

City of Alpine
 Planning and Zoning Commission Meeting
 Monday, August 23rd, 2021
 5:30 pm
 Minutes

Planning & Zoning Chair: Tom Kennedy
 Building Official: Vacant

Members:	
Ward 1	Rawles Williams*
Ward 2	Vacant
Ward 3	Eileen Rouke*
Ward 4	Abbey Branch*
Ward 5	Denis Foley*
At Large	Tom Kennedy*
At Large	Lucy Escovedo*
Building Official	Vacant
Permit Tech	Jessica Boorse*
City Secretary	Geoffrey Calderon*
Guests:	Chris Rodriguez

* In attendance

1. Call to order by 5:31pm Tom Kennedy
2. Determination of Quorum and Proof of Notice of Meeting: confirmed by Geo Calderon (Present Denis Foley, Tom Kennedy, Eileen Rouke, Lucy Escovedo & Rawles Williams)
3. Approval of the minutes from the previous meetings - July 26th, 2021 Motion Lucy Escovedo, Denis Foley 2nd. Votes are unanimous for approval.
4. Discussion - Discuss, consider, and take action to make a recommendation to City Council to change the ordinance on total allowable Coin Operated machines per establishment.
 - Geo contacts Abbey Branch, who wanted discussion on the agenda.
 - Tom Kennedy thinks that it is a good idea to limit the number of machines. Questions the original draft and recommended number of machines.
 - Geo refers to Jessica Boorse (permit tech for Building Services) for more information.
 - Jessica Boorse explains: Originally (8) machines were recommended per establishment, and there is currently a maximum of (4) four establishments per city of limits. Currently there is not a maximum number of machines, and the establishments are adding them regularly (updated at Building Services).
 - Eileen Rouke: Questions the limits on how many machines in the ordinance.
 - Jessica Boorse: The only changes on Coin operated businesses on the ordinance were fees & the maximum number of establishments permitted within city limits. A waiting list is provided (At Building Services) after the max (4) establishments are made. Jessica explains, by limiting the number of machines will restrict how big the establishment can be.
 - Tom Kennedy: What was discussed in the past would be reasonable.

- Denis Foley: That would be (8) eight machines.
- Tom Kennedy agreed.
- Denis Foley: Questions if there are already (4) four establishments operating.
- Jessica Boorse: Currently there are 3 (including the Legion) and another is about to open S. Hwy 118 & Ave H.
- Geoffrey Calderon: Clarifies that one is considered the American Legion.
- Jessica Boorse: Was not sure if that counted "within the City Limits" as an established Coin Operated business. The Legion does not pull permits through the city for their establishment.
- Eileen Rouke; Questions how many machines are in the American Legion.
- Jessica Boorse: Does not know.
- Geoffrey Calderon: Brings up the question on if the American Legion qualifies as a Coin Operated Business. Without a Building Official now not sure.
- Tom Kennedy: Refers to the ordinance, that the Legion falls into an exception.
- Geoffrey Calderon: Recommends whoever is next on the list know there is an opening.
- Tom Kennedy: Questions the call would it be the Building Official or City Council.
- Geoffrey Calderon: Confirmed that the Building Official would be the person to determine generally.
- Tom Kennedy: Questions the vacancy of the Building Official.
- Geoffrey Calderon: Confirms that the previous Building Official resigned. The City is actively trying to get that positioned filled.
- Denis Foley: Questioned the timeline on the resignation of the previous Building Official.
- Geoffrey Calderon: Answered "about a month ago"
- Jessica Boorse: Answered, "End of July". Mentions the ordinance and not having specific wording in the ordinance of a Special Use permit for Coin Operated business.
- Tom Kennedy: Agreed, did not realize that it was not already written into the ordinance. Asks if the process (Special Use Permit) is already being done through P&Z.
- Jessica Boorse: Replied the wording currently is a \$3,000 fee, does this include the Special Use Permit or is that an extra cost. It should clarify.
- Tom Kennedy: Questions the reason for Special Use Permit is to notify the neighbors.
- Jessica Boorse: Explains the problems of not having the wording in the ordinance, using examples from the other problems we face with the wording in ordinance (alcohol sales and Special Use Permits).
- Tom Kennedy: Agrees, asks for more input from commissioners.
- Denis Foley: Agrees that the neighbors should be notified and given the opportunity to comment.
- Tom Kennedy: Questions who will update the code of ordinance.
- Geoffrey Calderon: Explains the process.
- Tom Kennedy: Questions the next process about the dialogue for the next P&Z meeting.
- Geoffrey Calderon: Explains how the code is updated and the requirements on the changes. Offers to put together what the commissioners decide on, changes to be made for the Coin Operated Business. This can be reviewed next meetings as an "Action" item.
- Tom Kennedy: Number of Machines for each establishment & Special Use Permit required.
- Jessica Boorse: Asks about preexisting Coin Operated Business requirements for the ordinance.
- Tom Kennedy: Adds that the wording needs to also contain that they cannot add anymore machines. Asks about the assistance of the City Attorney for drafting.
- Geoffrey Calderon: Mentions that yes, that can be set up with the attorney.
- Tom Kennedy: Recommends that since we cannot make the establishments that are operating currently comply with the proposed new ordinance, that the new ordinance contains wording that the existing establishments cannot add any more machines. Asks the commissioners if (8) eight machines were what they are agreeing on as a max number of machines.
- Denis Foley: Agreed.
- Abbey Branch: Recommended that is possibly it was based off per square footage. That the research would need to be done on that. That (8) eight machines seem reasonable, but it would be something to ask the Building Official about square footage and fire hazard.
- Tom Kennedy: Agreed. That the previous Building Official mentioned that.

- Abbey Branch: Per 1000ft? Think that it was 8 machines unless it doesn't comply with the square footage. She will look into that and stick with 8 machines as the recommendation until finding more information.
- Tom Kennedy: It can be changed, but (8) seems reasonable.
- Abbey Branch: Questions the ordinance location Sec 90-104 (a-c)
- Geoffrey Calderon: Agreed. Clarifies that the request is for (8) machines per Establishment.
- Abbey Branch: Agreed. Questions the steps for recommendation.
- Geoffrey Calderon: Explains that it can be an action item on the next meeting. Or push it back, we also, can wait until we have a new Building Official. Geoffrey said he can speak with the attorney as well.
- Tom Kennedy: Prefers Geoffrey come up with the wording, run it by the attorney and go over it in the next meeting. Wording will contain the number of machines as well as the Special Use Permit requirement.
- Geoffrey Calderon: Agreed.
- Jessica Boorse: Questions the location for the Special Use Permit Information Sec. 90-105
- Geoffrey Calderon: Agreed. Jessica will have to do a workshop before meeting with attorney.
- Tom Kennedy: Asks for further discussion.
- Denis Foley: Questions the wording/topic that would accept the American Legion.
- Tom Kennedy: Reads the Section about exceptions on the ordinance.
- Denis Foley: Doesn't remember seeing any machines in the American Legion
- Tom Kennedy reads Section. 90-103 making it clear that the American Legion is exempt from the ordinance.
- Denis Foley: Agreed

5. Public Hearings -None

6. Action Items -None

7. Citizen Comments-None

8. Board Member's Comments-None

9. Adjournment - Motion by Denis Foley, Eileen Rouke 2nd Meeting was adjourned at 5:55pm

I certify that this notice was posted at 5:00 P.M. on August 18th, 2021 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.

, Chair, Planning and Zoning Commission

Date

Planning & Zoning Minutes 08/23/2021
Approved: 09/27/2021