cold drinks, packaged foods, tobacco and similar convenience goods for filling station's customers, as accessory and incidental to principal operation.
- (m) Provision of road maps and other informational material to customers; provisions of rest room facilities. Uses permissible at a filling station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in filling stations. A filling station is not a repair garage, nor a body shop.

Home occupation—An occupation conducted in a dwelling unit, provided that:

- (a) No person other than members of the family residing on the premises shall be engaged in the operation.
- (b) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the floor area of the dwelling unit, which also includes the floor area of the accessory building.
- (c) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in the area, non-illuminated, and mounted flat against the wall of the principal building or accessory building.
- (d) Accessory use can be used if the business or occupation falls within the listed occupations such as a professional office, technology office, or telecommunicating business, or professional doctor or pharmacist. No repair garage, plumbing shop, or similar activity.

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- (e) There shall be no on-site store front retail or wholesale sales of goods in connection with such home occupation.
- (f) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than the required front yard.
- (g) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.
- (h) Additional personnel must be permitted by special conditions as by the planning and zoning commission. Maximum of three employees at one time (non-family members) and must comply with [subsection] (f).
- (i) Occupant must reside and must be the primary business occupant of the residence, occupant must maintain the property as the main residence and not allow that the home occupation become the primary use of the property.
- (j) The character of the home must remained intact and the neighborhood must not change in character, the preservation of a residential neighborhood must be a priority.
- (k) Time limits can be set by the planning and zoning commission if employees other than family members are involved in the business or home occupation.

HUD code manufactured home—A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 CFR 3282.8(g).

Industrialized Housing/Modular—A residential structure that is:

- (a) Designed for the occupancy of one or more families;
- (b) Constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and
- (c) Designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

Loading space, off-street—Space logically and conveniently located for bulk pick-ups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off street parking space.

Lot—For purposes of this ordinance, a lot is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

- (a) A single lot of record;
- (b) A portion of a lot of record;

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- (c) A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record;
- (d) A parcel of land described by metes and bounds, provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this ordinance.

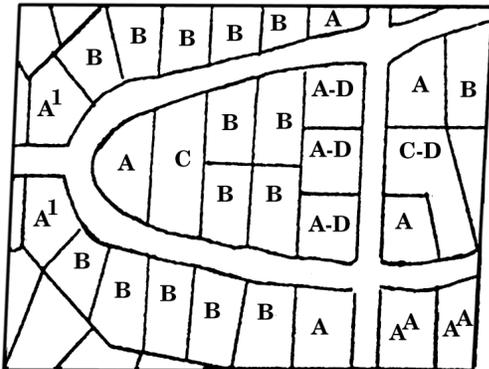
Lot frontage—The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under Yards in this section.

Lot measurements—

- (a) Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
- (b) Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard; provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of cul-de-sacs, where the 80 percent requirement shall not apply.

Lot of record—A lot which is part of a subdivision recorded in the office of the county clerk, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot types—The diagram (Figure 1) which follows, illustrates terminology used in this ordinance with reference to corner lots, interior lots, reversed frontage lots and through lots:



In the diagram, A = corner lot, defined as a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees. See lots marked A1 in the diagram.

B = interior lot, defined as a lot other than a corner lot with only one frontage on a street.

C = through lot, defined as a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.

D = reversed frontage lot, defined as a lot on which the frontage is at right angles or approximately right angles (interior angle less than 135 degrees) to the general pattern in the area. A reversed frontage lot may also be a corner lot (A-D in the diagram), an interior lot (B-D) or a through (C-D).

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Manufactured housing—Refers to an HUD code manufactured home.

Mobile home—A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

Nonconforming use—A building, structure or use of land lawfully occupied at the time of the effective date of the chapter or amendments, thereto, which does not conform to the use regulations of the district in which it is situated following the effective date of the ordinance.

Open space—Area included in any side, rear, special or front yard or any unoccupied space on the Lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches and plant material.

Outdoor advertising business—Provision of outdoor displays or display space on a lease or rental basis only.

Parking space, off-street—For the purposes of this ordinance, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room.

Required off-street parking areas for three or more automobiles shall have individual spaces marked, and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk or alley, and so that any automobile may be parked and unparked without moving another.

For purposes of rough computation, an off-street parking space and necessary access and maneuvering room may be estimated at 300 square feet, but off-street parking requirements will be considered to be met only when actual spaces meeting the requirements above are provided and maintained, improved in a manner appropriate to the circumstances of the case, and in accordance with all ordinances and regulations of the city.

Recreational vehicle (R.V.)—A type of mobile living unit that is a vehicle built on a chassis 400 square feet or less when measured at the largest horizontal projection; self propelled or permanently towable by a car or light duty truck; and designed primarily for recreational, camping, travel or seasonal use. A vehicle which is self-propelled or designed to be towed by a motor vehicle but is not designed to be used as a permanent dwelling and containing plumbing, heating and electrical systems that can be operated without connection to outside utilities.

Sign—Any device to inform or attract the attention of persons not on the premises on which the sign is located; provided, however, that the following shall not be included in the application of the regulations herein:

- (a) Signs not exceeding one square foot in area and bearing only property numbers, Post Office box numbers, names of occupants of premises or other identification of premises not having commercial connotations;
- (b) Flags and insignia of any government except when displayed in connection with commercial promotion;
- (c) Legal notices, identification, informational or directional signs erected or required by governmental bodies;
- (d) Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights;
- (e) Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

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Signs, number and surface area—For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display devices containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

The surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of surface area.

Sign, on-site—A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services or activities on the premises. Onsite signs do not include signs erected by the outdoor advertising industry in the conduct of the outdoor advertising business.

Sign, off-site—A sign other than an on-site sign.

Special exception—A special exception is a use that would not be appropriate generally or without restriction throughout the zoning division or district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning division or district as special exceptions, if specific provision for such special exceptions is made in this zoning ordinance.

Street line—The right-of-way line of a street.

Structure—Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, billboards and poster boards or panels.

Travel trailer—A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight feet. A vehicle which is self-propelled or designed to be towed by a motor vehicle but is not designed to be used as a permanent dwelling and containing plumbing, heating and electrical systems that can be operated without connection to outside utilities.

Variance—A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.

Yard—The required open space, unoccupied and unobstructed by any structure or portion of a structure, except for accessory buildings as herein permitted, from 48 inches above the general ground level of the graded lot upward; provided, however, that fences, vegetation, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front—An open, unoccupied space on a lot facing a street extending across the front of a lot between the side lot lines and from the main building to the front or street line with the minimum horizontal distance between the street line and the main building line as specified for the district in which it is located. In any required front yard, no fence or wall shall be permitted which materially impedes vision across such yard above the height of 48 inches. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the administrative official may waive the requirement for the normal front yard and substitute

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therefore a special yard requirement which shall not exceed the average of the yards provided on adjacent lots.

In the case of corner lots which do not have reversed frontage, a front yard of the required depth shall be provided in accordance with the prevailing yard pattern and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage.

In the case of reversed frontage corner lots, a front yard of the required depth shall be provided on either frontage, and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage for the primary structure only.

