

City of Alvarado  
County of Johnson  
State of Texas  
Planning and Zoning Commission  
September 6, 2011

**MINUTES**

The City of Alvarado Planning and Zoning Commission met in Regular Session on Tuesday, September 6, 2011 at 6:30 p.m. in the Council Chambers at City Hall, located at 104 W. College, Alvarado, Texas 76009.

**CALL TO ORDER**

Chairperson Chuck Krueger called the meeting to order at 6:30 p.m.

**ROLL CALL**

Present:

Chuck Krueger	*	Chairperson
Marshall Hall	*	Vice-Chairperson
Chris Tarwater	*	Member
Beverly Short	*	Member

Absent:

Mike McBee	*	Member
------------	---	--------

Others Present:

Sharon Vass	*	Permit and Development Coordinator
Richard Van Winkle	*	Fire Chief and Code Services Director
Clint Davis	*	City Manager
Jackie Wygant	*	Alternate-Member

**INVOCATION**

Member Chris Tarwater gave invocation in prayer.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

Upon a motion made by Member Chris Tarwater and duly seconded by Member Beverly Short, the Minutes of the August 2, 2011 meeting were approved. A vote was taken, (4-0: all ayes).

**PUBLIC COMMENTS**

No Action.

**PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF SECTION 42-662, TABLE 4 OF THE ZONING ORDINANCES TO ALLOW PARKING LOTS OR PARKING GARAGES FOR TRUCKS (HEAVY LOAD VEHICLES) IN A C-2 (COMMERCIAL) ZONE WITH APPROVAL OF A SPECIFIC USE PERMIT.**

Opened: 6:33 p.m.

Sharon Vass, Permit and Development Coordinator, explained to the Commission that Ravi and Paul Mehta, owners of the La Quinta Inn and Suites, had received a Specific Use Permit to allow light load vehicle parking about one year ago.

Sandra, manager of the La Quinta, told the Commission that there is a great need for heavy truck parking. Most companies want an entire crew to stay at the same motel and they prefer La Quinta due to the billing procedures. During the time that La Quinta has stopped allowing heavy trucks on this tract, they have lost a considerable amount of business.

Clint Davis, City Manager, spoke to the Commission regarding the economic concerns related to this decision. When the motel is successful it is profitable to the city; however, with the loss of truck parking, the motel may be struggling to stay afloat.

Closed: 6:48 p.m.

Upon a motion made by Vice-Chairperson Marshall Hall and duly seconded by Member Chris Tarwater, the request to change the ordinance to allow heavy truck parking in a C-2 zone with approval of a Specific Use Permit was approved. A vote was taken, (4-0: all ayes).

**PUBLIC HEARING AND CONSIDERTION OF THE AMENDMENT OF ORDINANCES PERTAINING TO BUSINESSES THAT SELL ALCOHOL.**

Skipped this item.

**PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF ZONING REGULATIONS GOVERNING BUSINESSES THAT SELL FOOD AND/OR BEVERAGES FOR EITHER ON-PREMISE OR OFF-PREMISE CONSUMPTION.**

Opened: 6:49 p.m.

Sharon Vass and Clint Davis explained to the Commission that there would be a proposition on the November ballot for citizens to vote on the city going all wet for beer and wines sales in stores and restaurants. City staff members researched and received advice from the city attorney's office to properly prepare our ordinances for these changes. This particular ordinance amendment pertains to where businesses can be located that sell any type of food and/or beverage. It was taken into consideration that alcohol and beer sales must be treated the same as food sales.

Closed: 6:50 p.m.

Upon a motion made by Member Beverly Short and duly seconded by Vice-Chairperson Marshall Hall, the amendment to the Table of Uses in Section 42-662 pertaining to businesses that sell food and/or beverage was approved. A vote was taken, (4-0: all ayes).

**PUBLIC HEARING AND CONSIDERTION OF THE AMENDMENT OF ORDINANCES PERTAINING TO SEXUALLY ORIENTED BUSINESSES.**

Skipped this item.

**ADJOURNMENT**

Chairperson Chuck Krueger adjourned the meeting at 6:50p.m.

**APPROVAL CERTIFICATION**

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairperson Chuck Krueger  
Planning and Zoning Commission

ATTEST:

\_\_\_\_\_  
Sharon Vass  
Permit and Development Coordinator