

A Public Hearing was held September 23, 2024 in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Mark McAdams, Councilmember Pete Konidis, Councilmember Paul Oliver, and Councilmember Rhonda Dugas in attendance.

Mayor Borne called the meeting to order at 5:00 p.m. and read the notice of meeting as follows: "Notice is hereby given that a Joint Public Hearing between City Council Members and the Planning and Zoning Commissioners will be held on Monday, September 23, 2024 at 5:00 p.m. at 3947 Lincoln Avenue, Groves, Texas request by business owners for listed herein:

To consider granting the renewal of their Specific Use Permit for Game Room & Gaming Machines for Khamij Patel @ 6900 32 St., Fuel Plus 3, N 105' OF LT 5&6, BLK 4, MELROSE.

To consider granting the renewal of their Specific Use Permit for Game Room & Gaming Machines for Maknojia Amirau'k @ 2600 Main Ave., K-A-G JUBILEE SUPER STOP #3, LTS 14&15 TR 2 GARDEN FARMS.

To consider granting the renewal of their Specific Use Permit for Game Room & Gaming Machines for Maknojia Amirau'k @ 2610 Main Ave., EPUFF & SMOKE VAPE, LTS 14 &15 TR 2 GARDEN FARMS.

To consider granting a Specific Use Permit for Phase II of Lady Luck RV Resort @ LT 4 TRS 5&6 LT 4 TR B BLK 4 RG C PALCO 6.00 AC (PT OF CLOSED WARREN ST)."

Mayor Borne stated that we will take these locations one at a time.

First location was 6900 32nd St. for a Specific Use Permit for Game Room & Gaming Machines. Mayor Borne asked if Mr. Patel was present and he wasn't but Mr. Hirbar was present to represent Mr. Patel.

Mayor Borne asked Council if they had any questions. Councilmember Dugas asked the Planning and Zoning Commissioners if all of the codes have been complied with and Building Official Don Pedraza stated they have. There were no further questions from Council.

Mayor Borne then asked for questions from the Planning and Zoning Commissioners and Mr. Pacetti asked if the official site plan was turned in and Mr. Pedraza stated it was. There were no further questions from planning and zoning.

Mayor Borne then asked for property owners within 200' that wish to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200' that wish to speak against the request. There were none.

Mayor Borne then asked for any citizens of Groves that wish to speak in support of the request and there were none.

Mayor Borne then asked for any citizens of Groves that wish to speak against the request and there were none.

The next location on the agenda was for 2600 Main Ave. for a Specific Use Permit for Game Room & Gaming Machines. Mayor Borne asked if Mr. Amirau'k was present and he was.

Mayor Borne asked for questions from Council and Councilmember Dugas stated that Mr. Amirau'k always complies with whatever is requested of him.

Mayor Borne asked for questions from Planning and Zoning Commissioners and Mr. Pacetti stated that he agrees with Mr. Amirau'k always complying with whatever is asked of him.

Mayor Borne then asked for property owners within 200' that wish to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200' that wish to speak against the request. There were none.

Mayor Borne then asked for any citizens of Groves that wish to speak in support of the request and there were none.

Mayor Borne then asked for any citizens of Groves that wish to speak against the request and there were none.

The next location on the agenda was for 2610 Main Ave. for a Specific Use Permit for Game Room & Gaming Machines. Mayor Borne asked if Mr. Amirau'k was present and he was.

Mayor Borne asked for Council questions and Councilmember Dugas asked if the signing is correct and Mr. Pedraza stated it is.

Mayor Borne asked for questions from Planning and Zoning Commissioners and Mr. Pacetti stated that his comment is the same as before.

Mayor Borne then asked for property owners within 200' that wish to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200' that wish to speak against the request. There were none.

Mayor Borne then asked for any citizens of Groves that wish to speak in support of the request and there were none.

Mayor Borne then asked for any citizens of Groves that wish to speak against the request and there were none.

The last location was for a Specific Use Permit for Phase II of Lady Luck RV Resort and Mrs. Tara Oney along with Mr. Hani Tohme were there to represent Lady Luck.