In the case of corner lots with more than two frontages, the administrative official shall determine the front yard requirements, subject to the following limitations:

In the case of corner lots with more than two frontages, the administrative official shall determine the front yard requirements, subject to the following limitations:

- (1) At least one front yard shall be provided having the full depth required generally in the district;
- (2) No other front yard on such lot shall have less than half the full depth required generally for the primary structure.

Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear front yard lines shall be parallel.

Yard, side—An open, unoccupied space of spaces on one side or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard. Any lot line, not the rear line or a front line, shall be deemed a side line.

Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line for the determination of placement or construction of principal structures only.

Yard, rear—An open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line, and having a depth between the building and the rear lot line as specified in the district in which the lot is situated.

Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line.

Yard, special—A yard behind any required yard adjacent to a public street, required to perform the same functions as a side or rear yard, but adjacent to a lot line so placed or oriented that neither the term "side yard" nor the term "rear yard" clearly applies. In such cases, the administrative official shall require a yard with minimum dimensions as generally required for a side yard or a rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is to be located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

### **Section 19. Repeal of conflicting ordinances: effective date.**

All ordinances, or parts of ordinances, in conflict with this zoning ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect. This ordinance shall become effective on May 10, 1968.

**Section 20. Conditional use permits (reserved).**

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***SCHEDULE OF DISTRICTS***

[Section I. Establishment of districts.](#)

[Section II. "R-1"—One-family district.](#)

[Section III. "R-2"—Multi-family district.](#)

[Section IV. "R-3"—Apartment district.](#)

[Section IV-A. "R-4"—Mobile home district.](#)

[Section V. "C-1"—Neighborhood commercial district.](#)

[Section Va. "C-1A"—Neighborhood commercial district.](#)

[Section VI. "C-2"—Business district.](#)

[Section VI-A. "C-0"—Office services district](#)

[Section VII. "M-1"—Industrial district.](#)

[Section VIII. Additional use, height and area regulations and exceptions.](#)

**Section I. Establishment of districts.**

In order to regulate and restrict the locations of trades and industries and the location of buildings erected or altered for specified uses, and to regulate and limit the height and bulk of the buildings hereafter erected or altered, to regulate and determine the area of yards and other open spaces, and to regulate and limit the density of population, the City of Alpine is hereby divided into districts, of which there shall be nine known as:

"R-1"—One-Family District

"R-2"—Multi-Family District

"R-3"—Apartment District

"R-4"—Mobile Home District

"C-1"—Neighborhood Commercial District

"C-1A"—Neighborhood Commercial District

"C-2"—Business District

"C-0"—Office Services District

"M-1"—Industrial District

The districts aforesaid and the boundaries of such districts are shown upon the map accompanying and a part of this ordinance, being designated as "Official Zoning Map," and said map and all the

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notations, references and other information shown thereon shall be as much a part of this ordinance as if the matters and information set forth by said map were all fully described herein.

**Section II. "R-1"—One-family district.**

A. In the R-1 district, no building or land shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this ordinance, except as described by the following:

Single-family residential (detached)

Local utility service

B. Uses permitted subject to conditional use permit. The following uses may be permitted, some subject to a conditional use permit as provided in Section 20:

Bed and breakfast, VRBO

Day care services

Educational facilities\*

Home occupations subject to approval of home occupation application provisions\*\*\*

Libraries, museums

Municipal buildings, other city installations

Park\*\*

Religious assembly

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\*School, public or private, having a curriculum equal to a public elementary, high school or institution of higher learning.

\*\*Public parks, playgrounds, golf courses (except miniature), public and community buildings.

\*\*\*Excluding beauty shops, barber shops, retail sales, and retail sale or service of food in any form.

C. Each site in the R-1 district shall be subject to the following site development regulations:

Feature	Regulations
Lot size	7,000 square feet minimum
Lot width	50 feet
Height	2½ stories or 35 feet
Front yard	25 ft*

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Street side yard	12 feet 6 inches*
Interior side yard	5 feet*
Rear yard	25% of depth or not < 25 feet
Residential density	One per lot, not to include accessory structures
Minimum dwelling areas (Footprint of Home)	1000 Sq Ft
Maximum building coverage	40% primary structure
Maximum impervious coverage	49% all structures
Nonconforming uses	Section 4
Special yard regulations	Section VIII
Fences, walls and visibility	Section 6
Parking	1 Off street minimum
Temporary/accessory building	≤ 40% of required rear yard
Home occupations	Section 20

\*No window sills, belt courses, cornices, and other architectural features will project within the setbacks stated above.

D. Modular home specifications:

- (1) Modular homes must have a certified seal is set by the manufacturing housing standards classifying homes as "modular homes".
- (2) All modular homes shall have the appearances and foundation structure of a site built home.
  - a. Masonite, hardy board, wood, brick or stucco types of siding shall be permissible. No type of crib walls for underpinning are allowed.
  - b. Under floor venting shall be installed as required in the 2012 International Residential Code.

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- c. Foundation footings shall comply with minimum of 12-inch width and 12-inch depth unless certain soil types require more footing depth or width.
- d. All exterior wall shall be supported on a continuous solid concrete footing placed on undisturbed soil with a stem wall of concrete or grouted masonry block (8x8x16) containing vertical #3 or #4 rebar, every four feet on center.
- e. There shall be an exterior masonry (block) stem wall filled with concrete at every vertical rebar riser with the appropriate concrete anchor system installed. All exterior stem wall blocking on the last coarse shall be filled with concrete to form a bond beam. Column footings, pier pads must be 24-inch width, 24- inch length and 12- inch depth with #4 rebar with a 12-inch center grid. Blocking for pier pads shall be at least an 8x8x16 inch concrete block mortared or grouted into place with vertical rebar extending from the pier pad into the block courses.
- f. All modular homes after completion shall have backfill material placed around the perimeter to facilitate drainage of water away from the building with a minimum fall of six inches within ten feet.

**Section III. "R-2"—Multi-family district.**

- A. This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. (See Site Development Regulations). Additional uses necessary and incidental to multiple family residential dwellings are also permitted.
- B. Principal permitted uses:
  - Duplex
  - Local utility service
  - Group Residential\*
  - R-1 single-family residential
  - Townhouses

\_\_\_\_\_

\*Two separate single-family structures on one lot.

The following uses may be permitted, some subject to a conditional use permit as provided in Section 20.

- Bed and breakfast, VRBO
- Day care services
- Educational facilities\*
- Home occupations subject to approval of home occupation application provisions\*\*\*
- Libraries, museums
- Municipal buildings, other city installations
- Park\*\*

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APPENDIX C ZONING

Religious assembly

\_\_\_\_\_  
 \*, \*\*, \*\*\* same as stated in R-1.

C. Each site in the R-2 district shall be subject to the following site development regulations:

Feature	Regulation
Lot size	7,000 square feet
Lot width	50 feet
Height	2½ stories or 35 feet
Front yard	25 feet*
Street side yard	12 feet 6 inches*
Interior side yard	5 feet*
Rear yard	20% of depth or not < 20 feet
Minimum dwelling areas (living area only)	750 square feet
Residential density	Minimum site area per dwelling units: 1 Bedroom 3,000 square feet 2 Bedroom 3,500 square feet
Maximum impervious coverage	49% all structures
Maximum building coverage	32% of allotted space per unit
Nonconforming Uses	Section 4
Special yard regulations	Section VIII
Fences, walls and visibility	Section 6
Parking	Off street, 1 per unit minimum

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APPENDIX C ZONING

Temporary/accessory building	≤ 40% of required rear yard
Home occupations	Section 20

\*No window sills, belt courses, cornices, and other architectural features will project within the setbacks stated above.

