

City Of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, May 19, 2025 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

Chair of the Planning & Zoning Commission, Matt Walter, called the meeting to order at 5:30 P.M.

Board Members Present:

Commissioner Lisa Nix
Commissioner Joanna Laxton
Commissioner Tara Gaugler
Commissioner Benjamin Garcia
Chair Matt Walter

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary

Not Present:

Commissioner Thomas Griffith
Commissioner Linda Molinar

Others Present: Approximately __ other :

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.

- Mike Pallanez addressed the City Council in support of Action Item B.
- Gene Garrett addressed the City Council regarding building requirements.

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 Rezone 2025-06-01, a rezone application allowing the applicant, Elizardo Aranda, to establish an automotive shop at the subject property. The subject property is located at 702 E. Murphy Street and is legally described as Lots one (1) and two (2), Block twenty-five (25) Hancock Addition, to the City of Alpine, Brewster County, Texas. The property owner of record is Elizardo J. Aranda. The property identification number of the subject property is 34803. The current zoning classification of the subject property is C-1 Neighborhood Commercial District. The zoning classification if the rezoning application is approved will be M-1 Industrial District.

Public Comments: Krisinda Aranda addressed the City Council in support of Action Item A.

- B. Public Hearing to obtain citizen views and comments regarding Rezone 2025-06-02, a rezone application allowing the applicant, Mike Pallanez, to establish a commercial building at the subject property. The subject property is located at 1009 E. Gallego Avenue and is legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The property owner of record is Mike G. Pallanez. The property identification number of the subject property is 10748. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-1 Neighborhood Commercial District.

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

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

On a motion by Commissioner Laxton and seconded by Commissioner Nix to approve the minutes with the amendment reflecting that Benjamin Garcia was present, the Planning & Zoning Commission unanimously adopted the motion.

5. **DISCUSSION ITEMS**

- A. Discussion regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A.Vega. (M. Antrim, City Manager)
- B. Discussion regarding the zoning designation of 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (M. Antrim, City Manager)
- C. Discuss the current signage requirements and placement of signs within the city, including regulations and rules regarding which zones that signs may be placed in and discuss possible amendments to the sign ordinance. (T. Gaugler, Commissioner)
- D. Discuss permits for "special business operations" including the use of Special Use Permits or Conditional Use Permits and what is allowable under the current zoning ordinances, and recommend changes based on citizen needs. (T. Gaugler, Commissioner)
- E. Discuss the health and safety permit requirements for businesses, and recommend updates to improve the current regulations. (T. Gaugler, Commissioner)
- F. Discuss the \$500 fee to start a business in Alpine. (T. Gaugler, 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 Rezone 2025-06-01, a rezone application allowing the applicant, Elizardo Aranda, to establish an automotive shop at the subject property. The subject property is located at 702 E. Murphy Street and is legally described as Lots one (1) and two (2), Block twenty-five (25)

Hancock Addition, to the City of Alpine, Brewster County, Texas. The property owner of record is Elizardo J. Aranda. The property identification number of the subject property is 34803. The current zoning classification of the subject property is C-1 Neighborhood Commercial District. The zoning classification if the rezoning application is approved will be M-1 Industrial District. (G. Calderon, City Secretary)

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

- B. Approve Rezone 2025-06-02, a rezone application allowing the applicant, Mike Pallanez, to establish a commercial building at the subject property. The subject property is located at 1009 E. Gallego Avenue and is legally described as all of Lots four (4), five (5), six (6), seven (7), and eight (8) and the East one-half (e ½) of Lot three (3) and nine (9), in Block thirty three (33), Hancock Addition (South of the Railroad), save and except the North 20 varas of Lots four (4) and five (5), and the North 20 varas of the East one-half (e ½) of Lot three (3), Block thirty-three (33), Hancock Addition (South of the Railroad), as the same appears in the map or plat records on file in the Office of the County Clerk of Brewster County, Texas. The property owner of record is Mike G. Pallanez. The property identification number of the subject property is 10748. The current zoning classification of the subject property is R-4 Mobile Home District. The zoning classification if the rezoning application is approved will be C-1 Neighborhood Commercial District. (G. Calderon, City Secretary)

On a motion by Commissioner Laxton and seconded by Commissioner Gaugler to approve, the Planning & Zoning Commission unanimously adopted the motion.

- C. Approve a recommendation regarding the zoning designation of 601 S. Walker. The property ID of the subject property is 10842. The property owner of record is Melinda A. Vega. (M. Antrim, City Manager)

On a motion by Chair Matt Walter and seconded by Commissioner Nix to postpone this item to next month, the Planning & Zoning Commission unanimously adopted the motion.

- D. Approve a recommendation regarding the zoning designation of 407 S. 3rd Street. The property ID of the subject property is 12244. The property owner of record is Beatriz Alicia Greising. (M. Antrim, City Manager)

On a motion Commissioner Laxton and seconded by Commissioner Nix to recommend that the individual submit the rezone application and pay the applicable fee to initiate a rezone for the subject property, the Planning & Zoning Commission unanimously adopt the motion.

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

There being no further business, the meeting was adjourned at (6:43 P.M.)

APPROVED:

ATTEST:

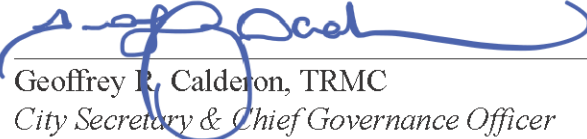
Officer of the Board

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 May 15, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 15th day of May, 2025.



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

