

**PLANNING AND ZONING COMMISSION
CITY OF TRINIDAD**

**Regular Meeting
Wednesday, April 28, 2021 NOON.**

A regular meeting of the Planning and Zoning Commission of the City of Trinidad was held on the 28th day of April 2021 at NOON in the Community Center at 111 Front St., Trinidad, Texas, at which time the following subjects were discussed to wit:

1. **Call to Order:** Co-Chairman Roy Stanfield called the meeting to order at noon.
2. **Roll Call:** Roy Stanfield announced there is a quorum. Board members present at the meeting were Betty Sanders, Beth Parker, Helen Covey and Billy Ray Hornbuckle.
3. **Invocation:** The invocation was given by Roy Stanfield.
4. **Visitors/citizen forum limited to 5 minutes per person:** No comments made.
5. **Public Hearing:**

Application for a change in zoning of R-1 Single Family Residential District with a Special Use permit to allow the placement of mobile homes on Lot: LT 24, 25, 26, 29, 30, 31, AB 17 N ADDISON SUR, (Lot 29-31 Birdsong and Lots 24-26 York , Trinidad, Texas

Applicant: Gary Hobbs

Comments:

A lot of the comments are hard to hear and understand because of background noise, discussion, echoes etc.

- Name? I would oppose _____ property values. I live on Forehand Road ___ I can see the property. I know myself, my neighbor...I was given the right to use his name Mr. Little and the house next door. Several have put a lot of money into those houses last year and raise the value (loud siren, can't hear). On that aspect of _____:
- Name? Mr. Hobbs is putting those in for his employees. As a business man, I don't think he is going to sit there and let his employees ruin those places and make it look like a trash dump. That's not a good investment for him. So, he's a businessman and I think he will monitor (chair squeaking, can't hear) those places stay decent.
- Cody Riley said we talked to realtors and to just make it real clear. There's not a house in this town that on average would be maybe in the \$130,000 range, that's on average and of course we got some bigger houses throughout town that might be worth that. Economics here, not the houses, it's the economics here that's the failure okay. So, I have a small business and several people in this room got small businesses and you understand economics first. First you have to have people before

you can have businesses, alright, so uh I feel like you are not gonna bring anyone into this town right now to build a home for \$175,000 a square foot, you are talking about a 3 bedroom house that is two 12x12 bedrooms, one 15x10 master and a master bath and then an 8x8 bathroom of built homes. So what I'm getting at here is that our at a minimum of 1800 square feet if you want to build a home and anybody who knows anything about construction knows that you can't remodel a house for cheaper than you can remodel, so I feel like it's called suppression if 90% of your town could move forward to do anything more than trailer house. Now you can get a trailer house for real easy, you can get up there and walk out of there with a \$500-\$600 payment. Now if you are going to go through bank and you were going to get you a \$200,000 loan to build a home, unless you are getting a first-time buyer's loan, a FHA loan then you will be mandated to put 20% down and that's if you have a 700 credit score. Ok, now if you have no credit at all and you never bought nothing in your life your credit score is going to be below 500. So what I am trying to get at here is that 90% of the population here can't afford to put 20% down on a \$200,000 loan, cause I couldn't do that right now if I wanted to. I don't feel like I a trash or rich by no means, but you got to look at the economics. You want to bring people here; you want children to go to school here and you want business. First you got to have the people. Then you bring the business. And I promise you if we don't _____ down the road. I have property here, my brother has property here, my mother has property here and there is a lot of people here that are ready to do business if we can make this happen. But if we can't there is towns like Maybank that have offered to give us land _____ and do something. My brother's father-in-law is about to build a 7000 square foot pool hall, because is a professional pool player cause he's got the money to do it. Maybank gave him the land to do it. So I'm saying if you want this town to grow and you want the economy here to grow why is Malakoff, why is Athens, why is Seven Points even doing better than Trinidad? Ask yourself that. Now everybody wants to talk about trailer house being trashy, now there are several trailer houses here that look awesome. They have been here for a long time, don't let nobody fool you, we had ordinances on the books literally since the 70's on keeping your yard clean, your house looking good and we have not as a city, we have failed to do that. It's not the trailer house. Enforce the rules and that's all I got to say about that.

- Gary Hobbs – The property where I'm on and you put the trailer houses is behind my business. I am building an almost 6800 square foot business. I don't know anybody today that is willing to come in and spend half a million dollars to put in a business to bring commerce to this town. For every dollar I generate in that meat processing plant it equivalent to \$9.00 in income downstream. Whether its wages, tax revenue, pulling traffic in off the road, rent, tax money. My employees are going to live here. They are going to spend their money locally, and to just absolutely be of the mindset that you can't get past the fact that I am going to put trailer houses in. All my homes are going to be sturdy. They'll have a porch package and the people that work for me are going to keep it up or they won't work for me because that's my money that they are living in. And I am just asking for the zoning committee to give me a chance to

get this up and going. But I have a set budget. I can't spend a half million dollars building a building and putting all the equipment in it and another half million building houses. I can't do it. And that is all I am asking for is a fair chance to work with ya'll and get it up and going to benefit everybody in town. And not only will it bring business to this town, it will pull it from surrounding counties because there is not one within an hour and thirty minutes radius of this town. And that's what a lot of people are failing to recognize the commerce that I will bring to town _____ and that's all I ask for is to meet me halfway.