**Section IV. "R-3"—Apartment district.**

- A. This zone is intended to provide for higher density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with the medium density residential land use category, but is not allowed within other land use categories.

Principal permitted uses. Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses:

Apartment houses

Local utility service

Multiple family dwellings

R-1 single-family residential

R-2 Duplex

R-2 group residential\*

R-2 townhouses

\_\_\_\_\_

\*Same as stated in R-2.

- B. Uses permitted subject to conditional use permit. The following uses may be permitted subject to a conditional use permit as provided in Section 20.

Bed and breakfast, VRBO

Day care services

Educational facilities\*

Home occupations subject to approval of home occupation application provisions\*\*\*

Libraries, museums

Municipal buildings, other city installations

- CODE OF ORDINANCES

APPENDIX C ZONING

Religious assembly

\_\_\_\_\_  
 \*, \*\*\* Same as stated in R-1.

C. Each site in the R-3 district shall be subject to the following site development regulations:

Feature	Regulation
Lot size	7,000 square feet
Lot width	50 feet
Height	3 stories or ≤ 45 feet
Front yard	25 feet*
Street side yard	≤ 2 stories same as R-1, > 2 stories additional 1 foot*
Interior side yard	≤ 2 stories same as R-1, > 2 stories additional 1 foot*
Rear yard	20% of depth or not < 20 feet
One-family	4,000 square feet
Two-family	5,000 square feet
> two families	+ 500 square feet per family
Maximum impervious coverage	Interior lot 55%, corner lot 46%
Maximum building coverage	Interior lot 45%, corner lot 40%
Nonconforming uses	Section 4
Site development regulations	R-3 apartment use requires submittal of architectural plans.
Special yard regulations	Section VIII
Fences, walls and visibility	Section 6

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APPENDIX C ZONING

Parking	Off street, 1 per unit minimum
Home occupations	Section 20

\*No window sills, belt courses, cornices, and other architectural features will project within the setbacks stated above.

**Section IV-A. "R-4"—Mobile home district.**

- A. This zone is intended to provide homes manufactured in one or more modules at a site other than the home site. Additional uses necessary and incidental to the operation of a residential dwelling are also permitted. This zone is typically associated with the low and medium density residential land use category and is not permitted in other land use categories.

Principal permitted uses. Buildings, structures and lands shall be used and structures shall hereinafter be erected, altered, or enlarged only for the following uses:

HUD Code manufactured homes\*\*

Local utility service

R-1 Single-family residential

R-2 Duplex

R-2 Group Residential\*

R-2 Townhouses

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\*Same as stated in R-2.

\*\*HUD Code manufactured home compliance: Certificate of occupancy shall not be issued until compliance with the Texas Department of Housing and Community Affairs/Manufactured housing Division: Administrative Rules of the Texas Department of Housing and Community Affairs 10 Texas Administrative Code, Chapter 80.

- B. Uses permitted subject to conditional use permit. The following uses may be permitted subject to a conditional use permit as provided in Section 20.

Bed and Breakfast, VRBO

Day care services

Home occupations subject to approval of home occupation application provisions\*\*\*

New concept housing\*\*\*\*

Religious assembly

- CODE OF ORDINANCES

APPENDIX C ZONING

\*\*\*Same as stated in R-1.

\*\*\*\*housing built with non-standard building practices such as: connex containers, rammed earth, papercrete, hay bail, and those not specifically addressed in the building code.

Each lot in the R-4 district shall be subject to the following site development regulations:

Feature	Regulation
Lot size	6,000 square feet
Lot width	50 feet
Height	1 story
Front yard	20 feet*
Street side yard	12 feet 6 inches*
Interior side yard	5 feet*
Rear yard	18% or ≤ 25 feet
Residential density	1 mobile home per lot
Minimum dwelling area	850 square feet
Maximum impervious area	56% all structures
Nonconforming uses	Section 4
Special yard regulations	Section VIII
Fences, walls and visibility	Section 6
Parking	Off street, 1 per unit minimum
Home occupations	Section 20

APPENDIX C ZONING

Manufactured home skirting	Required within 90 days of occupancy**
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\*No window sills, belt courses, cornices, and other architectural features will project within the setbacks stated above.

\*\*All mobile homes and prefabricated units shall be skirted on all four sides with a material that is compatible in strength and decor with the main structure.

**Section V. "C-1"—Neighborhood commercial district.**

- A. This zone is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following:

- Automatic laundry
- Automobile parking lots
- Bakery employing not more than five persons
- Bank
- Barber and beauty shops
- Billiard or pool hall
- Cafeteria
- Cleaning and pressing shops
- Clinic
- Drug Store
- Filling station
- Florist shops
- Grocery
- Ice retail distributing, no manufacture
- Mortuaries
- Motel and tourist courts

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APPENDIX C ZONING

Moving picture theater, not drive-in

Office

R-1 single family residential

R-2 multi-family residential

Radio repair and sales

Radio studio

Real estate office

Restaurant and taverns

Shoe repair

Stores and shops for custom work of the making of articles to be sold at retail on the premises only.

Stores and shops for retail only

Studio (art, music, photography)

Washateria

Any other retail use provided such use is not noxious or offensive by reason of the emission of odors, soot, dust, noise, gas, fumes or vibration, but excluding such uses as are enumerated in the business and industrial districts.

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\*None of these stores or uses shall be open for business before 7:00 a.m. nor 12:00 p.m., on any day of the week, except by special permit of the city council.

B. Each site in the C-1 district shall be subject to the following site development regulations:

Feature	Regulation
Lot size	7,000 square feet
Lot width	50 ft
Height	2½ stories or 35 feet
Front yard	25 feet*
Street side yard	12 feet 6 inches*
Interior side yard	5 feet*

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Rear yard	15 feet
Maximum impervious coverage	N/A
Maximum building coverage	N/A
Nonconforming uses	Section 4
Special yard regulations	Section VIII
Fences, walls and visibility	Section 6
Parking	1 space for each 400 square feet, 1 additional space for each 1,000 square feet above first floor
Signs	Sign Ordinance

\*No window sills, belt courses, cornices, and other architectural features will project within the setbacks stated above

**Section Va. "C-1A"—Neighborhood commercial district.**

A. Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following:

Automatic laundry

Automobile parking lots

Bakery employing not more than five persons

Bank

Barber and beauty shops

Billiard or pool hall

Cafeteria

Clinic

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APPENDIX C ZONING

Cleaning and pressing shops

Drug store

Filling station

Florist shops

Grocery

Ice retail distributing, no manufacture

Manufactured housing, manufactured housing park, and recreational vehicle parks

Mortuaries

Motel and tourist courts

Moving picture theater, not drive-in

Office

R-1 single-family residential

R-2 multi-family residential

R-4 mobile home district

Radio repair and sales

Real estate office

Restaurant and taverns

Radio studio

Shoe repair

Stores and shops for retail only

Stores and shops for custom work of the making of articles to be sold at retail on the premises only.

