

City of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, September 23, 2024 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

Board Members Present:

Commissioner Linda Molinar
Commissioner Thomas Griffith
Commissioner Guy Fielder
Commissioner Lisa Nix
Commissioner Joanna Laxton
Chair Matt Walter

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary

Not Present: Mayor Catherine Eaves

Others Present: 4 other attendees.

2. **PUBLIC COMMENTS.**

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

Public Comments: Patricia Lafarell, Leonel Rodriguez

3. **PUBLIC HEARINGS.**

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

- A. Public Hearing to obtain citizen views and comments regarding Replat 2024-10-01, a replat allowing the applicant, Ruben Losoya, to amend lot lines to provide conformance with R-4 zoning requirements for the subject property. The subject property is located at or about 806 S. Cactus Street and is legally described as 1.482 acres out of the South 3.0 acres of the West Half (W/2) of Block 2, Means Addition "A," Brewster County, Texas, being all of that certain 1.483 acre tract described in Document no. 105626, Official Public Records of Brewster County, Texas. The property owner of record is Ruben Losoya. The Property ID of the subject property is 11311. The current zoning classification of the property is R-4 Mobile Home District. If the replat is approved the zoning classification of the subject property will remain R-4 Mobile Home District.

Public Comments: None.

- B. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2024-10-01, a special use permit authorizing the applicant, Perla Baeza, to obtain a (Malt Beverage)

Retail Dealer's On-Premise License (BE) from the Texas Alcoholic Beverage Commission to establish a beer garden that will include malt beverage sales at the subject property. The subject property is located at the previous farmers market, 107 E. Murphy. The property owner of record is Perla Baeza. The Parcel ID of the subject property is 34500.

Public Comments: None.

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

5. **DISCUSSION ITEMS**

- A. Discussion regarding board member comments on the new proposed city zoning map. (T. Griffith, Commissioner)
- B. Discussion regarding a listing of pros and cons of the city zoning map. (T. Griffith, Commissioner)

6. **ACTION ITEMS.**

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

- A. Approve Replat 2024-10-01, a replat allowing the applicant, Ruben Losoya, to amend lot lines to provide conformance with R-4 zoning requirements for the subject property. The subject property is located at or about 806 S. Cactus Street and is legally described as 1.482 acres out of the South 3.0 acres of the West Half (W/2) of Block 2, Means Addition "A," Brewster County, Texas, being all of that certain 1.483 acre tract described in Document no. 105626, Official Public Records of Brewster County, Texas. The property owner of record is Ruben Losoya. The Property ID of the subject property is 11311. The current zoning classification of the property is R-4 Mobile Home District. If the replat is approved the zoning classification of the subject property will remain R-4 Mobile Home District. (G. Calderon, City Secretary)

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

- B. Approve Special Use Permit 2024-10-01, a special use permit authorizing the applicant, Perla Baeza, to obtain a (Malt Beverage) Retail Dealer's On-Premise License (BE) from the Texas Alcoholic Beverage Commission to establish a beer garden that will include malt beverage sales at the subject property. The subject property is located at the previous farmers market, 107 E. Murphy. The property owner of record is Perla Baeza. The Parcel ID of the subject property is 34500. (G. Calderon, City Secretary)

On a motion by Joanna Laxton and seconded by Lisa Nix to approve, the board adopted the motion with Commissioners voting in the following manner:

Commissioner Molinar: Nay

Commissioner Griffith: Abstain

Commissioner Walter: Nay

Commissioner Fielder: Nay

Commissioner Laxton: Nay
Commissioner Nix: Nay

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

APPROVED:

ATTEST:

Officer of the Board

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

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com/agenda pursuant to Section 551.043, Texas Government Code. The said notice was posted by 5:00 P.M. on September 19, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 19th day of September, 2024



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

