

City of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, February 24, 2025 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

Chair Matt Walter called the meeting to order at 5:30 P.M. The meeting took place in City Council Chambers located at 803 W. Holland Avenue and via Zoom video conference.

Board Members Present:

Commissioner Lisa Nix
Commissioner Joanna Laxton
Commissioner Linda Molinar
Chair Matt Walter
Place 4 Tara Gaugler
Mayor Catherine Eaves

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary
Lucy Escovedo, City Council

Not Present:

Commissioner Thomas Griffith

Others Present: 6 others.

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: Shelley Atwood, Ward 2.

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 Special Use Permit 2025-03-01, a special use permit allowing the applicant, American Legion Post #79, is requesting the permit be issued to obtain a Late Hours Certificate (LH) from the Texas Alcoholic Beverage Commission to allow open hours until 2:00 A.M. The subject property is located at 306 W. Sul Ross Avenue. The property owner of record is American Legion. The Parcel ID of the subject property is 11884. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved.

Public Comments: Andy Ramos, Ward 1.

- B. Public hearing to obtain citizen views and comments regarding the passage of an ordinance implementing updates to Appendix C - Zoning to the Alpine Code of Ordinances; Proposed updates include amendments to general zoning regulations, land use, acceptable uses, unacceptable uses, minimum standards, processes, permits, and general zoning issues in the city.

Public Comments: None.

- C. Public hearing to obtain citizen views and comments regarding the passage of an ordinance implementing updates to Chapter 22 - Businesses, Article IV - Alcoholic Beverages to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold.

Public Comments: None.

- D. Public hearing to obtain citizen views and comments regarding the passage of an ordinance amending Chapter 78 - Signs to the Alpine Code of Ordinances; Amending the rules, regulations, and general requirements regarding signs in corporate city limits.

Public Comments: None.

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

- A. Approval of January 27, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Linda Molinar to approve the minutes, the Planning & Zoning Commission unanimously voted to adopt the motion.

5. **DISCUSSION ITEMS**

- A. Discussion regarding updates to Appendix C - Zoning to the Alpine Code of Ordinances; Proposed updates include amendments to general zoning regulations, land use, acceptable uses, unacceptable uses, minimum standards, processes, permits, and general zoning issues in the city. (M. Antrim, City Manager)
- B. Discussion regarding updates to Chapter 22 - Businesses, Article IV - Alcoholic Beverages to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold. (M. Antrim, City Manager)

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 Special Use Permit 2025-03-01, a special use permit allowing the applicant, American Legion Post #79, is requesting the permit be issued to obtain a Late Hours Certificate (LH) from the Texas Alcoholic Beverage Commission to allow open hours until 2:00 A.M. The subject

property is located at 306 W. Sul Ross Avenue. The property owner of record is American Legion. The Parcel ID of the subject property is 11884. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved. (G. Calderon, City Secretary)

On a motion by Commissioner Linda Molinar and seconded by Commissioner Joanna Laxton to approve, the Planning & Zoning Commission voted to adopt the motion with Commissioners voting in the following manner:

Commissioner Linda Molinar: Aye

Commissioner Tara Gaugler: Aye

Commissioner Joanna Laxton: Aye

Commissioner Lisa Nix: Nay

Commissioner Matt Walter: Aye

Chair Matt Walter called a short recess. (6:23 P.M.)

The meeting resumed. (6:28 P.M.)

- B. Approve a recommendation to the City Council to approve an ordinance implementing updates to Appendix C - Zoning to the Alpine Code of Ordinances; Proposed updates include amendments to general zoning regulations, land use, acceptable uses, unacceptable uses, minimum standards, processes, permits, and general zoning issues in the city. (M. Antrim, City Manager)

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Linda Molinar to approve, the Planning & Zoning Commission unanimously voted to adopt the motion.

- C. Approve a recommendation to the City Council to approve an ordinance implementing updates to Chapter 22 - Businesses, Article IV - Alcoholic Beverages to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold. (M. Antrim, City Manager)

On a motion by Commissioner Linda Molinar and seconded by Commissioner Joanna Laxton to discuss, discussion ensued.

On a motion to amend by Commissioner Linda Molinar seconded by Commissioner Joanna Laxton to approve the proposed ordinance with the amendments discussed regarding acceptable zoning use for on premise and off premise approvals, the Planning & Zoning Commission unanimously adopted the amendment. The Commission then unanimously voted to approve the original motion as amended.

- D. Approve a recommendation to the City Council to approve an ordinance amending Chapter 78 - Signs to the Alpine Code of Ordinances; Amending the rules, regulations, and general requirements regarding signs in corporate city limits. (M. Antrim, City Manager)

On a motion Commissioner Lisa Nix by and seconded by Commissioner Joanna Laxton to approve, the Planning & Zoning Commission unanimously voted to adopt the motion.

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

There being no further business, the meeting was adjourned. (7:12 P.M.)

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 February 20, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 20th day of February, 2025.



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

