

**City Of Alpine**  
**PLANNING & ZONING COMMISSION MEETING**  
**Monday, June 23, 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 Thomas Griffith  
Commissioner Lisa Nix  
Commissioner Joanna Laxton  
Chair Matt Walter

**City Staff and Stakeholders Present:**

Geoffrey R. Calderon, Interim City Manager  
Jessica Isley, Buildings Director  
Robert Rückes, City Council Representative

**Not Present:**

Commissioner Tara Gaugler  
Commissioner Benjamin Garcia  
Commissioner Linda Molinar

**Others Present:** 1 other attendee

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.*

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 2025-07-01, a replat application which would allow the applicant, Horticultural Consulting, LLC, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 508 S. 5th Street and is legally described as a replat Lot 5, Block 1, J.W. Ferguson's Second Addition to the City of Alpine, Subdivision Plat on file in Envelope 96, Plat Records of Brewster County Texas. The record property owner is Horticultural Consulting, LLC. The Parcel ID of the subject property is 10378. The current zoning classification of the property is R-3 Apartment District. If the replat is approved the zoning classification of the subject property will remain R-3 Apartment District.

**Public Comments:** None

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

- A. May 19, 2025 Regular Meeting Minutes. (G. Calderon, Interim City Manager)

*On a motion by Commissioner Lisa Nix and seconded by Commissioner Joanna Laxton to approve the minutes, the board unanimously voted to adopt 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. (G. Calderon, Interim 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 Replat 2025-07-01, a replat application which would allow the applicant, Horticultural Consulting, LLC, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 508 S. 5th Street and is legally described as a replat Lot 5, Block 1, J.W. Ferguson's Second Addition to the City of Alpine, Subdivision Plat on file in Envelope 96, Plat Records of Brewster County Texas. The record property owner is Horticultural Consulting, LLC. The Parcel ID of the subject property is 10378. The current zoning classification of the property is R-3 Apartment District. If the replat is approved the zoning classification of the subject property will remain R-3 Apartment District. (G. Calderon, Interim City Manager)

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

- B. 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. (G. Calderon, Interim City Manager)

*On a motion by Commissioner Joanna Laxton and seconded by Commissioner Thomas Griffith to postpone for a future meeting, the board unanimously voted to adopt the motion.*

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

*There being no further business, the meeting was adjourned. (6:01 P.M.)*

**APPROVED:**

**ATTEST:**

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Officer of the Board

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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](http://www.cityofalpine.com/agenda) pursuant to Section 551.043, Texas Government Code. The said notice was posted by 10:00 A.M. on June 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 June, 2025**

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

