

**CITY OF GROVES
PLANNING AND ZONING COMMISSIONERS WORKSHOP
JANUARY 6, 2025
MINUTES**

The City of Groves Planning and Zoning Commissioners Met in The Public Works Building, 4925 Mckinley, Monday, January 6, 2025 at 6:00 PM To Consider the Request for the Property Listed Herein.

Chairman Pacetti called the meeting to order at 6:00 PM and called for a roll call. Let the records indicate a quorum was met.

1. Act To Approve the Planning and Zoning Commissioners Minutes of December 2, 2024 as written.
2. Deliberate and Consider the Request for a Specific Use Permit for Food Truck Usage @ 5509 East Parkway Drive, Groves Tx., PALCO Cambridge Shopping Center, Zone C-2, Lot 4, Block 7, Lot Size 3.17 Acres.

Members Present: Rodney Pacetti, Chris Crain, Michael Campise (Alt), Don Pedraza (Building Official), Pete Konidis (Ex Officio)

Absent: Craig Plokhooy, Lynnette Baaheth,

Guest Present: Councilman Brandon Holmes, John and Teri Hampton, (Owner of Property), John Welford, Richard Hampton (Operator),

ITEM OF NEW BUSINESS

Chairman Pacetti called for a Motion to Approve the Planning and Zoning Commissioners Minutes of December 2, 2024.

Commissioner Chris Crain made the Motion to Approve the December 2, 2024 Planning & Zoning Commissioners Meeting Minutes as written. Chairman Pacetti Seconded. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.

DELIBERATE AND CONSIDER A REQUEST FOR A SPECIFIC USE PERMIT FOR FOOD TRUCK USAGE @ 5509 EAST PARKWAY DRIVE, GROVES TX., PALCO CAMBRIDGE SHOPPING CENTER, ZONE C-2, LOT 4, BLOCK 7, LOT SIZE 3.17 ACRES.

Chairman Pacetti called for a Motion and Second to Deliberate and Consider the request for a Specific Use Permit for Food Truck Usage @ 5509 East Parkway Drive, Groves Tx., PALCO Cambridge Shopping Center, Zone C-2, Lot 4, Block 7, Lot Size 3.17 Acres.

Commissioner Chris Crain made the motion to Deliberate and Consider the request for a Specific Use Permit for Food Truck Usage @ 5509 East Parkway Drive, Groves Tx., PALCO Cambridge Shopping Center, Zone C-2, Lot 4, Block 7, Lot Size 3.17 Acres and send it to City Council to set a date for a public hearing.

Commissioner Michael Campise Second. Discussions Followed.

We found that Richard Welford (Operator) did not meet:

ARTICLE IV. - REGULATIONS FOR THE OPERATION OF FOOD TRUCKS IN THE CITY

SEC. 11-40. - PERMIT FEE FOR FOOD TRUCKS.

(4) LOCATION STANDARDS.

d. Site plan, including, but not limited to, the safe design of pedestrian and vehicle traffic (each location of a concession shall be considered a separate business; therefore, a separate permit shall be required for each location

c. A food truck/trailer shall not conduct business within two hundred fifty (250) feet of the primary entrance of an open and operating food service establishment. This buffer may be reduced upon the city receiving written, notarized permission from the owner of said establishment;

(5) THE FOLLOWING REGULATIONS SHALL APPLY

a. The proposed site of the concession may not include or intend to be located within any required parking space(s) for a permanent business(es), unless written consent is granted by the property owner and the city's parking space requirements continue to be met. The business shall maintain the necessary number of parking spaces and shall not interfere with drive aisles

b. A food truck/trailer may not be located in the public right-of-way state highway department right-of-way or driveway and any serving window shall maintain a minimum setback of five (5) feet from the street right- of-way, with the exception of city-sponsored events where the location is specified

SEC. 11-41. - PROCEDURE FOR APPROVAL AND APPLICABLE STANDARDS FOR C-2 LANDOWNERS' SITE PLAN APPROVAL FOR FOOD TRUCKS

THE LOCATION AND ARRANGEMENT OF BUILDINGS ON SUBJECT PROPERTY

These were discussed with the owner. We will meet with the owner, on site Wednesday, January 7, 2025

(5) THE FOLLOWING REGULATIONS SHALL APPLY:

b. A food truck/trailer may not be located in the public right-of-way, state highway department right-of-way or driveway and any serving window shall maintain a minimum setback of five (5) feet from the street right-of-way, with the exception of city-sponsored events where the location is specified;

c. A food truck/trailer shall not conduct business within two hundred fifty (250) feet of the primary entrance of an open and operating food service establishment. This buffer may be reduced upon the city receiving written, notarized permission from the owner of said establishment.

f. The food truck/trailer and its general surrounding area shall be maintained in a clean and sanitary manner and shall not allow the accumulation of stagnant water

k. Shall not be permitted within two hundred fifty (250) feet of an existing residential structure. Measurement shall be from the window of the concession to the primary door of the residential structure.

n. Shall be located within one hundred (100) feet of a restroom available for food truck/trailer staff

Chairman Pacetti called to Motion and Second to Table the Request for a Specific Use Permit for Food Truck Usage @ 5509 East Parkway Drive, Groves Tx., PALCO Cambridge Shopping Center, Zone C-2, Lot 4, Block 7, Lot Size 3.17 Acres. Commissioner Chris Crain made the Motion to Accept the request for a Specific Use Permit for Food Truck Usage @ 5509 East Parkway Drive, Groves Tx., PALCO Cambridge Shopping Center, Zone C-2, Lot 4, Block 7, Lot Size 3.17 Acres and send it to City Council to set a date for a public hearing. Chairman Pacetti Second.

Chairman Pacetti asked if there was any new business. None was given.

With no further business,

Adjourn 6:28 PM.