

City of Alpine
Planning and Zoning Commission Meeting
Monday, June 28, 2021
5:30 pm
Minutes

Planning & Zoning Chair:
Building Official: David Hale*

Members:	
Ward 1	Rawles Williams*
Ward 2	Vacant
Ward 3	Eileen Rouke*
Ward 4	Abbey Branch*
Ward 5	Denis Foley*
At Large	Tom Kennedy - out of town
Building Official	David Hale*
Permit Tech	Jessica Boorse*
Interim City Secretary	Geo Calderon*
Guests:	Lucy Escovedo
	Mari Skelton
	Chris Rodriguez
	Betty Ann Foster

* In attendance

1. Call to order by David Hale
2. Determination of Quorum and Proof of Notice of Meeting confirmed by David Hale
3. Approval of the minutes from the previous meetings - May 24, 2021 Denis Foley & Eileen Rouke 2nd
4. Discussion -
 - a) Scheduling of future P&Z meetings (David Hale) Abbey Branch 2nd
 - David Hale releases dates and times for P&Z Agenda
 - Announces that there will be workshops throughout the year.
 - Building Services Permit Tech will be contact if needed for up coming dates.
 - Building Services to send out P&Z

*Denis Foley motion to adopt
 - b) Discuss Rick Stephens position for P&Z Motion Abbey Branch & Denis Foley 2nd
 - Chris Rodriguez (ward 2 representative recommended)
 - Denis Foley questioned positions for P&Z
 - David explains there is only "At Large" positions available for the P&Z members, all their wards are being occupied except for ward

2 (there are 3 applicants for the vacancy). At large position has to be a citizen of Alpine and a registered voter (does not have to be a certain ward)

-There will also be an open spot in Ward 1 as Rawles Williams is leaving & Ward 2 is vacant.

-Explanation of procedures that city council has to approve the position for the chair position.

-Vice can be selected by the P&Z members.

- Eileen questioned the position and if the citizens were aware of the vacancy and were notified.
- Abbey Branch clarifies explaining the website shows vacancy.
- Abbey questions Chris Pierces resignation.
- Geo Calderon clarifies resignation.
- David explains procedures for appointment for P&Z positions.

c) Discuss Deborah Derden position for P&Z motion Rawles Williams 2nd Eileen Rouke & Denis Foley

- Rawles supports
- David explains the qualifications for P&Z are not the same as council members (building/business owners etc)..

Unanimous in favor for P&Z

d) Discuss Lucy Escovedo position for P&Z Motion Denis Foley 2nd Rawles Williams

Unanimous in favor for P&Z

5. Public Hearings -

a) Public Hearing to obtain citizens views and comments concerning a Special Use Permit application for the establishment of a retail/alcohol drive through store. Property is located 300 S. Cockrell St. Legal description is Lot one (1) through five (5), six (6), seven (7), eight (8) & ten (10), Block thirty-five (35), Subdivision: Hancock. Owner of the record is Ryan Skelton.

- David Hale explains TABC usage.
- Mari Skelton gives an idea of what the business will look like and plans to help the economy in Alpine.
- David questions the visual aspects of the building/landscape. Explains the usage of a commissary kitchen for food trucks and the health requirements.
- Mari Skelton replies with Lunch meats, breakfast burritos, coffee etc. Approaches and driveways will be paved or asphalt.
- Abbey Branch asked about fuel (Gasoline).
- Mari Skelton replied that this will only be a drive though convenience store that sells alcohol.
- Denis Foley questions the flow of traffic.

- Mari Skelton explains the flow of traffic.
- Lucy Escovedo was curious about the business comparing to another in Ft, Stockton.
- Mari Skelton agreed that it is a similar business.
- Eileen Rouke questions the visual blindness of traffic.
- Mari Skelton explains how building is positioned.
- Chris Rodriguez questioned hours of operation.
- Skelton asked for submittal information from Building Services.
- David Hale Monday-Thursday 7am-10pm Friday & Saturday 7 am-12am and Sunday 12pm-6pm (complies with TABC schedules).
- Lucy Escovedo & Chris Rodriguez agree that these are good hours of operation.
- Betty Ann Foster (neighbor across street) 305 S Cockrell. Concerned about visual to business from living room windows. Requested to be aware of that when building. Lived in the house for 23years. Concerned about light pollution/noise/trash/traffic/car accidents requested to be aware of those things.
- Mari Skelton made it clear she wants to respect the neighbors and she confident in the flow, and design.
- Denis Foley questions about Dark Skies Ordinance.
- David Hale explains about the ordinance and the requirements for permits and Building Services. Shielding/ photo metrics studies will be done before completion.
- David Hale requests recommendations or requirements to be set by P&Z members -NONE

6. Action Items – Motion Denis Foley 2nd Eileen Rouke

1. Discuss, consider making recommendation to City Council considering a Special Use Permit application for the establishment of a retail/alcohol drive through store. Property is located 300 S. Cockrell St. Legal description is Lot one (1) through five (5), six (6), seven (7), eight (8) & ten (10), Block thirty-five (35), Subdivision: Hancock.

- Denis Foley asked about zoning.
- David Hale replied C-1 (Neighborhood commercial District), Not in flood plan (Zone X Fema).
- David explains reason for small business to have Special Use Permit (mixed occupancy & TABC).
- Denis Foley asked about speed limit (30 miles/hour). Concerned about new complex south of town (Skyway), decided it was far enough away that it would not interfere with traffic.
- Eileen represents the new complex stating, “there has been no complaints about the traffic”.
- Denis Foley questioned traffic for new Food Pantry Project, causing more traffic. It was decided that the Food Pantry, has limited hours of operation and should not affect traffic control.

- Eileen comments she thinks the drive through will be a big boost going south.
- David Hale Covered development and the adoption of the ICC. Site plans, working along with health department and TABC.
- Denis Foley requests to keep in mind the neighbor's letter, concerns (lighting, noise, traffic, residential neighbors).
- Denis asked if Permits can be revoked?
- David Hale replied: Yes, if they violate codes, laws, or ordinances.
- Rawles Williams agrees with Denis Foley: sensitive to neighbors, the new business will benefit the Alpine.

Motion to recommend to City Council- all in agreement

7. Citizen Comments-NONE

8. Board Member's Comments-NONE

9. Adjournment – Motion by David Hale Meeting was adjourned at 6:21pm

I certify that this notice was posted at x:xx P.M. on Month day, 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) 837T3301 or fax (432) 837-2044 for further information.

, Chair, Planning and Zoning Commission

Date

Planning & Zoning Minutes 06/28/2021
Approved: 07/26/2021