

CITY OF ALPINE
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MARCH 20TH, 2017
5:30 P.M.

MINUTES

Board Members Present:

Carl Fleming, Curtis Lilley, Eileen Rouke, Glenn Ramsdale

Board Members Not Present:

Joe Torres

City Staff Present:

City Manager – Erik Zimmer, City Secretary – Kalea Cotton

Meeting was called to order by Carl Fleming at 5:30 PM.

It was ascertained that a quorum did exist. According to article 6252-17, VTCS, the notice of the meeting had been posted at 10:00 AM on March 3, 2017.

City Secretary, Kalea Cotton, swore in Ramon Olivas, and Eileen Rouke as Planning & Zoning Board Members.

Approval of the Minutes from Previous Meeting:

Motion was made by Eileen Rouke to approve the minutes of February 20, 2017. Motion was seconded by Curtis Lilley. Motion unanimously carried.

A. Public Hearing to obtain citizens views and comments concerning Philip O'Shaughnessy's application for a zoning change request from R-1 to R-2 in order to build carports for adjoining homes. Property identification/Street address is 601,603,605, 607 and 609 E. Avenue A. Legal Description is Hancock B Addition, Block 76, Lots 1-5, Alpine, Texas. Ryan O'Shaughnessy is Agent.

Philip O'Shaughnessy spoke on behalf of the zoning change request explaining that he is wanting to build a free standing carport in between the houses. He was advised that because it would not leave a five foot gap in between the two lots, he would need to request a rezone. O'Shaughnessy stated he does not want multi family housing.

Bridgett Oliphant (Ward 5) – Ms. Oliphant is a neighbor to the properties requesting a rezone, she stated she has no problem with Mr. O'Shaughnessy building a car port.

Serita Hernandez (Ward 5) – Ms. Hernandez stated that she loves the homes, she suggested that instead of rezoning, would it be possible to give a variance so that it would not affect all of Ward 5. Ms. Hernandez is in support of Mr. O'Shaughnessy building a car port.

Marcy Tuck (Ward 5) – Ms. Tuck stated that she had no issue with the carport being built. She also stated that she thinks rezoning is a bit of an overkill, for a carport.

Mr. O'Shaughnessy gave a picture to the board of what he is wanting to do, and the reason for requesting a rezone for the property.

B. Public Hearing to obtain citizens views and comments concerning Golondrina Development LLC's application for a zoning change from R-2 to R-3 to allow apartment development. Property identification/Street address is a 6-acre tract located southwest of W. Avenue J and S. 11th Street. Legal Description is Micou Addition, Block 7, 15, 16,

Lot 5 of Block 8, Lots 1-5 of Block 14, Portion of Micou Addition Lots 1-4 and 10 of Block 8, lots 6-10 of Block 14 and Lot 2 of Block 17. Agent is Karen Williams.

No agent was present to represent Golondrina Development, LLC.

Hector Holguin (Ward 2) – Concerned about traffic flow, asked if the City had done any surveying before giving the ok? Mr. Holguin also stated that he was concerned about the street if there was an emergency, and the increase in traffic flow. Mr. Holguin is against the rezoning request.

Rose Roach from Del Rio, TX spoke on behalf of Rosa Hinojos (Ward 2) – Ms. Roach showed the board an image of where her mother's house is. Apartments would block their view. Ms. Roach stated that the reason her parents moved there was because it was residential not commercial. She stated she was not sure of how many levels the apartments will be, but it will affect her privacy. Ms. Roach representing Ms. Hinojos is against the rezoning request.

Ontario Gonzales (Ward 2) – Mr. Gonzales stated that a City Council member said that they talked to the neighbors, but that he was never approached. He stated that it's private and quiet, and they do not bother anyone. Mr. Gonzales is against the rezoning request.

