

City Of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, July 28, 2025 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

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.

Board Members Present:

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

City Staff and Stakeholders Present:

Geoffrey R. Calderon, City Secretary
Jessica Isley, Building Official
Robert Rükces, Council Member Ward 4

Not Present:

Commissioner Tara Gaugler
Commissioner Benjamin Garcia

Others Present: 5 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 Variance 2025-08-01, a variance application that would allow the applicants, Alvaro Martinez and Elizabeth Martinez, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the property line, which typically does not meet the requirements for a residential lot under the city's code. The non-conforming subject in question was established prior to adoption of the city's code and setback requirements. The subject property is located at 502 S. 5th Street and is legally described as Block 1, Lots 1-4, Ferguson Addition to the City of Alpine, Brewster County, Texas. The property owner of record is Jaquez Alberto Dec'd C/O Alvaro Martinez. The Property ID of the subject property is 10377. The current zoning classification of the property is R-3 Apartment District. If the variance is approved the zoning classification of the subject property will be R-3 Apartment District.

Public Comments:

- Kara Coats, Ward 4, property owner of 508 S. 5th Street.
- Alvaro Martinez, Ward 4, applicant.

- Elizabeth Martinez, Ward 4, applicant.

B. Public Hearing to obtain citizen views and comments regarding Replat 2025-08-01, an replat application to allow the applicants, Michael & Lynn McCarson, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about the corner of West Brown Street and 16th Street. The subject property is legally described as a replat Block 1 to 6, Colima Addition to the City of Alpine, Subdivision Plat on file in Envelope 67, Plat Records of Brewster County Texas. The record property owner is Michael Freeman McCarson & Elizabeth Lynn McCarson. The Parcel Identification Numbers of the subject properties are 10309, 10310, 10311, 10312, 10313, and 10314. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will remain R-2 Two Family District.

Public Comments: None.

C. Public Hearing to obtain citizen views and comments regarding Rezone 2025-08-01, a rezone application allowing the applicant, Melinda Vega, to establish a commercial rental at the subject property. The subject property is located at 601 S. Walker and is legally described as Lots No. Three (3), Four (4), and Five (5), Block Forty-Nine (49), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the same appears in the Plat Records of Brewster County, Texas. The property owner of record is Melinda A. Vega. The property identification number of the subject property is 10842. 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-0 Office Services District.

Public Comments:

- Martin Villarreal, Ward 4.
- Melinda Vega, Ward 4, applicant.

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

A. Approval of the June 23, 2025 regular meeting minutes. (G. Calderon, Interim City Manager)

On a motion by Commissioner Joanna Laxton and seconded by Commissioner 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 Variance 2025-08-01, a variance application that would allow the applicants, Alvaro Martinez and Elizabeth Martinez, to establish a variance to the setback requirements of the subject property. The acceptable setback is typically 25 feet from a structure to the property line. This variance would allow the subject property 0 feet of setback from the structure to the

property line, which typically does not meet the requirements for a residential lot under the city's code. The non-conforming subject in question was established prior to adoption of the city's code and setback requirements. The subject property is located at 502 S. 5th Street and is legally described as Block 1, Lots 1-4, Ferguson Addition to the City of Alpine, Brewster County, Texas. The property owner of record is Jaquez Alberto Dec'd C/O Alvaro Martinez. The Property ID of the subject property is 10377. The current zoning classification of the property is R-3 Apartment District. If the variance is approved the zoning classification of the subject property will be R-3 Apartment District. (G. Calderon, Interim City Manager)

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Lisa Nix to approve, discussion ensued.

On a motion by Commissioner Joanna Laxton and seconded by Commissioner Lisa Nix to amend the original motion & provide the specific setbacks, the Planning & Zoning Commission unanimously adopted the original motion as amended.

- B. Approve Replat 2025-08-01, a replat application to allow the applicants, Michael & Lynn McCarson, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about the corner of West Brown Street and 16th Street. The subject property is legally described as a replat Block 1 to 6, Colima Addition to the City of Alpine, Subdivision Plat on file in Envelope 67, Plat Records of Brewster County Texas. The record property owner is Michael Freeman McCarson & Elizabeth Lynn McCarson. The Parcel Identification Numbers of the subject properties are 10309, 10310, 10311, 10312, 10313, and 10314. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will remain R-2 Two Family District. (G. Calderon, Interim City Manager)

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

- C. Approve Rezone 2025-08-01, a rezone application allowing the applicant, Melinda Vega, to establish a commercial rental at the subject property. The subject property is located at 601 S. Walker and is legally described as Lots No. Three (3), Four (4), and Five (5), Block Forty-Nine (49), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas, as the same appears in the Plat Records of Brewster County, Texas. The property owner of record is Melinda A. Vega. The property identification number of the subject property is 10842. 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-0 Office Services District. (G. Calderon, Interim City Manager)

On a motion by Commissioner Lisa Nix and seconded by Commissioner Joanna Laxton to approve, discussion ensued.

On a motion by Commissioner Linda Molinar and seconded by Commissioner Joanna Laxton to amend the original motion to include approval of the findings of facts included in the meeting packet;

1. Substantial Public Purpose: *The Commission finds that the proposed rezoning to C-0 Office*

Services District serves a substantial public purpose by promoting small-scale economic development along a major arterial roadway (S. Walker) and aligning with long-term objectives to commercialize gateway corridors into the City.

*2. **Lack of Substantial Detriment:** The Commission finds that the proposed use as a low-impact art studio and rental office will not materially disrupt surrounding residential properties and is consistent with the mixed-use character increasingly observed along S. Walker.*

*3. **Unsuitability of Current Zoning:** The Commission finds that the R-4 Mixed Residential District designation is unsuitable for the subject property due to its proximity to a state highway and the absence of mobile home development on the property or in the immediate area.*

*4. **Relationship to Public Welfare:** The Commission finds that rezoning the property bears a substantial relationship to the public welfare by enabling productive use of a long-underutilized parcel in a manner that supports cultural and commercial activity without imposing undue burden on infrastructure or neighborhood character.*

*5. **Limitation of Precedent:** The Commission further finds that approval of this rezoning request is based on specific, narrowly tailored findings and does not establish a general precedent for approving non-contiguous zoning in the absence of substantial justification.*

The Planning & Zoning Commission unanimously adopted the amendment. The commission then adopted the original motion as amended.

7. **BOARD MEMBER COMMENTS**

8. **ADJOURN.**

Adjourn (6:54 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 July 22, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 22nd day of July, 2025.



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

