

Planning and Zoning Commission
May 30, 2024

A Planning and Zoning Commission was held on the above date at McLane Municipal Center 3rd Floor, 100 S. Houston Avenue, Cameron, Texas with Kyle Nuttall, Bob Lane, Galdino Banda, Steven Bradley and Lekethia Sims present.

Kyle Nuttall called the meeting to order at 12:02 p.m.

Kyle opened the public hearing at 12:03 p.m. for the purpose of receiving public comments on a special use permit to place a HUD code manufactured home 908 West Main Street, Cameron, Texas.

Shelby Parker stated that she and Eddie West want to put a HUD code manufactured home on the property to live in.

An objection to the permit was received from George Schuh, owner of 903 West Main Street.

Kyle closed the public hearing at 12:04 p.m.

Kyle stated that he drove by property. Most of the homes are site built housing. Kyle recommends declining the permit.

Galdino Banda moved to recommend denial of the special use permit at 908 West Main Street, Cameron, Texas. Bob Lane seconded the motion and it carried with Lekethia Sims being absent.

Kyle opened the public hearing at 12:06 p.m. for the purpose of receiving public comments on a special use permit to place a food business/snow cones at 707 West 8th Street, Cameron, Texas.

Code Enforcement Officer Ricky McCall stated that the business needs a special use permit since it is in a R-2 district. The business will be run out of the house that is located on the property. As of the meeting time, taxes were delinquent.

Virgie Hardeman spoke regarding objections to the permit. Ms. Hardeman stated that the request was brought to the Council in 2021 and denied. Ms. Hardeman stated that she felt it was inappropriate to have a food business in a residential area.

Ruth Canady stated that she operated the food business at the Milam Plaza; however, she is concerned for kids that have to cross the highway. According to Ms. Canady, there will be no seating inside the home. All food/snow cones will be to-go only.

Kyle closed the public hearing at 12:13 p.m.

Bob Lane stated that is never pro-business in a residential area.

Lekethia Sims asked what hours were planned.

Kyle reopened the public hearing at 12:18 p.m.

Virgie Hardeman stated that additional food items were sold at all hours. Ms. Hardeman also stated that 8th Street is a busy street, and that this business should not be allowed.

Ruth Canady stated that her food truck is inspected and licensed by the state so she can operate that at a commercial location or event. She can change her request to just sell snow cones on set days and time at 707 West 8th Street.

There were two letters of support received for this request from Eddy Johnson, 805 North Madison Avenue and James Johnson, 716 West 8th Street.

Kyle closed the public hearing at 12:27 p.m.

Bob Lane made a motion to recommend denial of the special use permit. There was not a second, so the motion died.

Lekethia Sims moved to recommend approval of the special use permit with the following conditions: taxes current; Hours of Operation from Noon to 6 p.m. on Sunday through Tuesday. Steven Bradley seconded the motion and it carried with Kyle Nuttall and Bob Lane opposing.

Kyle opened a public hearing at 12:36 p.m. for the purpose of receiving public comments on a special use permit application to place an internet café/game room at 412 West Batte Street, Cameron, Texas.

Antonio Orozco, Manager of Newby Entertainment, stated that he currently operates game rooms in Harker Heights and Port Lavaca. Drugs, drinking and smoking are not allowed. They have passed all regulations with the State of Texas to operate. Mr. Orozco explained that the game is basically computer games played with game tokens.

Robert Lovvorn, General Manager of Newby Entertainment, explained that the electric, plumbing and internet has all been upgraded at the location.

Bob Lane asked several questions with answers below. According to Mr. Rosco, the State of Texas has no age restrictions; however, Newby Entertainment restricts player to be 18 years of age or older. Identification is verified at every entry and the average customer is in location for 10 minutes and ranges from ages 30-75. The location here would be open 10 a.m. to Midnight seven days a week. That would employ possibly 6 people at a pay range of \$14-\$15 an hour. Newby Entertainment has been in business for three years.

Elano Alvarado, Jr., property owner in area, stated that he was a police officer for 40 years. During his tenure, he investigated game rooms and is opposed to the application. Mr. Alvarado stated that robberies, shootings and crime are usually associated with this type of activity so he requests denying the permit.

Lindsey Culpepper, resident in the area, stated that she opposes this type of business as well.

Gilbert Moreno, resident in the area, also opposes this application. His concern for additional resources needed for this type of activity could increase costs to the community.

Mr. Orozco stated that none of his locations have ever been robbed and no bright lights or distracting advertising is used.

Opposition letters were received from Kyle Van Cleave, 408 West Batte Street; Michael Schoppe, 508 West Tyson Avenue; Rev. Jim Chamberlain, 306 South Nolan Avenue; Lindsey Culpepper at 407 South College.

One letter of support was received from Ruth Kruse, property owner in the area.

Kyle closed the public hearing at 1:07 p.m.

Steven Bradley moved to recommend denial of the special use permit at 412 West Batte Street. Galdino Banda seconded the motion and it carried with Bob Lane and Lekethia Sims opposing.

Kyle opened a public hearing at 1:08 p.m. held for the purpose of receiving public comments on sub-standard structures at the following properties:

1. N. MLK Boulevard; R72002
2. 904 West 3 ½ Street; R24911
3. 808 North Austin Avenue; R10939

Code Enforcement Officer Ricky McCall presented documentation and pictures of all properties.

There was no one present to speak on any of the properties, so Kyle closed the public hearing at 1:09 p.m.

Bob Lane moved to recommend demolition process for the following properties:

1. N. MLK Boulevard; R72002
2. 904 West 3 ½ Street; R24911
3. 808 North Austin Avenue; R10939

Lekethia Sims seconded the motion and it carried unanimously.

Lekethia Sims moved to approve the minutes for the May 7, 2024 meeting. Bob Lane seconded the motion and it carried unanimously.

Kyle adjourned the meeting at 1:10 p.m.