

City of Alpine
Planning and Zoning Commission Meeting
January 8, 2018
5:30 p.m.
Minutes

Board members present:

Carl Fleming, Chair, Curtis Lilly, Tim Pierce, Rawles Williams, and Dick Zimmer were present. Absent, were Eileen Rouke and Joe Torres.

City staff present: City Manager, Jessica Garza and City Secretary Cynthia Salas.

1. Carl Fleming called the meeting to order.
2. It was ascertained that a quorum did exist. According to article 6252-17, VTCS, the notice of the meeting had been posted at 12:00 P.M. on January 4th, 2018.
3. Approval of the minutes from the previous meeting – December 18th, 2017- Motion was made by Curtis Lilly to table the minutes from 18th, 2017. Motion was seconded by Dick Zimmer. Motion unanimously carried.
4. Discussion –
 - A. Discuss the updating of the Planning and Zoning Map for the City of Alpine. Carl tried to get a copy of an old map on disk from Dr. Urbanscek, who runs the GIS program for Sul Ross State University, but was unsuccessful. There are two ways to have the GIS done, one through Sul Ross and the other through an individual currently doing work for J. Horry, at \$25.00/hr. Carl will contact both and try to develop a strategy.

Carl checked past agendas, back to 2013, and found 8 areas that needed to be changed. These will be added in the next meeting. Carl asked Robert Polanco about two re-plattings, one on Orange Street and one on Sanderson. Robert responded the block on Orange Street had been re-platted to 10 lots and the one on Sanderson was three lots re-plated to one lot.

Carl had a question concerning a re-zoning from Co to C1a on East Gallego, Robert confirmed the re-zoning. The Clinic re-zoned from R1 to CO at 1605 N. Ft Davis Highway shouldn't have had to be re-zoned, as a Clinic could be placed in R-1. Dr. Korus Dental Clinic went from C-2 to C-1a on W. Highway 90. Carl also found 1 lot and part of 2 lots near Murphy were changed from C-2 to M-1 for Electrical expansion. A ½ block on E. Ave A was changed from R-1 to R-2 so car ports could be installed.

Two other changes were from C-1 to C-1a, an RV Park on the Old Marathon Road behind the Highland Inn, and one from C-1 to C-1a near Pennies Diner.

Carl introduced the new City Manager, Jessica Garza.

Dick Zimmer asked Carl if these additional properties would be added to the last minutes. Carl replied that they would be added to the next meeting minutes.

Carl stated that there are six property owners that the City must contact to obtain permission to re-zone their properties. The following is a listing of the properties: Dr. Paul Wyerts, W. Sul Ross; Mr. Meadows, N.118; Mr. Constable, N. 118; Owner of old Podiatrist office on E. Brown; Alpine Fitness; and the old Nursing Home. A question came up regarding taxes, and Jessica stated that they would probably remain the same as they are now. Carl has contacted all but Mr. Constable. All were verbally agreeable except for two, which had questions regarding taxes. Carl will draft letters for the City. When the minutes are approved and all the changed agreed upon, Carl can start arrangements regarding the proposed Zoning map update.

Dick Zimmer wanted to know if the property owners would be charged for changes. Carl related that the changes would not incur fees, as the City was proposing the updates. Mr. Polanco wanted to know if a past proposed residence near Torres restaurant could be re-zoned commercial. Carl replied that the property in question had been turned down in the past, and that the owner would have to re-apply. Loop Road (Harrison) has some mixed properties but basically is not zoned commercial.

- B. Discuss the Historic District Map. Carl Stated the there is a proposed Map but has not been approved. The current approved map was poorly thought out and the restriction were deemed unenforceable by the Attorney. The Historic District map has not been enforced and needs updating. New historic Building renovations have occurred, but there are no incentives in place, such as tax abatements. Taxes can impact a major renovation, increasing property taxes. Dick Zimmer asked why we even need a Historic District. Jessica replied that creating Historic Districts is good under an Economic Development Plan. Unfortunately non-historic properties within the District must follow Historic District Guideline or requirements. Jessica said she was not familiar with the District.

4

Carl replied the City Council approved a poorly thought out map, and had even gotten one boundary wrong. Carl described the current map, along with the current proposed changes. Jessica reiterated the generally the Areas are relatively small and contiguous, which would fit a core Business area. Carl mentioned that the Map contained the Historic Walking Tour, and most of the Study area of Historic Buildings on the South side of town, which was completed in 2004.

If we pursue a Historic District, there will have to be public meetings and input from many entities. The local Business Group will attempt to locate a core Business Area, and Planning and Zoning will have to re-group as many owners would be hard put to incur more restrictions if included in a formal Historic District. We currently need the walking tour signs replaced (for which there is a grant in place, but nothing appears to be forth coming). A discussion then commenced regarding some of the problems with the current Historic District.

Many challenges currently exist with what we have on the books. More discussion to follow.

5. Public Hearings – None
6. Action Items -- None
7. Citizens Comments – None
8. Board Member's Comments – Next scheduled meeting is January 12, 2018 at 5:30 p.m.. We need 1-2 board members at the Town Hall Meeting on January 20th.
9. Adjournment – Meeting was adjourned at 6:60 p.m.

I certify that this notice was posted at 12:00 P.M. January 4th, 2018 pursuant to Texas Open Meetings Act. (Texas Vernon's Annotated Civil Statutes, Section 551,043 Government Code. This Facility is wheelchair accessible and accessible parking is available. Requests for Accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (432) 837-2044 for further information.