

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

1. **CALL TO ORDER.**

Board Members Present:

Commissioner Thomas Griffith
Commissioner Lisa Nix
Commissioner Joanna Laxton
Commissioner Benjamin Garcia
Chair Matt Walter

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Lucy Escovedo, City Council

Not Present:

Commissioner Linda Molinar
Place 4 Tara Gaugler

Others Present: 3 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.

- Walt Pyle, Ward 4.
- Oscar Cobos, Ward 5.

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.

(Open 5:34 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M., 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved.

(Closed 5:34 P.M.)

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

- A. Approval of February 24, 2025 regular meeting minutes. (G. Calderon, City Secretary)

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

5. **DISCUSSION ITEMS**

6. **ACTION ITEMS.**

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

- A. Approve Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M., 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. 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 Councilor Joanna Laxton and seconded by Councilor Lisa Nix to approve, the Planning & Zoning Commission unanimously adopted the motion.

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

There being no further business, the meeting adjourned at 5:42 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 March 19, 2025, 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 March, 2025



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

