



NOTICE OF SPECIAL MEETING

January 7, 2020

SHENANDOAH PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF MONTGOMERY
CITY OF SHENANDOAH

AGENDA

NOTICE IS HEREBY GIVEN that the Special Meeting of the Shenandoah Planning and Zoning Commission will be held on Tuesday, January 7, 2020 at 7:00 p.m. at the City of Shenandoah Municipal Complex, 29955 IH-45 North, Shenandoah, Texas for the purpose of considering the following:

1. CALL TO ORDER
2. CALL OF ROLL

CITIZEN'S FORUM

3. CITIZENS FORUM

Citizens are invited to speak for three (3) minutes on matters relating to city government that relate to agenda or non-agenda items. Speakers are asked to stand up to address the Planning and Zoning Commission and give their name and address before expressing their concerns.

Responses to inquiries are limited by state law to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by the Planning and Zoning Commission shall be limited to a proposal to place the subject on the agenda of a future meeting.

INDIVIDUAL CONSIDERATION

4. Presentation of an Planning and Zoning Commission Preliminary Report regarding the proposed zoning amendment for Special Use Permit for Medical Services: General. The proposed zoning amendment is for 1500 Research Forest Drive, Suite 120, Shenandoah, Texas.
5. Public Hearing regarding the proposed zoning amendment for Special Use Permit for Medical Services: General. The proposed zoning amendment is for 1500 Research Forest Drive, Suite 120, Shenandoah, Texas.
6. City Administration Updates

COMMISSIONER'S INQUIRY

7. Commissioner's Inquiry

The Planning and Zoning Commission may inquire about a subject not specifically listed on this agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.

ADJOURN

There is the potential for a quorum of City Council members at this meeting.

City Hall is wheelchair accessible. A sloped entry is available at the entrance with specially marked parking spaces available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 298-5522 or Fax (281) 367-2225 for further information.

I certify that the attached notice of meeting was posted on the bulletin board at City of Shenandoah Municipal Complex, 29955 IH-45 North, Shenandoah, Texas, on the 3rd day of January, 2020 at 8:40 a.m.



Jackie Thompson, Deputy City Secretary





Shenandoah Planning and Zoning Commission

AGENDA REPORT

AGENDA DATE: <u>January 7, 2020</u>	PREPARED BY: <u>Jackie Thompson</u>
DEPARTMENT: <u>Community Development</u>	EXHIBITS: <u>Preliminary Report, Property Location, SUP Application</u>

SUBJECT/PROCEEDING:

Preliminary Report regarding the proposed zoning amendment for a special use permit for Medical Services: General. The proposed zoning amendment is for 1500 Research Forest Drive, Suite 120, Shenandoah, Texas.

Public Hearing regarding the proposed zoning amendment for a special use permit for Medical Services: General. The proposed zoning amendment is for 1500 Research frost Drive, Suite 120, Shenandoah, Texas.

RECOMMENDED ACTION:

BACKGROUND/DISCUSSION:

IV Bars of The Woodlands located at 1500 Research Forest Drive, Suite 120 has requested a Special Use Permit to allow for Medical Services: General.

The Special Use Permit will allow the applicant to provide services which include intravenous vitamin therapy, NoramTec compression therapy, and intramuscular vitamin injections.

Medical Services: General – Establishments primarily engaged in the provision of personal health services and including related retail sales activities. Typical uses include medical offices, dental offices, dental laboratories, clinics, or health maintenance facilities with related sales facilities in the same structure (Section 4.4.44 of the City of Shenandoah Integrated Development Code “IDC”).

The business is located in the “NS” – Neighborhood Services.

APPROVALS:

DEPARTMENT HEAD	<u></u>	DATE: <u>January 3, 2020</u>
CITY ADMINISTRATOR	<u></u>	DATE: <u>January 3, 2020</u>

**Shenandoah Planning & Zoning Commission
January 7, 2020 and January 21, 2020 Public Hearing
Preliminary Report**

Subject: IV Bars of The Woodlands has requested a Special Use Permit (SUP) at 1500 Research Forest Drive, Suite 120, Shenandoah, TX to allow for a Medical Services: General