Studio (art, music, photography)

Washateria

Any other retail use provided such use is not noxious or offensive by reason of the emission of odors, soot, dust, noise, gas, fumes or vibration, but excluding such uses as are enumerated in the business and industrial districts.

- B. Each site not used for manufactured housing park or recreational vehicle park in the C-1A district shall be subject to the following site development regulations:

Feature	Regulation
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Lot size	7,000 square feet
Lot width	50 feet
Height	2½ stories or 35 feet
Front yard	25 feet*
Street side yard	12 feet 6 inches*
Interior side yard	5 feet*
Rear yard	15 feet
Maximum impervious coverage	N/A
Maximum building coverage	N/A
Nonconforming uses	Section 4
Special yard regulations	Section VIII
Fences, walls and visibility	Section 6
Parking	1 space for each 400 square feet, 1 additional space for each 1,000 square feet above first floor
Signs	Sign Ordinance

C. Each manufactured home park in the C-1A district shall be subject to the following site development regulations:

Feature	Regulation
Site area	1 acre minimum

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APPENDIX C ZONING

Minimum site density	6 space minimum
Individual site area	5,376 square feet
Manufactured home space width	42 feet
Depth	128 feet
Front yard	20 feet*
Street side yard	≥ 10 feet
Interior side yard	5 feet*
Rear yard	15 feet
Driveway Requirement	Homes shall abut driveway not < 12 feet in width, which shall have unobstructed access to a public street. Entrances and exits to a public street or highway must meet approval of the city.
Height	1 story
Fire protection	No open fires
Parking	1 off-street per unit
Fences, walls and visibility	Section 6
Open space requirements	10% of the total park area for active and passive recreation
Skirting	Required within 90 days of occupancy* **

\*All mobile homes and prefabricated units shall be skirted on all four sides with a material that is compatible in strength and decor with the main structure.

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**\*\*HUD Code Manufactured Home Compliance:** Certificate of Occupancy shall not be issued until compliance with the Texas Department of Housing and Community Affairs/Manufactured housing Division: Administrative Rules of the Texas Department of Housing and Community Affairs 10 Texas Administrative Code, Chapter 80.

D. Register of occupants. It shall be the duty of each licensee under the provisions of the article to keep a register containing a record of all manufactured housing owners and occupants located within the manufactured housing park. The register shall contain the following information:

1. The name and address of each manufactured housing occupant.
2. The license number and owner of each manufactured housing.

The park shall keep the registration available for inspection at all times by law enforcement officials, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed from a period of three years following the date of registration.

E. Supervision. A responsible attendant or care taker, owner or operator shall be in charge of a park at all times to keep the manufactured housing park, its facilities and equipment in a clean orderly and sanitary condition. The attendant or caretaker, owner or operator shall be responsible, with the licenses, for any violation of the provisions of this article.

F. Required. It shall be unlawful for any person to maintain or operate a manufactured housing park within the limits of the city unless such person shall first obtain a license.

G. Application. Application for a manufactured housing park license shall be filed with the administrative official. The application and all accompanying plans and specifications shall be in writing, signed by the applicant and shall include the following:

1. The name and address of the applicant.
2. The location and legal description of the manufactured housing park.
3. A complete plan of the park showing compliance with the requirements of this article.
4. Plans and specifications of all building and other improvements constructed or to be constructed within the manufactured housing park.
5. A fee for application and license of \$500.00.

H. Application of nonconforming mobile home space. Upon a written application of the owner, a legal nonconforming manufactured housing space as defined herein may be registered as such. Such application shall contain a site plan. If the city official is satisfied with the correctness of the information contained therein, the administrative official shall register such space(s) as legal nonconforming manufactured housing spaces and a record of such registration shall be maintained in the planning and inspection department. Upon making a determination of the accuracy of the information contained therein, the administrative official is authorized and directed to place or cause to be placed upon every manufactured housing occupying legal nonconforming space as of the date of such determination, a weather resistant sticker containing such information as is deemed necessary by the administrative official for proper enforcement.

I. Registration period, applicable provisions. Any person owning a manufactured housing park having therein a manufactured housing space(s) in existence, as evidenced by utility hookups, on the effective date of this chapter shall have a period of six months from such date to register such space or spaces and have same designated as legal nonconforming spaces. The failure to timely file a completed application for such designation will result in the loss of any nonconforming rights.

J. Newly annexed territory, applicable provisions. With regard to any newly annexed territory, the owners of any manufactured housing spaces contained therein shall have a period of six months from the date annexation is completed to apply for registration as a legal nonconforming space.

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- K. Transfer of ownership to legal nonconforming space. The designated legal nonconforming space shall run with the land and the transfer of ownership in property so designated shall in no way work to terminate the nonconforming status of such property. Provided however, when an individual owning a registered legal nonconforming manufactured housing space transfers ownership in the same by any means, notice shall be given to the administrative official within six months after the title thereto is transferred.
- L. Nonconforming space coverage. No more than 50 percent of the total square footage of any legal nonconforming manufactured housing space may be covered by any manufactured housing placed thereon. The total floor area excluding the hitch shall be used in the computation of space coverage.
- M. Violation; penalty; additional remedy. A person who violates this chapter is guilty of a separate offense for each day or portion of a day on which the violation is committed, and each offense is punishable at \$100.00 a day. A person violating any provision of this chapter may be enjoined by a suit filed by the city in a court of competent jurisdiction, and this remedy is in addition to any other penalty provision.
- N. Each recreational vehicle park in the C-1A district shall be subject to the following site development regulations:

Feature	Regulation
Site area	1 acre minimum
Maximum site density	30-space maximum per acre
Individual site area	1,250 square feet
Recreational vehicle space width	25 feet
Depth	50 feet
Fences, walls and visibility	Section 6
Open space requirements	10% of the total park area for active and passive recreation
Fire protection	No open fires
Driveway requirement	Homes shall abut driveway not < 12 feet in width, which shall have unobstructed access to a public street. Entrances and exits to a public street or highway must meet approval of the city.

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- O. Water supply. An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park.
- P. Sewage; waste disposal. Each R.V. space shall be provided with a trapped sewer and individual clean-out at least three inches in diameter, which shall be connected to receive the R.V. facilities.
- Q. Sanitation facilities in parks allowing temporary overnight parking. Each park that allows temporary overnight parking shall be provided with toilets, baths or showers, shop sinks, and other sanitation facilities which shall conform to the following requirements:
1. The toilet and other sanitation facilities for males and females shall either be in separate buildings or shall be separated, if in the same building, by a soundproof wall.
  2. Toilet facilities for males shall consist of not less than one flush toilet and one urinal for every 15 dependent R.V.'s, one shower or bathtub with individual dressing accommodations for every ten dependent R.V.'s and one lavatory for every ten dependent R.V.'s.
  3. Toilet facilities for females shall consist of not less than one flush toilet for every ten dependent R.V.'s, one shower or bathtub with individual dressing accommodations for every ten dependent R.V.'s, and one lavatory for every ten dependent R.V.'s.
  4. Each toilet and each shower or bathtub with individual dressing accommodation and handicap accessibility shall be in a private compartment.
  5. Service buildings housing the toilet facilities shall be permanent structures complying with all applicable laws and statutes regulating buildings, electrical installations and plumbing and sanitation systems.
  6. Service buildings housing the toilet facilities shall be located not closer than ten feet nor farther than 300 feet from any R.V.s.
  7. The service buildings shall be lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture proof material and shall be maintained at a temperature of at least 68 degrees Fahrenheit. The floors of the service buildings shall be of water impervious material.
  8. All services buildings and the grounds of the park shall be maintained in a clean, slightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.
- R. Register of occupants. It shall be the duty of each licensee under the provisions of the article to keep a register containing a record of all R.V. owners and occupants located within the R.V.'s park. The register shall contain the following information:
1. The name and address of each R.V. owner or occupant.
  2. The license number and owner of each R.V.
- The park shall keep the registration available for inspection at all times by law enforcement officials, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of three years following the date of registration.
- S. Supervision. A responsible attendant or care taker, owner or operator shall be in charge of a park at all times to keep the R.V. park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant shall be answerable, with the licenses, for any violation of the provisions of this article.
- T. Required. It shall be unlawful for any person to maintain or operate a R.V. park within the limits of the city unless such person shall obtain a license.