Elma Betancourt spoke on behalf of Ms. Ybarra – Ave I and 11th (Ward 2) – Ms. Betancourt stated that the streets are not wide enough to have two way traffic. Too narrow, and it is a dead end street. She was concerned about an emergency, flood zone, and asked if anyone studied the area? It is not practical to build an apartment complex there. We want to keep it quiet and not too much traffic. We enjoy the views and scenery, put up the apartments and all of that will be gone. Ms. Betancourt is In support of beautifying the area, but is against the rezoning request.

Patricia Flores (Ward 2) – Ms. Flores stated that when she opens her door she will see the apt complex. She is concerned about the narrow road, and that children walk to the baseball park. She also stated that you will not be a able to see if a child is running in the street. She just moved there, and would not have moved if she knew apt would be there. Ms. Flores is against the rezoning request.

C. Public Hearing to obtain citizens views and comments concerning Shirley Pearce's application for a zoning change from Residential to Commercial. Plans for this property include, but are not limited to, medical and health services and church purposes. Property identification/street address is 708 E. Brown Street (Pearce Clinic) and Legal description is Hancock D, Block 2, Lots 3 and 4 and n/12 feet of 2. Agent is Pastor Mark O. Williams with Grace Christian Fellowship Church

Mark Williams represented Grace Christian Fellowship Church – As a church facility there are 7 acres available, and they would like to be able to use the property in question for offices. Mr. Williams then introduced Jean Pearce, once an owner of the property.

Jean Pearce – Ms. Pearce stated that it has always been a commercial zone, it is now Shirley Pearce's property, and that they pay commercial garbage. Ms. Pearce stated that the Williams' are good people, and they will treat the property right. Ms. Pearce is in agreement with the rezoning request.

Milton Smith Jr. – 800 N. Cockrell (Ward 5) – Mr. Smith stated that this is the 2nd time he has heard about them trying to rezone. He stated that the property was grandfathered in as a clinic. He is unaware of it ever being zoned "C". Last time this was attempted he was opposed to it being rezoned. He bought the house when the Pearce clinic was there, and had no objections. Mr. Smith stated that he does object to the property being simply classified

commercial, because that is unrestricted. Mr. Smith is against the property being a youth fellowship hall that will make a lot of noise at night, and damage the quality of life there. He feels that the application was worded in a way that no one knows what they are wanting to do with the property. Mr. Smith is against the rezoning request.

John Newsom (Ward 5) – Mr. Newsom stated that he was authorized by neighbors to represent them and himself, they are not in favor of changing the zone for commercial properties.

Dan Bennick representing his mother – 701 E Hancock (Ward 5) – Mr. Bennick stated that his mother is receiving home health care and is oppose to rezone.

Representing himself – Mr. Bennick stated that he gardens for the family, and is afraid that people will be going through the lot, and cut across the lot to get to the property. Mr. Bennick and his mother are both opposed to the rezoning request.

D. Public Hearing to obtain citizens views and comments concerning Juanita Silva's application for a zoning change from R-3 to R-4 to set up manufactured housing. Property identification/street address is 406 S. 10th and Legal Description is Original Town, Block 79, Lot 8.

Juanita Silva was present to represent the zoning change request. Ms. Silva owns the property. This property has been in the family 1919, and she has continued to maintain the property. Ms. Silva stated that it is difficult to build anything here due to getting contractors, etcetera to build a home. Ms. Silva would like to get manufactured housing, and this is the reason for rezoning.

Action Items –

- 1. Discuss and Consider making a recommendation to Council concerning Philip O'Shaughnessy's application for a zoning change request from R-1 to R-2 in order to build carports for adjoining homes., Property identification/Street address is 601,603,605,607 and 609 E. Avenue A. Legal Description is Hancock B Addition, Block 76, Lots 1-5, Alpine, Texas. Ryan O'Shaughnessy is agent.**

Motion was made by Curtis Lilley to recommend to Council to approve the rezoning from R-1 to R-2 for 601, 603, 605, 607, and 609 E. Avenue A. Motion was seconded by Ramon Olivas.