- Name? Oh, uh to add to that a little bit, you know I just put in a date to have an animal slaughtered and I have to wait until June to go drop off animals. This is a business that is going to bring people in because it's the closest one to me has a wait time until June, not a lot of people want to wait, so we are talking about something is going to happen. The second part of that is, the street over here where he is putting this stuff is overgrown. You can hardly see the building. He's clearing that up already. Where he wants to put the mobile homes, he's got to clean that up. He's not going to go through all that effort to clean all that up to let it look like garbage. That's his personal pride, he's not that type of person. He's not just gonna let it be junk. You know and I'm kind of the same mindset, hey look I am already looking at it as....and I've got about 10 animals a year that I try and process. It's gonna save me money to have them right here. But it's gonna put money right here because I'm having it done here. I'm not driving to Fairfield, so I mean it's over something trivial. Because like we said, there's already regulations that we just need to make sure that it's done the way it needs to be done. I understand not wanting junk, I get that. But we're not talking junk, we're talking brand spanking new. Okay, that's all I have, thank you sir.
- Woman's Name? I'm gonna say, we as a city put trailer houses in _____ and put some trailers in for his employees, if we let as a city stop him from that because of trailer houses. It's not the trailer houses; it's the city that is at fault, not the trailer houses. That's the problem, not the trailer houses. So we need to open our minds and let the future business and you know what your houses everybody is worried about their property value _____ the businesses _____ and there is no business here but post office and a stop sign like a lot of little towns. If that's all that is here, you have no property value, your property value is zero. So, why not bring in a business, bring in more families, bring in children and those people are gonna be working here and there kids are gonna go to school here, there gonna shop here, why are we inhibiting the progress? I, I don't understand. I'm just, I'm just puzzled why we would stop progress.
- - DeWitt Loven- Are we only talking about Gary's deal at this point?
I don't see why, we talked about this and what I would like ya'll to take into _____ is talk with him about putting a 3-year, a 2-year variance on this mobile home situation with him. Let him get his business up and running, bring these mobile homes in and over the next couple of years, remove a mobile home, build a home, remove a mobile home, building a home as he gets the money available. I think that's an option that

wouldn't be a uh uh a permanent mobile home 20 years from now is still setting here but it would be for him to get his business up and running and get the people that he's already got will come in as soon as the doors are open, they can come in and move the families in and get things going. And as the business proceeds and he's making money then he can change things out. At the end of that variance time, if the business is tanking and he's not done it, then we can take ownership and have the problem remedied whether its removal or whatever.

- Roy Stanfield - It's not that easy.
- DeWitt Loven - Well, if ya'll would talk to him, it would be. He's a very reasonable man.
- Roy Stanfield - Let me speak. When it goes from an R1 to M1, then the city cannot, uh (the door flew open), anyhow the city cannot change that. That M1 stays at that, and that's why this committee has already heard this, now for the third time. We've had people come in here and they wanted to put a manufactured home on an R1 and we told them our ordinances will not let us do that. So, after the hearing, just like this and the city council kept it an R1 and not change it to an M1 then two of the , one of the people has gone and built a home, which is great. Now, I'm gonna talk about uh Mr. Hobbs. Mr. Hobbs first came to this City Council when I was on it and he told us that he was gonna build this building for this, for this processing plant and he was gonna build six new homes. We were excited. We were excited about the fact that we're gonna get a business and we're gonna get six new homes and we're gonna get children to come to our school and we're gonna get people to use our businesses. The council was excited. We are still excited about that. But that's not, that's not what has happened now. We've come back and he said okay we are gonna build a building and then I'm gonna need to bring in two manufactured homes and I need to change that property from an R1 to M1 and that's where we've gotten our problem. We are not willing to change R1 to M1 because when we do that we open up this entire town to have mobile homes anywhere in this town and we won't be able to change it because we let one come in. Now a manufactured home, I don't have any problem with a manufactured home but it needs to be in in M1 or M2 locations. It doesn't need to be next to someone's property that is going to devalue their property. An people say well no it's not going to devalue property, but what's gonna happen in five years? What's gonna happen to Mr. Hobbs in five years? Is he going to be in business in five years? Well if he is, that's great. But if he is not in business in five years then we are looking at mobile homes and the deterioration of them. It's all over town, not all over town, but we have three or four that people just live in them till they can't live in them any longer and they walk away from them. And when they walk away from them, then the city is involved in trying to get this property cleaned up and we have people complaining about it. And it's hard to do. I mean, we've cleaned up several old homes that were drug houses, dilapidated houses and trying to get a new home in the place of those, those old houses, it's hard to do. When you have a manufactured home and it's got a homestead on it that thing can sit there for five years before the city can even start to change the condition of trying to get it out