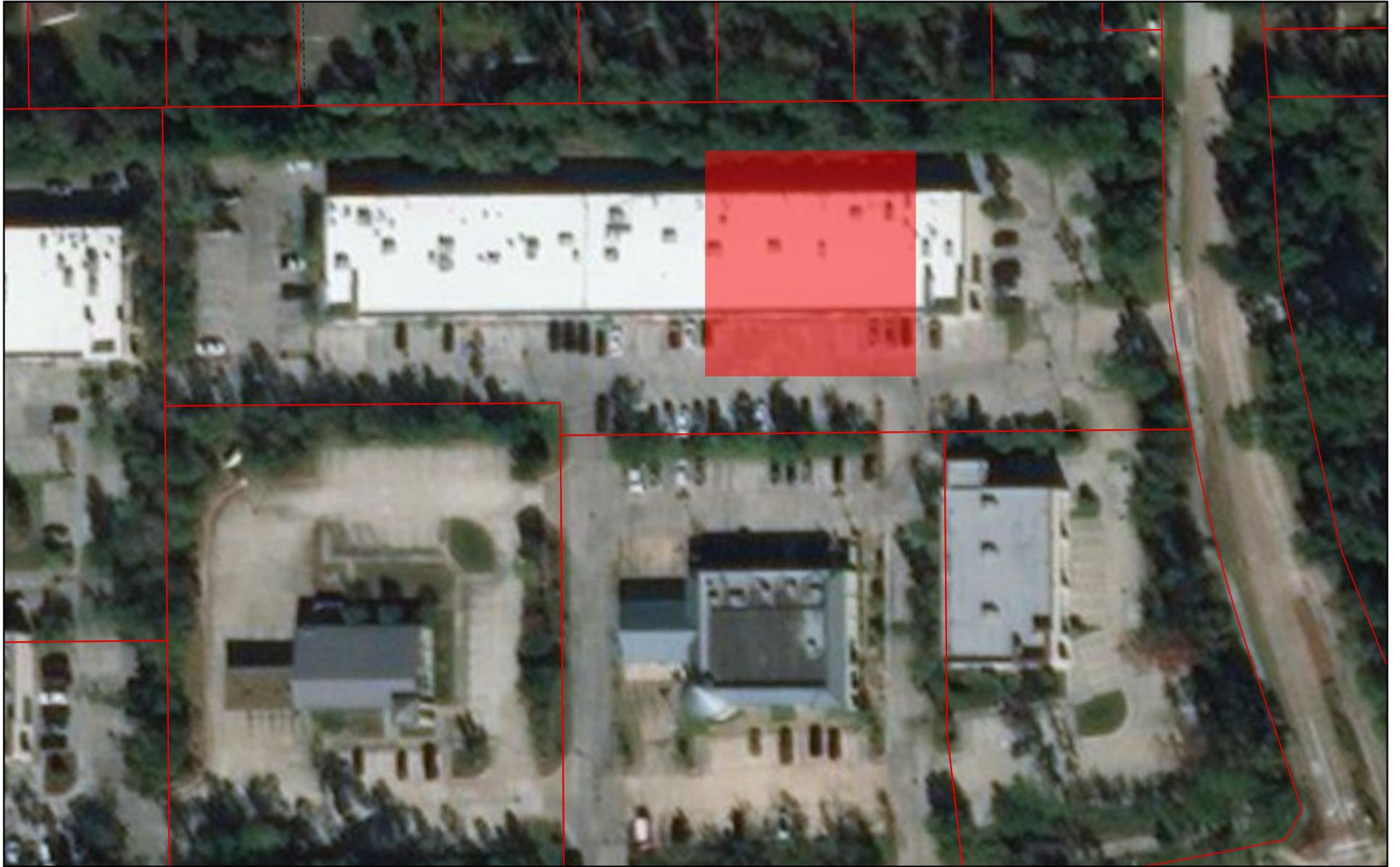
Public Hearings: Planning & Zoning Commission –January 7, 2020
Planning & Zoning Commission – January 21, 2020
City Council – January 22, 2020

Current Zoning District: “NS” Neighborhood Services

Proposed SUP: The Special Use Permit will allow the applicant to provide services which include intravenous vitamin therapy, NoramTec compression therapy, and intramuscular vitamin injections. Medical Services: General – Establishments primarily engaged in the provision of personal health services and including related retail sales activities. Typical uses include medical offices, dental offices, dental laboratories, clinics, or health maintenance facilities with related sales facilities in the same structure (Section 4.4.44 of the City of Shenandoah Integrated Development Code “IDC”).

Prepared by: Jackie Thompson
Community Development Manager

Date Prepared: January 3, 2020





Special Use Permit

City of Shenandoah, Texas
29955 I-45 North
Shenandoah, Texas 77381
281-298-5522
www.shenandoahtx.us

Upon completion return application to Development@shenandoahtx.us

Contact Information

Property Owner(s): Lustina, Corp.
Address: P.O. Box 9769, Spring, TX
Zip Code: 77387 Phone: 346-224-2507
Email Address: corinne@mhwr.com
Applicants: iV Bars of The woodlands
Address: 1500 Research Forest Suite 120 The woodlands TX
Zip Code: 77380 Phone: 713-515-2255
Email Address: Rkoen@ivbars.com

Parcel Information

Type of Business: Commercial Retail Center
Legal Description: S972157 - Woodlands Metro Center 57, RESA, ACRES 2.534
Street Address or Location: 1500 Research Forest Drive,

Special Use Permit Request

Description of request:
Seeking medical zoning approval per the City of Shenandoah Development: section 4.4.4 medical General, our services will include intravenous vitamin therapy, Narimatec, intramuscular vitamin injections.

Submission Information

This application is to be filed with the City of Shenandoah City Secretary:

City of Shenandoah
29955 Interstate 45 North
Shenandoah, Texas 77381

Additional Information

Date Application received by the City of Shenandoah: _____

Owner(s) of record for the above described parcel: Wisfina, Corp

Owner(s) of record for the above described parcel: _____

Signature: [Signature], MANAGER Date: 12/18/2019

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for Special Use Permit. Attach additional signatures on a separate sheet of paper.

<h1>Date Received</h1> <p>Office Use</p>	
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Public Hearings

Parties in interest and citizens shall have an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and the City Council before any amendment to a district regulation, restriction, or boundary shall become effective. Regularly scheduled meetings are as follows and will be held accordingly unless public notice has been given of a change of dates:

Planning and Zoning Commission (two public hearings): **3rd Tuesday of every month at 7:00 p.m.**

City Council: **4th Wednesday of every month at 7:00 p.m.**

Protests

If a protest against a proposed zoning change including PDD and SUP requests has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the land included in such a proposed change or those owners of property immediately adjacent to the subject property and extending two hundred feet (200) there from, such zoning change shall not become effective except by a three-fourths (3/4) vote of governing body in accordance with the provisions of Section 211.006 of the Texas Local Government Code.

Resubmission

Rezoning requests which have been heard and decided by the Council of the City of Shenandoah may not be re-filed with the city for six (6) months after the date of such decision by the Council, absent a change in circumstances.

Rezoning requests for the same property to a different classification than the denied request may be re-filed prior to the expiration of six (6) months.