

MINUTES – PLANNING AND ZONING COMMISSION

JANUARY 9, 2023

THE CITY OF GROVES PLANNING AND ZONING COMMISSIONERS MET IN THE PUBLIC WORKS BUILDING, 4925 MCKINLEY, MONDAY, JANUARY 9, 2023, 6:00 PM TO CONSIDER THE REQUEST FOR THE PROPERTY LISTED HEREIN.

1. To Consider the Request from Mecacla Houston, Owner of the Property at 3648 Main Request to Replat all of Lot 30 & Part of Lot 31, Block 6; Tract 30-A & Tract 30-B; 1.026 Acres of Land; Country Club Estates & Country Club Estates Replat in the City of Groves.
2. Ordinance No. 2022. An Ordinance Amending Chapter 21, Article III. - Game Rooms and Gaming Machines of the Code of Ordinances of the City of Groves; Requiring a Specific Use Permit Application Yearly in Order to Operate Game Rooms and Game Machines in the City; Providing for Codification; Providing For Publication by Publishing the Caption Only; Making Findings of Facts; and Providing For an Effective Date.
3. To Consider the Request for an Ordinance Amending Chapter 11 of the Code of Ordinances of the City of Groves; Creating Article IV Governing the Operation of Food Trucks in the City; Approving C-3 District: General Heavy Commercial District for Food Truck Operations; Approving C-2 District: General Light Commercial District for Food Truck Operations Upon Approval of Specific Use Permit; Providing a Permit Fee For Food Trucks and For Site Permits For Food Trucks; Providing a Penalty; Providing For Codification; Providing for Publication By Publishing the Caption Only; Making Findings of Fact; And Providing for An Effective Date.

Mr. Pacetti Called the Meeting to Order at 6:00 PM and Called for a Roll Call. Let The Records Indicate a Quorum was Met.

Members Present: Don Pedraza (Building Official), Rodney Pacetti, Craig Plokhooy, Rod Hatch, Lynnette, Baaheth, Michael Campise (Alt), Ex Officio Rhonda Dugas

Absent: Chris Crain, Trevor Noyola (Alt). Mr. Noyola Resigned (Moving to Nederland).

Gust Present: Ex Officio Rhonda Dugas, City Attorney Brandon Monk, Rachele Cormier (Representing Mecacla Houston), Suni Habib (Representing Game Rooms), Patrick Reeves (Citizen of Groves)

ITEMS OF NEW BUSINESS

1. Mr. Pacetti Opened the Meeting by Giving an Overview of the Property at 3648 Main Request to Replat all of Lot 30 & Part of Lot 31, Block 6; Tract 30-A & Tract 30-B; 1.026 Acres of Land; Country Club Estates & Country Club Estates Replat in the City of Groves.
 - Discussion Followed on the Replat. Concerns were on the Set Backs on the Commercial Buildings That are non-Conforming and do Not Meet the Requirements. The House on the Property Does Meet the Set Back Requirements. The Replat Would Separate the House From the Commercial Buildings. Discussed Recommending the Replat Be Sent to City Council for Approval. We are Not Aware of What the Set Back Ordinances Were Back When the Buildings Were Built. Discussed Recommending the Commercial Building Property Be Sent to the Zoning Board of Adjustments for Review of Set Backs not Meeting Today's Ordinance.

Mr. Pacetti Asked for a Motion to Send the Replat of the Property at 3648 Main Ave to City Council for Their Approval. Mr. Hatch Made the Motion to Send the Replate Request to City Council with the P & Z Commission's Approval. Mr. Plokhooy Second. Vote was Unanimous, Motion Carried.

2. **Mr. Pacetti, The Next Order of Business Is to Consider an Ordinance Amending Chapter 21, Article III Requiring a Specific Use Permit Application Yearly in Order to Operate Game Rooms and Game Machines of the Code of Ordinances in the City. Joint Public Hearing.**
 - **Discussion Follows. Mr. Pedraza Said a Notice of a Joint Public Hearing Would Have to be Put It in The Local Newspapers, on Facebook, Cities Web Page, City Hall and Public Works Office, to Set Up a Joint Public Hearing. City Attorney Mr. Monk Suggested we Ask City Council to Consider Zoning Restrictions for Game Rooms to Include C-1, C-2, C-3 (Commercial Zoning Only).**

Mr. Pacetti Asked for A Motion to Accept an Ordinance Amending Chapter 21, Article III. - Game Rooms and Gaming Machines of The Code of Ordinances of The City of Groves; Requiring a Specific Use Permit Application Yearly in Order to Operate Game Rooms and Game Machines; Mr. Pacetti Made a Motion to Send the Request to City Council to Consider Setting a Date for a Joint Public Hearing. Also, to ask City Council to Consider Zoning Restrictions for Game Rooms to Include C-1, C-2, C-3 (Commercial Zoning Only). Mr. Plokhooy Seconded the Motion. Vote was Unanimous, Motion Carried.

3. **Mr. Pacetti, The Next Order of Business Is to Consider the Request for an Ordinance Amending Chapter 11 of the Code of Ordinances of the City Of Groves; Creating Article IV Governing the Operation of Food Trucks in the City; Approving C-3 District: General Heavy Commercial District For Food Truck Operations; Approving C-2 District: General Light Commercial District For Food Truck Operations Upon Approval Of Specific Use Permit; Providing A Permit Fee For Food Trucks And For Site Permits For Food Trucks; Providing A Penalty; Providing For Codification; Providing For Publication By Publishing the Caption Only; Making Findings Of Fact; And Providing For An Effective Date.**
 - **Discussing Follows. Mr. Pacetti Brought Up Concerns on How Amending this Ordinance Would Affect Other Businesses, Like the Snow Cone Stands. City Attorney Mr. Monk Clarified Mr. Pacetti's Concerns. Mr. Pacetti Asked if He Could Allow and Outside Vendor to Set on a Property That He owns if He Applies for the Permit. Attorney Mr. Monk Addressed Mr. Pacetti's Question, Saying This Would Not Be Allow and Explained Why. Mr. Campise Asked About Section II-40 "Procedure for Approval and Applicable Standards for Food Trucks." and about the Food Truck Having to Be within 100' of a Restroom. Ex Officio Dugas Clarified This.**

Mr. Pacetti Asked for A Motion to Accept an Ordinance Amending Chapter 11 of the Code of Ordinances of the City Of Groves; Creating Article IV Governing the Operation of Food Trucks in the City; Approving C-3 District: General Heavy Commercial District For Food Truck Operations; Approving C-2 District: General Light Commercial District For Food Truck Operations Upon Approval Of Specific Use Permit; Providing A Permit Fee For Food Trucks and For Site Permits For Food Trucks; Providing A Penalty; Providing For Codification; Providing For Publication By Publishing the Caption Only; Making Findings of Fact; And Providing For an Effective Date. And to Consider Setting a Date for a Joint Public Hearing. Mr. Plokhooy Made a Motion to Accept an Ordinance Amending Chapter 11 of the Code of Ordinances of the City of Groves and Sending the Request to the City Council to Consider Setting a Date for a Joint Public Hearing. Mr. Hatch Seconded the Motion. Vote was Unanimous, Motion Carried.

Mr. Pacetti asked if there was any other new business. With No Further Business, Mr. Pacetti Made a Motion to Adjourn. Mr. Plokhooy Second the Motion. Vote Was Unanimous, Motion Carried.

Meeting Was Adjourned at 7:10 PM.