

City of Alpine
Planning and Zoning Commission Meeting
September 18th, 2017
5:30 p.m.
Minutes

Board members present:

Carl Fleming, Curtis Lilley, Eileen Rouke, Joe Torres and Rawles Williams, Dick Zimmer was present.

City staff present:

Code Enforcement Officer Robert Polanco, City Secretary Cynthia Salas

Others present:

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 10:00 A.M. on September 14th, 2017.
3. Approval of the Minutes from the Previous Meeting – August 14th, 2017 –
Motion was made by Joe Torres to approve the minutes of August 14th 2017. Motion was seconded by Eileen Rouke. Motion unanimously carried.
4. Discussion –
 - A. The Golondrina Development Project – Carl Fleming stated information was received that Golondrina is withdrawing the project, although they may come back in December if funding available. Funding was not available for this year. Joe Torres asking if the P & Z has to accept the withdraw request by Golondrina, Carl Fleming stated that P&Z does not have to have any documentation accepting the withdrawal.
5. Public Hearings –
 - A. Public Hearing to obtain citizens views and comments concerning Felix Nunez's application for a Zoning change request from R-2 to R-4 in order to place HUD Manufactured Housing. Property Identification/Street address is 1906 W. Sul Ross Ave. Legal Description is Metta Harms Addition, Block 6, Lots 2-7, Alpine, Texas. Record Owner and Agent is Felix Nunez. Vanessa Nunez, Ward 2 stated that her family is requesting the zone change to allow HUD Manufactured Housing at 1906 W. Sul Ross Ave. Citizen Emma Vega owns property close to the property that is requesting a zone change. Mrs. Vega wanting specifics on number of mobile homes, will they also be just strictly HUD or will they go through housing before they are approved.
 - B. Public Hearing to obtain citizens views and comments concerning Johnny Carpenter's application for zoning change from C-2 to R-1 to allow the expansion of the Carpenter Addition to the North. Property Identification/Street address is North/West corner of Enfield Road and the North/East corner of Cherry Lane, Alpine, Texas 79830. Legal Description is Carpenter Addition, 4.04 Acres out of a 79.04 Acre Tract, Survey 98, Block 9, G.H. & S.A. Ry. Agent is Johnny Carpenter. Johnny Carpenter, Ward 5, I am wanting to correct a mistake that the city made 8 or 9 years ago. The city drew a line North/South behind hospital district property all the way up back to the Carpenter Addition by the alley to the homes of the North side and zoned it C-2, not allowing to joining the highway but got cut off by Alta Vista Apartments to protect the people on John W. Road from having commercial property directly behind them that the city put in place without any of the residents knowledge.
 - C. Public Hearing to obtain citizens views and comments concerning Johnny Carpenter's application for a zoning change from R-3 to C-2 to allow for the expansion of Carpenter Addition Property. Identification/Street address is 2102 Highway 118 North, Alpine, Texas 79830. Legal Description is 0.9329 Acres out of a 2.50 Acre Tract described in Volume 17, Page 7332, Survey 98, Block 9, G.H. & S.A. Ry. Agent is Johnny Carpenter. Johnny Carpenter is requesting to change from R-3 to C-2 to accommodate the 19 acres. Reviewing map there is a pie shape area that touches Highway 118 wanting future access all the way to the back to the 19 acres on Carpenter Addition this being the sole purpose for requesting the zone change.