Hani Tohme with Golden Triangle Consulting Engineers then presented council with packets of the possible Phase II project for Lady Luck RV Resort. Mr. Tohme then went over the amenities that this RV Park would have. Mr. Tohme then informed Council that the only challenge with this project would be the sanitary sewer capacity that the area currently has. Mr. Tohme stated that after speaking with some of the City staff that staff members do not believe that the current sanitary sewer system can actually support this project's sanitary sewer. That is why Lady Luck is proposing an On-site Sewage Facilities system until the City can handle the sanitary sewer from Lady Luck then it would be switched to the City's system. This type of system is regulated by both TCEQ and Jefferson County. Mr. Tohme also informed Council that there would be no commercial or industrial waste and that it would be purely domestic waste from the RV's.

Mr. Tohme then introduced Carl and John from Bosco Industries. Mr. Carl then explained how the aerobic wastewater system works. Councilmember Konidis asked how the sludge is disposed of and Mr. Carl explained that the sludge is vacuumed out. Councilmember Dugas asked how often will the sludge have to be vacuumed out and Mr. Carl stated that it depends on usage. City Manager Kevin Carruth asked for an example of this being done similar size or larger in an urban area and Mr. Carl stated that the RV Park across from the prison but it is a spray system and not a subsurface system. Mr. Carruth then asked for an example of one with a subsurface system and Mr. Carl stated that they do not have an RV park on a subsurface system. Mayor Borne asked about the calculation of usage and Mr. Tohme stated that the designs are based on 50 gallons per day, per spot. Mr. Tohme then stated that another 30% capacity is added to that so it will still be functional at the peak times of the day. Mayor Borne asked if all of the other specifications besides the wastewater system would be the same as Phase I and Mr. Tohme stated that was correct.

Mayor Borne asked for questions from City Council and there were none.

Mayor Borne asked for questions from the Planning and Zoning and Mr. Campese stated that this will not be an eyesore and almost everything will be below ground. Mr. Paccetti asked about the alarm and if there is anything more that could be added besides a strobe light and alarm. Mr. Tohme stated that it could be connected to a pager or phone in case someone is not on the site at the time of the alarm.

Mayor Borne then asked for property owners within 200' that wish to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200' that wish to speak against the request. There were none.

Mayor Borne then asked for any citizens of Groves that wish to speak in support of the request and there were none.

Mayor Borne then asked for any citizens of Groves that wish to speak against the request and Sidney Badon of 2310 Lackey Drive stated that when Phase I was first introduced they were told that there would be 53 units and now it will possibly be 100 units. Mr. Badon also stated he

is already having a significant amount of traffic problems and he does not think Phase II should be approved.

Building Official Don Pedraza then addressed Council stating that there is sewer hookup available for this project but the up-front cost to them to hook it up would be significant but it is available. Mr. Pedraza stated that he doesn't feel like this system should be allowed into our city because it is mostly used in rural areas. Mr. Pedraza then stated he believes they should hook up to the water/sewer system of the city. Public Works Director Troy Foxworth stated that there is a bottleneck and it will burden our system but there is the option of Lady Luck installing a lift station at their facility. Mr. Foxworth then stated that per the City Ordinance they have to plan to be able to use our system if it is available and it is available. Mr. Carruth stated that if they are within 200 ft the developer is required to the system and if the existing system can't handle the development then the burden is on the developer to improve the system to meet their needs, which is standard practice across the country. Mayor Borne asked Mr. Foxworth for a report from the City's side of it so Council can discuss this further before making any decisions. Mr. Foxworth then stated that if we allow an OSSF System for this project then that would have to allow others to do the same.

Councilmember Dugas asked if there is a danger allowing this type of system to be installed and Mr. Carruth stated as fiduciaries of the water/sewer system there is a danger in allowing this because that's how the system is expanded. Mr. Carruth also stated that the developers of the property have the duty and obligation to pay for the service to get to them if they are within 200 feet. Mayor Borne stated that there needs to be a dedicated time to really go over everything as a Council to be able to make the best decision. Mr. Tohme agrees that the ordinance needs to be looked at because it is the law of the City but he also states that Council does have the ability to modify the ordinances.

Mayor Borne then stated that no action will be taken at this meeting; the Planning and Zoning Commission will meet independently and submit a recommendation to the City Council; final determination of the request will be made at a future City Council meeting.

There were no other comments and the meeting was adjourned at 5:59 p.m.



Mayor

ATTEST:



City Clerk