Discussion:

Carl Fleming – Concerned that if the property changes to R2 there is a possibility of having more housing than the original 5 that Mr. O'Shaughnessy had planned.

Philip O'Shaughnessy – Stated that he has no intention of building more than the 5 houses that have been discussed.

Ryan O'Shaughnessy – Stated that AEP is coming in because there is no power on any of the lots, and that two more utility poles are being set in the back. Mr. O'Shaughnessy stated that each home will have a fence, and that the property is currently zoned as 5 lots, carbon copy to the left for two more units.

Glenn Ramsdale – Asked how far apart will the units be?

Ryan O'Shaughnessy – Stated that they are all identical homes. There is ten feet of space the East and West of each property.

Motion passed unanimously – 5 to 0

2. Discuss and Consider making a recommendation to the City Council concerning Golondrina Development LLC's application for a zoning change from R-2 to R-3 to allow apartment development. Property identification/street address is a 6-acre tract located southwest of W. Avenue J and S. 11th Street. Legal Description is Micou Addition, Block 7, 15, 16, Lot 5 of Block 8, Lots 1-5 of Block 14, portion of Micou Addition Lots 1-4 and 10 of Block 8, lots 6-10 of Block 14 and Lot 2 of Block 17. Agent is Karen Williams.

Motion was made by Eileen Rouke to table the request for a zoning change from R-2 to R-3 to allow apartment development at W. Avenue J and S. 11th Street. Motion was seconded by Glenn Ramsdale. Motion passed unanimously - 5 to 0.

3. Discuss and Consider making a recommendation to the City Council concerning Shirley Pearce's application for a zoning change from Residential to Commercial. Plans for this property include, but are not limited to, medical and health services and church purposes. Property identification/street address is 708 E. Brown Street (Pearce Clinic) and Legal description is Hancock D, Block 2, Lots 3 and 4 and n/12 feet of 2. Agent is Pastor Mark O Williams with Grace Christian Fellowship Church.

Motion was made by Glenn Ramsdale to recommend to council to approve the rezoning from R-1 to Commercial. Motion was seconded by Eileen Rouke.

Discussion:

Shirley Williams – Pastor at Grace Christian Fellowship – Ms. Williams stated that the rezone request was to be able to use the property for church offices, normal working hours, also looking at ministry – medical facility. They currently own old hospital and nursing home, they refurbish facilities that are already in the location of GCF. The property was left to his wife, they are looking at a widow that is trying to keep up with the property. The property is directly across the street from the church.

Motion did not pass – 0-5

4. Discuss and consider making a recommendation to Council concerning Juanita Silva's application for a zoning change from R-3 to R-4 to set up manufactured housing. Property identification/street address is 406 S. 10th and Legal Description is Original Town, Block 79, Lot 8.

Motion was made by Curtis Lilley to recommend to council to approve the rezoning from R-3 to R-4 to set up manufactured housing at 406 S. 10th. Motion was seconded by Ramon Olivas.

Motion passed unanimously – 5-0

5. Discuss Resolution 2015-11-16, passed by the City Council on November 4th, 2015, for the Planning and Zoning Commission to take the following actions with the support from the City of Alpine Code Enforcement Officer: 1) Review the current city zoning map to look for potential issues, including transitions between commercial and housing districts 2) Host a minimum of two public hearings for the purpose of inviting land owners to come forward with recommended changes in zoning that would improve property zoning in Alpine and 3) based on the actions from items 1 and 2 above, present recommendations to the City of Alpine, Texas, City Council, for potential changes to the City Zoning Map.

Motion was made by Curtis Lilley to table the review of the current city zoning map. Motion was seconded by Glenn Ramsdale.

Motion passed unanimously – 5-0

Citizen Comments – Jean Pearce asked when the City of Alpine started zoning. Erik Zimmer, City Manager stated he believed it was 1962.

Board Member's Comments – No comments.

Adjournment – 7:23 PM



Carl Fleming, Chair