APPENDIX C ZONING

- U. Application. Application for a R.V. park license shall be filed with the administrative official. The application and all accompanying plans and specifications shall be in writing, signed by the applicant and shall include the following:
  - 1. The name and address of the applicant.
  - 2. The location and legal description of the R.V. park.
  - 3. A complete plan of the park showing compliance with the requirements of this article.
  - 4. Plans and specifications of all building and other improvements constructed or to be constructed within the R.V. park.
  - 5. A fee for application and license of \$500.00.
- V. Application of nonconforming space. Upon a written application of the owner, a legal nonconforming R.V. park as defined herein may be registered as such. Such application shall contain a site plan. If the city official is satisfied with the correctness of the information contained therein, the building official shall register such R.V. park as legal nonconforming and a record of such registration shall be maintained in the planning and inspection department.
- W. Registration period, applicable provisions. Any person owning an R.V. park having therein an R.V. park space(s) in existence, as evidence by utility hookups, on the effective date of this chapter shall have a period of six months from such date to register such R.V. park and have same designated as legal nonconforming spaces. The failure to timely file a completed application for such designation will result in the loss of any nonconforming rights.
- X. Newly annexed territory, applicable provisions. With regard to any newly annexed territory, the owners of any R.V. park contained therein shall have a period of six months from the date annexation is completed to apply for registration as a legal nonconforming.
- Y. Transfer of ownership to legal nonconforming space. The designated legal nonconforming park shall run with the land and the transfer of ownership in property so designated shall in no way work to terminate the nonconforming status of such property. Provided however, when an individual owning a registered legal nonconforming R.V. park transfers ownership in the same by any means, notice shall be given to the administrative official within six months after the title thereto is transferred.
- Z. Violation; penalty; additional remedy. A person who violates this article is guilty of a separate offense for each day or portion of a day on which the violation is committed, and each offense is punishable at \$100.00 a day. A person violating any provision of this chapter may be enjoined by a suit filed by the city in a court of competent jurisdiction, and this remedy is in addition to any other penalty provision.

**Section VI. "C-2"—Business district.**

- A. Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses:

Any use permitted in C-1

Auto repair garage

Automobile, truck and bus service and repairs

Baggage, transfer, storage, and warehouse

Cabinetmaker

Carpenter Shop

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- Carpet cleaning
- Ice manufacture
- Lumber yard
- Motorcycle repairing
- Paint shop
- R-1 single-family residential
- R-2 multi-family residential
- Sheet metal shop
- Stone monument works, retail only
- Storage warehouse
- Taxicab storage and repair
- Used car lot

Any other retail or wholesale use provided such use is not noxious or offensive by reason of emission of odors, soot, dust, noise or vibrations, not excluding such uses as are enumerated in the industrial district

B. Each site in the C-2 District shall be subject to the following site development regulations:

Feature	Regulation
Lot size	5,000 square feet
Lot width	50 feet
Height	3 stories or 35 feet
Front yard	N/A
Street side yard	N/A
Interior side yard	N/A

APPENDIX C ZONING

**Section VI-A. "C-0"—Office services district**

A. Purposes of district. The office services district is designed to permit those business and professional services that serve primarily the nearby residential areas or adjacent retail and commercial establishments. Activity is characterized by a relatively low daily volume of direct customer contact. The regulations of the district are designed to permit the allowed uses while providing protections to adjacent residential development. The district may be located appropriately either as a buffer between residential and more intensive commercial or industrial uses, or as freestanding zone placed for maximum efficiency of service to surrounding residential uses.

Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses:

Beauty shop

Dental, medical and optical laboratories.

Health service facilities: Clinics, offices for dentists, doctors and other practitioners of the healing arts licensed or similarly recognized under the laws of the State of Texas

Office, business: Any office in which goods, wares or merchandise are not commercially sold or exchanged

Office, professional: Accountant, architect, engineer, lawyer, surveyor, or realtor.

Offices for specialists in supportive health fields such as physical, audio and speech therapy, physiotherapy, podiatry, and psychological testing and counseling.

R-1 single family residential

Studio: for professional work or teaching of any form of commercial or fine arts, photography, music, and drama dance.

Each site in the C-0 district shall be subject to the following site development regulations:

Feature	Regulation
Lot size	7,000 square feet
Lot width	50 feet
Height	2½ stories or 35 feet
Front yard	25 feet
Street side yard	12 feet 6 inches
Interior side yard	5 feet

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Parking	1 off street minimum, 1 for every 400 square feet of commercial use
Site development regulations	Property use category defines site regulations

- B. Accessory uses. Any use may be established as an accessory use to any permitted principal use, provided that such accessory use:
- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and
  - (b) Is not hazardous to, and does not impair the use or enjoyment of, the nearby property in greater degree than the principal use with which it is associated; and
  - (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
  - (d) Is located behind the minimum front and side street building setback lines, except that parking areas may extend to the property lines along front and side streets.

(Ord. No. 2015-06-02A, 7-16-2015)

**Section VII. "M-1"—Industrial district.**

- A. Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following:
- R-1 single-family residential
  - R-2 multi-family residential
  - R-4 mobile home district
  - C-1 neighborhood commercial district
  - C-2 business district
- B. Each site in the M-1 district shall be subject to the following site development regulations: Reserved.

**Section VIII. Additional use, height and area regulations and exceptions.**

- A. Use regulations. On all existing rights-of-way of railroad companies, regardless of the zoning district in which such rights-of-way are located, railroad tracks and accessories to railroad movement may be constructed or maintained.
- B. Height and area regulations.
- 1. Public, semi-public or public service buildings, hospitals, institutions or schools, when permitted in a district, may be erected to a height not exceeding 60 feet, and churches and temples may be erected to a height not exceeding 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit otherwise provided in the district in which the building is located.

