

MINUTES OF REGULAR MEETING
January 21, 2020
PLANNING & ZONING COMMISSION

1. CALL TO ORDER

The meeting was called to order by Chairman Ash at 7:00 p.m.

2. CALL OF ROLL

Commissioners present Chairman Ash, Mr. Wes Stevens, Mr. Mark Hendon, Mr. Bob Galatas and Mr. Jim Pollard. Also present were Jackie Thompson, Stacie Newsom, and Officer Ferrand.

3. CITIZENS FORUM

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 Planning and Zoning Commission shall be limited to a proposal to place that subject on the agenda of a future meeting.

Chairman Ash advised none for the record.

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.

Mrs. Thompson advised this is the second of two public hearings for the IV Bar the Woodlands has requested this special use permit for 1500 Research Forest Dr. Suite 120. The use permit would allow the applicant to provide service which include intravenous vitamin therapy, compression therapy, and intramuscular vitamin injections. The property is located in the neighborhood services zoning district. The definition of medical services is outlined in the agenda report. Last time the commission did discuss, or raised the question if this use would provide sales tax for the City. After speaking with the comptrollers, the services provided would not be subject to sales tax. Commissioner Hendon asked if the membership would? Mrs. Thompson advised no.

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.

Open public hearing at 7.02

Chairman Ash stated that his concern was that the Birthing Center paid money in lieu of sales tax, but they are in a different district. Mrs. Thompson advised that yes they are in a district that specifies they have to generate sales tax, they are in the RC zone. This one is in the neighborhood services and there is no requirements for services in this district to provide the sales tax. Commissioner Stevens stated

that's because its general retail anyways. Mrs. Thomson advise yes, professional services and everyday uses. Chairman Ash asked that's what these would be considered professional services? Mrs. Thompson advised that yes, technically that it is a medical service, but it's a daily professional services, or amenities used by the residents.

Closed public hearing at 7:03

6. Consideration and possible action to recommend to City Council approval or denial regarding the proposed zoning amendment for Special Use Permit for Medical Service: General. The proposed zoning amendment is for 1500 Research Forest Drive, Suite 120, Shenandoah, Texas.

COMMISSIONER HENDON MADE A MOTION TO RECOMMANEND APPROVAL FOR CITY COUNCIL REGARDING THE PROPOSED ZONING AMENDMENT FOR SPECIAL USE PERMIT FOR MEDICAL SERVICE, 1500 RESEARCH FOREST DR. SUITE 120, SHENANDOAH, TEXAS COMMISSIONER POLLARD SECOND THE MOTION.

MOTION CARRIED UNANIMOUSLY

7. Consideration and possible to approved or deny Minutes of the November 25, 2019 Regular Meeting of the Planning and Zoning Commission.

COMMISSIONER GALATAS MADE A MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 25, 2019 REGULAR MEETING COMMISSIONER POLLARD SECON THE MOTION.

MOTION CARRIED UNANIMOUSLY

8. City Administration Updates

Mrs. Thompson advised the Woodloft project which is the multi-family retail mixed use at intersection David Memorial and David Vetter did come in and pull their permit, it was issued last week.

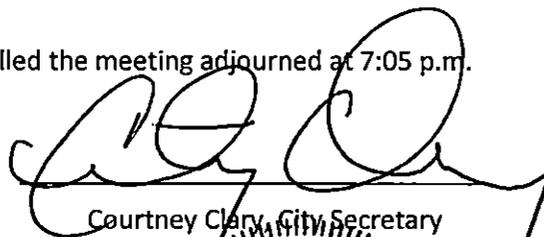
9. Commissioner's Inquiry

None for the record

ADJOURN

Chairman Ash called the meeting adjourned at 7:05 p.m.

SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED:

May 5, 2020



Chairman Ash