and improve it,

- Jerry Bannister - Are there city ordinances as far as maintaining mobile homes in town? Chris Quinn told me, the answer is yes. Chris Quinn told me he wrote them himself. We have an outstanding police department. It's not so much or what it looks and appears to be is some point of being penalized for what has happened in the past. Past law enforcement here that failed to do their jobs and enforce the code violations. There is just as many houses with regular frame houses that look worse than a couple mobile homes in town. If you have a house, a mobile home, a framed house, if you don't, the bottom line if you don't take care of the maintenance on it it's gonna fall to pieces. Same way with a mobile home. We have city ordinance codes to enforce maintaining a mobile home just as you would a regular home. We have a police department now that is enforcing, enforcing these codes now and so rather than penalizing someone that is requesting to bring a mobile home in we know we've got law enforcement that will keep up the codes and ordinances I mean it's uh a new _____ looking at things different _____.
- Cody Riley - So to go back to when he started speaking earlier. uh, when a first was, everyone probably already knows, may know and I don't care _____ a hundred times, once I start a battle I fight it to the end. But I am gonna do what I said I was gonna do and if he need to use a different contractor _____ sand a hundred times this battle not between me and you this battle is between good and evil _____-but to get back to my point when I first bid on this building I can build a building at about \$16.00 a square foot, that's concrete, metal sheeted, dried in. Right now I am at \$26.50 a square foot and I can't take about a 10-15% hit so that I can even stay in business building buildings. Cause truthfully, I should be somewhere around \$30. Do the math, that's a 50% interest. Now everyone knows that wood is not just _____. It literally is like a 115% more, okay. Now, yes me and him talked. I gave him a bid on his building and he said awesome. I provided bid for Gary Hobbs to build his first home. I had to go back to Gary and tell him because of prices I couldn't build it for the price I quoted. He feels we should hinder Gary from bringing his business in and place mobile homes on his lots. People are taking their kids out of the school because they can't make money here. Me and my brother are trying to remodel old homes. We have the buildings downtown.
- Roy Stanfield asked if anyone else want to speak.
- Bill Tart – Do we know how long this police department will be here.
- Roy Stanfield – There is no one in here that opposes Mr. Hobbs businesses. We want businesses. I don't know if we can blame manufactured home for the way the town is now. We need to abide by R1 and M1. We have people building home now. I agree about the price increases on building materials.
- Gary Hobbs – I didn't predict the way the economy would be. I have no control over my contractors.
- Roy Stanfield – the city is for you building your business. We understand the difficulties of building of your business.. We want you here. Mr. Stanfield told the attendees that at last zoning meeting, Mr. Hobbs and his wife met with the board in

executive session. We had a good meeting and felt we gave him some other options. He could build a metal living qtrs on a foundation, a modular home could be set up (which he said was too expensive) or buy property and remodel. The city gave him names of some properties he could possibly buy and he was open to that.

Cody Riley was escorted from the meeting.

- Gary Hobbs – He can't afford to build a home and it's not feasible. I don't have time to bring people in to train. He purchased the homes as a kit with 3 bedrooms.
- Billy Ray Hornbuckle – asked about building _____
- Jerry Bannister – there are some city properties that haven't been maintained.

Too many talking at same time. – discussion on what the mobile homes were like inside.

- Roy Stanfield – Mr. Hobbs, we want you here. Gary Hobbs said he respected their position.
6. Roy Stanfield asked for any comments from the board; Billy Ray Hornbuckle said he wants the business here but not the mobile homes. Mr. Stanfield said the board has given him alternatives to the mobile home. Helen Covey asked if there was a way for the city to help Harold clean the mobile home park up to bring more trailers in.
 7. **Review and consider the application for a request to change zoning from R-1 to M-1 submitted by Gary Hobbs for six lots on Birdsong and York:** Betty Sanders made a motion to recommend to the City Council not to approve request from Gary Hobbs to change zoning from R-1 to M-1 for lots 24, 25, 26, 29, 30, 31. Beth Parker seconds the motion. Motion carried unanimously.
 8. Approve the following minutes:
 - March 25, 2021
 - April , 2021

Motion was made by Billy Ray Hornbuckle to accept the minutes. Betty Sanders seconds the motion. Motion carried unanimously.

Roy Stanfield thanked everyone for coming to the meeting.

9. Convened into executive session at 1:10 p.m. pursuant to Section 551.072, deliberation regarding real property.
10. Reconvened into open session at 1:50 p.m. to take action as appropriate in the Board's discretion regarding real property.

No action taken.

11. Adjourn: Motion was made to adjourn by Betty Sanders. Roy Stanfield seconds the motion. Motion carried unanimously. The meeting adjourned at 1:55 p.m.

Signed: Roy Stanfield, Co-Chairman

Attest: Terri Newhouse, City Secretary