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2. Chimneys, cooling towers, elevator bulk heads, fire towers, grain elevators, flour mills, monuments, stacks or scenery lofts, tanks, water towers, ornamental towers and spired church steeples, radio or television towers or necessary mechanical appurtenances, may be erected to a height in accordance with ordinances which may be hereafter adopted by the City of Alpine. In the absence of such ordinances, there shall be no height limitation for these structures.
- C. Area regulations.
1. Front yard—Where 40 percent or more of the frontage on one side of a street between two intersecting streets is developed with buildings that have observed (with a variation of five feet or less) a front yard greater in depth than herein required, new buildings shall not be erected closer to the street than the front yard so established by the existing buildings. In determining such front yard depth, buildings located entirely on the rear one-half of a lot shall not be counted.
  2. A side yard of not less than 25 feet on the side of the lot adjoining an R-1 or R-2 district, shall be provided for all schools, libraries, churches, community houses, clubs and other public or semi-public buildings hereafter erected or structurally altered.
  3. Garages detached or attached to the main use building which enter on the side street of a corner lot, shall maintain a side yard of five feet in front of the garage.

**Cross reference**— Businesses, Ch. 22.

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**ARTICLE II. ZONING MAP AMENDMENTS AND SPECIFIC VARIANCES**

ORDINANCE NO. 493

AN ORDINANCE AMENDING EXISTING ZONING ORDINANCE NO. 445 AND RE-ZONING CERTAIN LOTS AND BLOCKS IN GILLIS THIRD ADDITION, THOMAS-TIERNEY-HIGGINS ADDITION, THOMAS AND DERRICK ADDITION, AND HANCOCK ADDITION, SOUTH OF THE RAILROAD, ALL BEING ADDITIONS TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE:

That the Zoning Ordinance of the City of Alpine, being Ordinance No. 445, be amended to reflect the change from existing zoning to R-4 zoning of the following lots and blocks in the City of Alpine:

[Section 1. Gillis Third Addition.](#)

[Section 2. Thomas-Tierney-Higgins Addition.](#)

[Section 3. Hancock Addition, south of the railroad.](#)

[Section 4. Thomas and Derrick Addition.](#)

[Section 5. \[C-1, C-2 and R-3 zoning to remain as zoned.\]](#)

[Section 6. \[Zoning requirements.\]](#)

[Section 7. \[Official zoning designation for lots and blocks.\]](#)

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**Section 1. Gillis Third Addition.**

All of blocks 1, 2 and 3; lots 1, 2, 3, 4, 5, 6 and 7, block 4; lots 2, 3, 4, 5, 6, 7 and 8, block 5; all of blocks 6, 7, 8, 9, 10, 11, 12 and 13; lots 1, 2, 3 and 4, block 14; lots 1, 2, 3 and 4, block 15; all of blocks 16, 17, 18, 19 and 20; the east one-half (E½) of block 21; all of blocks 22 and 26, all being in Gillis Third Addition to the City of Alpine, Brewster County, Texas.

**Section 2. Thomas-Tierney-Higgins Addition.**

Lot 1, block 7; lots 4, 5 and 6, block 8; lots 4, 5 and 6, block 10, all being in Thomas-Tierney-Higgins Addition to the City of Alpine, Brewster County, Texas.

**Section 3. Hancock Addition, south of the railroad.**

Lots 1, 2, 3, 4, 5, 7, 8, 9 and 10, block 31; all of blocks 32, 33, 34; lots 3, 4 and 5, block 35; all of blocks 36 and 37; lots 6, 7, 8, 9 and 10, block 38; all of blocks 40, 41, 42 and 43; lots 1, 3, 4, 5, 6, 7, 8, 9 and 10, block 46; lots 1, 2, 3, 4, 9 and 10, block 47; all of blocks 48, 49, 50 and 51; lots 1, 2, 3, 4, 5, 8, 9 and 10, block 52; all of blocks 53, 54, 55, 56, 57, 58, 59, 60, 61 and 62, all in Hancock Addition, south of the railroad to the City of Alpine, Brewster County, Texas.

**Section 4. Thomas and Derrick Addition.**

All of blocks 5 and 6; lots 1, 2, 3, 6, 7, 8, 9 and 10, block 7; lots 1, 2, 9 and 10, block 8, all of blocks 9, 10 and 11; lots 1, 2, 3, 4, 5, 8, 9 and 10, block 12; all of blocks 14 and 15; lots 4, 5, 6, 7, 8, 9 and 10, block 16; all of block 17; lots 6, 7, 8, 9 and 10, block 18; all of blocks 19, 20, 24 and 25, all in Thomas and Derrick Addition to the City of Alpine, Brewster County, Texas.

**Section 5. [C-1, C-2 and R-3 zoning to remain as zoned.]**

All C-1, C-2 and R-3 zoning in each of the foregoing additions shall remain as presently zoned.

**Section 6. [Zoning requirements.]**

From and after the date this ordinance is first published in the Alpine Avalanche, the zoning requirements in each and all of the heretofore described areas of the City of Alpine shall be in full force and effect, and all zoning ordinance relating to the heretofore set out lots and blocks that are inconsistent with this ordinance, designating and zoning such lots and blocks as R-4, as that zone classification presently exists, being the Ordinance Number 491, which amended the R-4 requirements of the original zoning ordinance of the City of Alpine, and all use of any such properties shall conform to the zoning requirements of Ordinance Number 491.

**Cross reference**— For Ordinance No. 491, see article I of this appendix, § IV-A, "R-4"— Mobile home district.

**Section 7. [Official zoning designation for lots and blocks.]**

All prerequisites of law, having been complied with, all notices, sent, public hearing held within the time, and in the manner required by law, this ordinance if [is] hereby declared the official zoning designation for the lots and blocks hereinbefore set out.

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PASSED AND APPROVED on February 18, 1975.

ORDINANCE NO. 507

AN ORDINANCE CORRECTING THE OFFICIAL ZONING MAP OF THE CITY OF ALPINE, AS REVISED SEPTEMBER 10, 1968, TO REFLECT THE CORRECT INTENTION OF THE CITY OF ALPINE'S CITY COUNCIL IN APPROVING SUCH MAP AS SUCH APPLIES TO LOT 5, BLOCK 1, METTA HARMS ADDITION TO THE CITY OF ALPINE IN THAT SAID LOT 5 WAS ERRONEOUSLY ZONED R-2 (RESIDENTIAL) ON SAID MAP AND IS, AND HAS, SINCE MANY YEARS PRIOR TO THE FIRST ZONING ORDINANCE, BEEN A PART OF THE BUSINESS PROPERTY AND COMMERCIAL ZONED (C-1) NORTH HALF OF BLOCK 2 OF SAID METTA HARMS ADDITION, KNOWN AS "WEST SIDE COURTS," WITH THE EAST END OF SAID COURTS BEING LOCATED THEREON DURING SUCH TIME, AND, APRICOT STREET, BETWEEN THE NORTH HALF OF SAID BLOCK 2 AND THE NORTH HALF OF SAID BLOCK 1 OF SAID ADDITION HAVING BEEN, MANY YEARS PREVIOUSLY, CONVEYED TO THE OWNERS OF THE NORTH HALF OF SAID BLOCK 2 AND OF LOTS 5 AND 6 OF THE SAID BLOCK 1, METTA HARMS ADDITION, BY THE CITY OF ALPINE, THE CITY COUNCIL ORDAINS THAT SAID OFFICIAL ZONING MAP BE CORRECTED TO SHOW C-1 ZONING FOR SAID LOT 5.

