

City Of Alpine
PLANNING & ZONING COMMISSION MEETING
Monday, January 26, 2026 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

Board Members Present:

Commissioner Linda Molinar
Commissioner Thomas Griffith
Commissioner Lisa Nix
Chair Matt Walter
Commissioner Benjamin Garcia
Commissioner Gerri Davis

City Staff and Stakeholders Present:

Jessica Isley, Building Official
Vianey Olivas, Records Clerk

Not Present:

Commissioner Joanna Laxton

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.

None.

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 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

As part of the replat request, the applicant is requesting approval of existing front-yard and street-side setback variances, where the zoning ordinance requires a 25-foot front-yard setback and a 12.5-foot street-side setback. The existing structure is located approximately 3.7 to 4.0 feet from the front property line, resulting in a requested front-yard setback deviation of approximately 21.0 to 21.3 feet, and approximately 5.2 feet from the street-side property line, resulting in a requested street-side setback deviation of approximately 7.3 feet.

The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (G. Calderon, Interim City Manager)

None.

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

- A. Approval of the July 28, 2025 regular meeting minutes. (G. Calderon, Interim City Manager)

On a motion by Commissioner Lisa Nix and seconded by Commissioner Thomas Griffith 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 Replat 2026-02-01, a replat application to allow the applicant, Eric Delanoy, to obtain variances from the established setback requirements. The subject property is located at or about 200 North Orange Street, at or near the intersection of North Orange Street and West Avenue E. The subject property is legally described as 0.801 acres out of Block 3, Amended Metta Harms Addition to Alpine, Subdivision Plat on file in Envelope 95, Plat Records of Brewster County, Texas, being all of that certain tract described in Volume 286, Page 501, Official Public Records of Brewster County, Texas. The record property owner is ALP-1610 W HWY 90, BG REAL. The Parcel Identification Number of the subject property is 11327.

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The current zoning classification of the property is C1A – Neighborhood Commercial District. If the replat is approved, the zoning classification of the subject property will remain C1A – Neighborhood Commercial District. (G. Calderon, Interim City Manager)

On a motion by Commissioner Linda Molinar and seconded by Commissioner Thomas Griffith to approve, discussion ensued. The Planning & Zoning Commission adopted the motion with the following vote:

To approve:

*Commissioner Linda Molinar
Commissioner Thomas Griffith
Commissioner Lisa Nix
Commissioner Gerri Davis
Chair Matt Walter*

*Abstained from voting:
Commissioner Benjamin Garcia*

7. **BOARD MEMBER COMMENTS**

None.

8. **ADJOURN.**

Being no further business, meeting was adjourned. (5:50 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 2 P.M. on January 21, 2026, and remained so posted for at least 3 business days preceding the scheduled time of the said meeting.

**WITNESS MY HAND AND SEAL
this 21 day of January 2026.**



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

