

**City of Alpine  
Planning and Zoning Commission Meeting  
July 9, 2018  
5:30 p.m.  
Minutes**

**Board members present:**

Carl Fleming, Chair, Dick Zimmer, Eileen Rouke, Curtis Lilley, and Joe Torres.

**Board members absent:** Tim Pierce, and Rawles Williams

**City staff present:** Code Enforcement Officer, Victor Meraz.

**Others present:** Joe Jr. and Ruth M. Macias.

1. Carl Fleming called the meeting to order at 5:30pm
2. It was ascertained that a quorum did exist. According to article 6252-17, VTCS, the notice of the Meeting had been posted at 1:00 P.M. on July 3, 2018.
3. Approval of the Minutes from the Previous Meeting – June 14, 2018 - Motion was made by Joe Torres to approve the June 14, 2018 minutes. Motion was seconded by Curtis Lilley. Motion unanimously carried.
4. Discussion –
  - A. Discuss possible zoning change of two blocks E. of Stage Store from C-1 to C-2. Letters will be sent to six property owners requesting permission to initiate the zoning with their permission.
5. Public Hearings –
  - A. To obtain citizens views and concerns regarding request for a Conditional Use Permit for Jose Jr. and Ruth M. Macias for washing cars for friends and contract work for Big Bend Telephone Company. Property/Identification is 1701 W. Gallego. Legal description is Means, Block 18 0.274 acres out of SE/Corner. Record owner is Jose Jr. and Ruth M. Macias.
6. Action Items -
  1. Approve sending letters to six property owners, of the two blocks of E. of Stage Store, requesting permission to re-zone their properties from C-1 (Neighborhood Residential Commercial) to C-2 (Business) – Motion was made by Dick Zimmer to approve sending letters to six property owners, of the two blocks of E. of Stage Store, requesting permission to re-zone their properties from C-1 (Neighborhood Residential Commercial) to C-2 (Business) with their permission. Motion was second by Joe Torres. Motion unanimously carried.
  2. Discuss and consider making recommendations to the City Council concerning application for a Conditional Use Permit from Jose Jr. and Ruth M. Macias for washing friends cars and contract work for Big Bend Telephone Company. Property/Identification is 1701 W. Gallego. Legal description is Means, Block 18 0.274 acres out of SE/Corner. Record owner is Jose Jr. and Ruth M. Macias. - Motion was made by Joe Torres to make recommendations to the City Council concerning application for a Conditional Use Permit from Jose Jr. and Ruth M. Macias for washing friends cars and contract work for Big Bend Telephone Company. Property/Identification is 1701 W. Gallego. Legal description is Means Addition, Block 18, 0.274 acres out of SE/Corner. Record owner Jose Jr and Ruth M.

Macias. This is not considered spot zoning. A Conditional Use Permit is only effective until owner gives up title to the property. Once the ownership of the property changes it goes back to R-2 zoning and new owners would have to apply for a Conditional Use Permit to continue the business. Motion passed 4 for and 1 against.

7. Citizens Comments – Ruth Macias would like to be on the Zoning Commission
8. Board Member's Comments – Good meeting and thanks to Victor Meraz for his help (Carl, who made this comment?)
9. Adjournment – Meeting was adjourned at 6:00pm

I certify that this notice was posted at 1:00 P.M. on June 4, 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 space 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) 837-3301 or fax (432) 837-2044 for further information.

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Carl Fleming, Chair. Planning and Zoning Commission

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Date