NOW, THEREFORE, be it ordained by the city council of the City of Alpine that:

WHEREAS, lot 5, block 1, Metta Harms Addition to the City of Alpine, being, and having been for many years previous to the existence of any zoning ordinance in the City of Alpine, a part of the property upon which the "West Side Courts," as commercial business, is, and during all of such time has been located, and

WHEREAS, the City of Alpine having heretofore closed that portion of Apricot Street between the said blocks 1 and 2 of said addition by its deed to the owners of said West Side Courts conveying such portion of Apricot Street, from West Avenue D to US Highway 90, to the owners of the property adjacent thereto, being the persons who owned the West Side Courts, and

WHEREAS, the said West side Courts, having been for many years located on said lots 5 and 6, block 1 of said addition, upon said deeded and closed portion of Apricot Street, and upon all of that portion of said block 2, Metta Harms Addition, lying between West Avenue D and US 90 West from said closed street to the juncture of said Avenue D and [US] Highway 90, and

WHEREAS, lot 6 of block 1 of said Metta Harms Addition, being zoned C-2, commercial, by such official zoning map and all of said block 2 of said addition being shown on such official map as zoned C-1, commercial, the city council of the City of Alpine here ordains that which should have been done and shown by such official zoning map as having been done at the time it was made,

NOW, THEREFORE, it is here by this ordinance, officially directed that from and after the date of the passage of this ordinance and zoning of C-1, be extended on such zoning map eastward from its present east boundary to include said lot 5, block 1, Metta Harms Addition to the City of Alpine and all such portion of West Avenue D lying north of said lot 5, the C-1 zoning line shall be extended eastward along the north side of said Avenue D to a point that is the southeast corner of lot 5, block 6, Metta Harms Orient Addition, and thence south, along the east line of said lot 5 to its southeast corner and its intersection with the north line of a C-2 zoned commercial area that includes lot 6 of Metta Harms Addition to the City of Alpine. Such intersection of the C-1 zoning line, as here corrected, with said C-2 zoning area being the northeast corner of lot 6 of said block 1, Metta Harms Addition. The city secretary is here ordered to correct such official zoning map of the City of Alpine to show such C-1 zoning as extended and corrected by this ordinance.

PASSED AND APPROVED by the city council of the City of Alpine in regular session, this 20th day of July, 1976.

RESOLUTION NO. 4052

Motion by Kennedy, Seconded by Tucker that:

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Resolution No. 4052—the council approve the request of Mr. Edward Williams to rezone lots 11 and 12, block 28, Shipman, from R-2 to R-4 mobile home district. Discussion, motion carried unanimously, September 14, 1976.

RESOLUTION NO. 4054

Motion by Tucker, seconded by Dominguez that:

Resolution No. 4054—the council grant a variance permit to set-back regulations in this area to Mr. Leslie Whittington to construct a garage on his property, located on lots 7 and 8, Hamilton Addition to the City of Alpine, as per plans and specifications presented to the council. Discussion. Motion carried unanimously, September 14, 1976.

AN ORDINANCE RE-ZONING BLOCK 31, NORTH ADDITION TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS FROM R-1 ZONING TO R-3 ZONING, CONDITIONED THAT RESTRICTIONS IN ITS USE UNDER R-3 ZONING BE PLACED OF RECORD IN THE DEED RECORDS OF BREWSTER COUNTY, TEXAS BY THE OWNERS, TO RUN WITH THE LAND, REQUIRING IT TO BE PROPERLY MAINTAINED; THAT NO MORE THAN 16 APARTMENTS BE BUILT, OR LOCATED THEREON, ACCORDING TO THE PLANS SUBMITTED TO THE ALPINE CITY COUNCIL ON APRIL 3, 1979 AT THE PUBLIC HEARING HELD FOR CONSIDERATION OF SUCH ZONING CHANGE: EFFECTIVE UPON PUBLICATION OF THIS CAPTION.

BE IT ORDAINED by the city council of the City of Alpine, Brewster County, Texas, that:

WHEREAS, on April 3, 1979, at a public hearing theretofore called and held in accordance with law before the city council of the City of Alpine to consider the applicants' request to change the zoning of block 31, north addition to the City of Alpine, from R-1 to R-3, the owners of said block, William L. Stavley, and his wife, Beverly B. Stavley, did submit plans for the construction of not more than 16 apartment units upon said block; being two two-story buildings, each containing not more than eight rental units, and such owners there agreed that no other housing units would be built thereon without the express permission of the city council, or that any change in use of said block would be restricted to the uses and purposes set out in said plans presented to the city council; that all parking for said apartment residences would be off-street; that the owners and their heirs and assigns would be required to keep the buildings and grounds maintained, and offered to place on record in the deed records of Brewster County, restrictions upon the use of such property, to run with the land, in consideration of the city's granting such zoning change; and

WHEREAS, the city council, after a full public hearing, tentatively agreed that if such restriction be placed of record, by the owners, to run with the land, so restricting the use of said block 31, North Addition, under R-3 zoning, that it would grant such conditional zoning change; and

WHEREAS, the owners of block 31, North Addition to the City of Alpine, having placed such restrictions of record in the manner specified by the Alpine city council, and such restrictions having been recorded in volume 215, page 233 of the deed records of Brewster County, Texas, and approved by the city council at its regular meeting on April 17, 1979, it is hereby ordained and decreed by the city council of the City of Alpine that block 31 of north addition to the City of Alpine, Brewster County, Texas, be and the same is hereby rezoned from R-1 to R-3 use, conditioned that the covenants of restriction, recorded as above shown, be followed and fully complied with by the present and all future owners of said block, or any part thereof; that any proved violation of such restricted use, as in such recorded document contained, by any future owner, shall cause this change of said block 31 zoning to R-3 to lapse and to revert to R-1 zoning, unless such use changes, or exceptions, are specifically granted to the owners' applying therefore to the city council of the City of Alpine, after public hearing had upon such application to the city council, duly filed by said owners. This ordinance authorized by Resolution No. 4685, PASSED AND APPROVED by the city council of the City of Alpine at its regular meeting held on April 17, 1979, at 4:00 p.m., in the city council meeting room at the city office building in Alpine, Texas.

PASSED AND APPROVED by the Alpine city council on the first day of May, 1979; to be effective upon its caption's publication.

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ORDINANCE NO. 85-2-1

AN ORDINANCE CHANGING THE ZONING OF BLOCK 1, MEANS ADDITION TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS FROM R-2 USE TO R-4 (MOBILE HOME) USE AND DEDICATING A 20-FOOT WIDE EAST-WEST ALLEYWAY THROUGH SAID BLOCK 1, MEANS ADDITION TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, ON PETITION OF JOE D. SILVA, OWNER OF SAID BLOCK 1, MEANS ADDITION.