- D. Public Hearing to obtain citizens views and comments concerning Tonya Hutchinson application for a zoning change from R-2 to R-3 to build 4 Plex Apartment. Property Identification/Street address is corner of W. Del Rio and North 13, Alpine, Texas, Legal Description is Shipman Addition, Block 3, Lot 7-10, Alpine, Texas 79830. Record Owner is Tonya Hutchinson, Agent is Shane Mitchell. Pete Smyke, Ward 5. West Del Rio and North 13 is next door to where Dick Horn had put in some apartments, using an alley as a street frontage, having three frontages to his property which not tectonically legal according to the city codes. I am wanting to make sure that if these apartments get done that they get done right. Janet Steward, 911 W. Sanderson is opposed to the zoning change. Ms. Steward moved to Alpine in 2006, buying the property in 2007. The property at 911 W. Sanderson is a family property plus a guest house, not a rental property, never been a BBRO or an AirBNB there is an art studio behind the home. Have put in a lot into the property and have seen property value go up. The area so slowly improved and has become a very nice neighborhood. Glen Criddle, 1106 North 13th.they own 6 lots in the area and block 3 should be Block 30. Public Notice in the paper states it is Block 3. The notice that they received by mail states Block 3. The Criddle's have spent the last two years building their house themselves and very proud of it, the last thing they want is apartments next to it. The area already zoned for duplexes so they can build duplexes and not apartments. What keeps them from nothing coming back next year and build four more apartments. George Pitlick, 911 W. Sanderson, three most important things is location, location, and location. When you purchase your home you want it to stay like you purchased to keep the neighborhood nice, it is Alpine. Zoning is being changed again to suit someone. If you want to build a certain structure in an area, do it, but do it in the area it is already zoned to do it.
- E. Public Hearing to obtain citizens views and comments concerning Roy B. Davis application for a zoning change from R-4 to C-1 in order to sell two lots so that a business can purchase them. Property Identification/Street address is corner of S. Phelps and East Murphy, Alpine, Texas 79830. Legal Description is Hancock Addition, Block 25, Lot 1-2. Record owner is Roy B. Davis. Gerri and Roy Davis, Ward 4, owns 6 lots and is asking for a zoning change to sell two lots. Mr. Davis has no plans in the future to develop those lots. Gerri also stated they already have businesses surrounding the property, the VFW, SRSU stadium, old Casa Blanca. Gwin Grimes, Ward 4 bought the lot next to the VFW building. Ms. Grime's issues are that there is not enough information on the application to be able to say it is a good idea or not. Do not know what kind of business it is, we don't know why they chose that lot. We already know there is an access inventory of unoccupied business and commercial property empty. She would like to know that this business owner has done the market research. What have they done to see if this lot is any better than any other lot? There are just a lot of unknowns and until she knows what the business is, she is opposed to it. Buddy Aranda and is the individual that is interested in buying the property, and will open an automotive shop. He has had a job in Alpine since 1989 next to Napa. Napa is getting ready to sell the building and is looking for a place to re locate his business. There is a lot of commercial property but it is very expensive. Amelia Rodriguez, Ward 4, she has known Buddy for a long time. He is an excellent character. The business that Buddy will have will be very well taken care of.

Action Items -

- 6 Discuss and consider making a recommendation to City Council concerning Felix Nunez's application for a zoning change request from R-2 to R-4 in order to place HUD Manufactured Housing.– Motion was made by Joe Torres to recommend to Council to approve the rezoning from R-2 to R-4 for HUD Manufactured Housing. Motion was seconded by Curtis Lilley. Motion unanimously carried.
7. Discuss and consider making a recommendation to the City Council concerning Johnny Carpenter's application for a zoning change from C-2 to R-1 to allow the expansion of the Carpenter Addition to the North – Motion was made by Joe Torres to recommend to Council to approve rezoning from C-2 to R-1. Motion was seconded by Curtis Lilley. Motion unanimously carried.

8. Discuss and consider making a recommendation to the City Council concerning Johnny Carpenter's application for a zoning change from R-3 to C-2 to allow for the expansion of Carpenter Addition. - Motion was made by Rawls Williams to recommend to Council to approve rezoning from R-3 to C-2. Motion was seconded by Joe Torres Motion unanimously carried.
9. Discuss and consider making a recommendation to City Council concerning Tonya Hutchinson for a zoning change request from R-2 to R-3 to build 4 Plex Apartment. – The item was tabled and no further action was taken.
10. Discuss and consider making a recommendation to City Council concerning Roy B. Davis for a zoning change request from R-4 to C-1 in order to sell two lots so that a business can purchase them. - Motion was made by Joe Torres to recommend to Council to approve rezoning from an R-4 to C-1. Motion was seconded by Eileen Rouke. Motion unanimously carried.
11. Citizens Comments – None
12. Board Member's Comments - None
13. Adjournment – There being no further business, meeting was adjourned at 6:32pm

I certify that this notice was posted at 10:00 A.M. on September 14th, 2017 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.

Carl Fleming, Chair. Planning and Zoning Commission

Date