

City of Alpine
 Planning and Zoning Commission Meeting
 Monday, May 24, 2021
 5:30 pm
 Minutes

Planning & Zoning Chair: TBD*
 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	Vacant
At Large	Tom Kennedy*
Guests:	Tom Kelner
	Sharon Kelner

* In attendance

1. Call to order by Rawles Williams at 5:30pm
2. Determination of Quorum and Proof of Notice of Meeting confirmed by Rawles Williams
3. Approval of the minutes from the previous meetings - No minutes for the last meeting.
4. Discussion- None
5. Public Hearings -
 - a. Public Hearing to obtain citizens views and comments concerning a Special Use Permit application for an established Bed and breakfast to sell alcohol to guest only. Property is located at 403 N 8th Street. Record owner is Thomas & Sharon Kelner.
6. Action Items -
 - a. Discuss, consider and take action on Special Use permit application to allow for an established Bed and Breakfast to sell alcohol to guest only. Property is located at 403 N 8th Street. Record owner is Thomas and Sharon Kelner.
 - Tom Kelner said they have a surety bond, proper permits and state issues permits (TABC).
 - Dennis Foley asked for a \$10 glass charge in lieu of room rate increase
 - Tom Kelner confirmed there is \$10 glass charge in lieu of room rate increase
 - Rawles Williams stated that he lives next door to the property. He considers them to be very professional and everything they do at the property is done well.

- Sharon Kelner said that she would not have bought the building unless they knew about all the code upgrades and the required permits and that she spoke with David Hale (the Building Official) to understand what was needed in order for her and Tom to be successful with the Bed & Breakfast.
- Sharon Kelner confirmed that the property is current with all of their HOT taxes.
- David Hale asked what specific TABC license they applied for, Sharon responded it is a BG (Wine and Beer Retailers Permit) License only. Holder can sell for consumption beer, ale, malt liquor and wine not more than 14% and 17% alcohol by volume on or off the premises where the product is sold. Products can't be sold for resale. The permit requires adequate seating area for customers.
- Denis Foley made a motion at 5:36pm for a Special Use permit to be granted to the Alpine Bed and Breakfast with no restrictions. It was seconded by Tom Kennedy. The motion was passed.

b. Discuss, consider, and take action on a previously tabled Special Use Permit application for the establishment of a coin-operated amusement business with a total of twenty (20) machines. Property is located at 810 E Avenue H. Record owner is Alonzo Aguilar.

- David Hale removed this action item from this and future P&Z agendas due to amended adopted ordinance. This request does not require a Special Use Permit.

c. Discuss, consider, and take action on a previously tabled Special Use Permit application to allow for the addition of ten (10) machines to a coin-operated amusement business. Property is located at 809 ½ W Holland Avenue. Record owner is Shanta Enterprises.

- David Hale removed this action item from this and future P&Z agendas due to amended adopted ordinance. This request does not require a Special Use Permit.

d. Discuss, consider, and take action on a previously tabled Special Use Permit application to allow for the addition of ten (10) machines to a coin-operated amusement business. Property is located at 712 W Holland Avenue. Record owner is William Jay Fielder.

- David Hale removed this action item from this and future P&Z agendas due to amended adopted ordinance. This request does not require a Special Use Permit.

7. Citizens' Comments - None

8. Board Members' Comments

- Abbey Branch brought up from the last meeting that if these coin-operated amusement businesses want to be approved in the future, then a representative needs to be in attendance at P&Z meetings to answer questions.

9. Adjournment- Motion to adjourn by Denis Foley, seconded by Tom Kennedy

TBD, Chair, Planning and Zoning Commission

Date

Planning & Zoning Minutes 05-24-2021
Approved: 6-28-21