WHEREAS, prior to November 22, 1983, Joe D. Silva, of 4044 East 37th Street, Odessa, Ector County, Texas, telephone number (915) 362-0453, formally petitioned the city council of the City of Alpine to rezone block 1, Means Addition to the City of Alpine, Brewster County, Texas, from R-2 zoning use to R-4 zoning use (mobile home) according to the Alpine City Code; and all public hearings, on site and in regular council meeting, having been set, held and considered by said city council and petitioner, at such public hearing held on November 22, 1983, having offered to dedicate a 20-foot wide east-west alleyway through such block to align with other alleyways in such area and addition if the city would rezone the use of such block as R-4, which dedication offer by Mr. Silva was considered by the city council of the City of Alpine in open meeting and on motion made by Councilman Dyke, seconded and passed unanimously by the city council on November 22, 1983, as Resolution No. 83-11-93, to wit:

"Resolution No. 83-11-93, block 1, Means Addition to be rezoned to R-4 conditioned upon a 20-foot alley being dedicated to the city by Mr. Robert Silva,"

said motion having been so made, seconded and passed as aforesaid.

Be it ordained by the city council of the City of Alpine that block 1, Means Addition to the City of Alpine be zoned R-4 from and after the receipt by the City of Alpine City Secretary [of] the dedication to the City of Alpine of a 20-foot wide alleyway east to west through the center of said block.

PASSED AND APPROVED by the city council, City of Alpine, on the fourth day of February, 1985, by authority of Resolution No. 83-11-93.

ORDINANCE NO. 86-9-2

AN ORDINANCE REZONING, FROM R-2 TO R-4, AN 0.69 ACRE TRACT OF LAND, BEING THE EAST ONE-HALF (E/2) OF THE EAST ONE-HALF (E/2) OR THE EAST ONE-FOURTH (E/4) OF A 2.86 ACRE TRACT OUT OF MEANS ADDITION TO THE CITY OF ALPINE, LYING NORTH OF WEST MURPHY STREET AND SOUTH OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, NORTH OF BLOCKS, OR TRACTS, 1, 8, AND A PART OF 9, OF SAID MEANS ADDITION TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, BEING 73 FEET IN WIDTH NORTH TO SOUTH AND 416 FEET IN LENGTH, EAST TO WEST, AFTER ALL REQUIRED NOTICES SENT, PUBLIC HEARINGS HELD, CITIZENS COMMENTS CONSIDERED, INCLUDING RECOMMENDATION OF THE ALPINE PLANNING AND ZONING COMMISSION THAT SUCH REZONING BE APPROVED; THE CITY COUNCIL OF THE CITY OF ALPINE, AT ITS REGULAR MEETING HELD ON SEPTEMBER 9, 1986, IN COUNCIL CHAMBERS, CITY OFFICE BUILDING, [CITY OF] ALPINE, TEXAS, AFTER CAREFUL CONSIDERATION, DELIBERATION AND ON MOTION MADE, SECONDED AND PASSED BY THE CITY COUNCIL, APPROVED SUCH REQUESTED ZONING CHANGE. NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE:

THAT MANUEL NATERA, OWNER, having made application [to] the City of Alpine to rezone, from R-2 to R-4 zoning, a strip of land 73 feet wide; north to south, and 416 feet in length, east to west, being the east one-half (E/2) of the east one-half (E/2) or east one-fourth (E/4) of a strip of land, containing 2.86 acres of land, the portion thereof for which rezoning has applied for being the east 0.69 of an acre, which 0.69 acre strip of land lies north of West Murphy Street and south of the Southern Pacific Railroad right-of-way and extends west 416 feet from the east section line of said survey 43, block 9, GH & SA Ry. Co. All fees for notices having been paid and such notices sent to those, by law, required to be notified of such public hearing, and such public hearing notice also having been posted as an agenda item more

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than 72 hours prior to council's meeting on September 9, 1986, the city council, having received, heard and considered public citizens' input at such hearing, having noted that the Alpine planning and zoning commission had recommended approval by the city council for such applied for zoning change, following council deliberation and full consideration of the effect of such zoning change, upon motion made and seconded, the city council, City of Alpine, voted to change the zoning of such 0.69 acre tract, hereinbefore described, from R-2 to R-4 zoning, and it was so ordered that such zoning change be made on the official map of the City of Alpine.

PASSED AND APPROVED by the city council, City of Alpine, at its regular meeting held at 7:00 p.m., September 9, 1986, in council chambers, city office building, City of Alpine.

ORDINANCE 2011-01-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE ARTICLE II OF THE ZONING MAP TO INCLUDE A HISTORICAL OVERLAY DESIGNATION ON CERTAIN AREAS OF TOWN AND PROVIDING CRITERIA FOR THE DESIGNATION AND DESIGNATING THE PLANNING AND ZONING COMMISSION AS AN ADVISORY BOARD TO REVIEW THE CRITERIA.

WHEREAS, the City Council of the City of Alpine has determined that a "Historical District" be created to preserve the integrity of the homes and businesses that are landmarks and enhance the city's culture, and

WHEREAS, the creation of the district will enhance, will protect the historic landmarks, will safeguard the city's historic and cultural heritage, will stabilize and improve property values, will foster civic pride and beauty, and will protect and enhance the city's attractions to tourists and visitors to our community, and

WHEREAS, the Planning and Zoning Commission has studied and reviewed standards for the administration of the "Historic Overlay District" for the enhancement and protection of the district for preservation of its landmarks.

Now, therefore, be ordained by the City Council of the City of Alpine, Texas that the following District, Criteria, and Advisory Board be adopted:

1. That an Overlay District be established that would include the area west of Loop Road (State Hwy 223) that being the east boundary, the area south of Brown Street that being the north boundary, the area east of South Orient Railroad right-of-way that being the west boundary and Sul Ross Avenue being the south boundary. The area south of Sul Ross Avenue that being the north boundary of the commercial area, the area east of 15th Street being the west boundary on the commercial and residential area along Avenue E and Holland and then the area east of 7th street that being the west boundary on the south commercial area up to "A" Mountain, the area north of "A" Mountain would be the south boundary and the west boundary would be Neville Haynes street and connecting to the Loop Road.
2. That an Advisory Board (Planning and Zoning Commission) be appointed to review plans, specifications, and criteria to meet historical preservation standards.
3. That the following criteria be adopted:
  - (A) Buildings must be built on site and a solid foundation or approved building foundation as set by the advisory board.
  - (B) Building must have an outside aesthetic cover that is compatible to the buildings within the historical district; examples are adobe, stucco, rock, wood and brick.
  - (C) Metal buildings must have an exterior finish that is compatible to the historical buildings within the Historical District.
  - (D) Industrialized homes in Residential Zoning District shall meet all the requirements of the district in which the industrialized home is located.

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- (E) Have a value equal to or greater than the median taxable value for each single-family dwelling located within five hundred feet (500') of the lot on which the industrialized housing is proposed to be located as determined by the most recent certified tax appraisal for Brewster County.
  - (F) Have exterior siding, roofing pitch, foundation fascia, and fenestration compatible with any single-family dwelling located within five hundred feet (500') of the lot on which the industrialized housing is proposed to be located.
  - (G) Comply with aesthetic standards, building setbacks, side and rear yard offsets, subdivision standards, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings in the zoning district in which the industrialized home is located.
  - (H) Be securely affixed to a permanent foundation.
4. All signs and billboards within the Historical District must be approved by the Planning and Zoning Commission before a building permit is issued. the Building Official will prepare the documentation and present it to the Commission. he shall bring the drawings and specs of each individual sign or billboard.

Passed by a two-thirds majority of the City Council of the City of Alpine, Texas on February 15th, 2011.