

MINUTES OF REGULAR MEETING
May 19, 2020
PLANNING & ZONING COMMISSION

1. CALL TO ORDER

The meeting was called to order by Chairman Ash at 6:00 p.m.

2. CALL OF ROLL

Commissioners present Chairman Ash, Mr. Bob Galatass, Mr. Wes Stephens , and Mr. Jim Pollard, Mark Hendon. Also present were Jackie Thompson

3. CITIZENS FORUM (CALL IN ONLY)

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 a Planning and Zoning Commission Preliminary Report regarding the proposed zoning amendment for Special Use Permit Mixed Beverage Restaurant Permit with Food and Beverage Certificate. The proposed zoning amendment is for 1644 Research Forest Dr, Suite 100, Shenandoah, Texas.

Mrs. Thompson stated that Lama Mediterranean Cuisine, located at 1644 Research Forest Drive, Suite 100 has requested a Special Use Permit to allow for a Mixed Beverage (On-Premise) Permit with Food and Beverage Certificate. The Special Use Permit will the following permits be issued to the property. Mixed Beverage Permit(MB) – Permit Authorizes the holder to sell mixed beverages form unsealed containers and wine, beer, ale, and malt liquor in container of any legal size for on-premise consumption. This property is located in the “NS” – Neighborhood Service Zoning District. Similar SUP have been granted in this surrounding area. This is the second of two public hearings, & staff has received no comments for or against this item.

5. Public Hearing regarding the proposed zoning amendment for Special Use Permit Mixed Beverage Restaurant Permit with Food and Beverage Certificate. The Proposed zoning amendment is for 1644 Research Forest Drive, Suite 100, Shenandoah, Texas.

Open Public Hearing at : 6:03 P.M.

Chairman Ash asked if there was any other comments or questions.

Commissioner Pollard asked if the public notice was ran in the newspaper. Mrs. Thompson advised that the City runs it, and it runs in Courier. Chairman Ash stated that they post signs, he has walked passed them. Mrs. Thompson advised that yes, the City post legal notices. Chairman Ash stated that right now they sever beer and wine, but now want to serve mix beverages. Mrs. Thompson advised that is correct.

Public Hearing closed at 6:04 P.M.

6. Consideration and possible action to recommend to City Council approval or denial regarding the proposed zoning amendment for Special Use Permit Mixed Beverage Restaurant Permit with Food and Beverage Certificate. The proposed zoning amendment is for 1644 Research Forest Drive, Suite 100, Shenandoah, Texas.

COMMISSIONER POLLARD MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL REGARDING THE PROPOSED ZONING AMENDMENT FOR SPECIAL USE PERMIT MIXED BEVERAGE RESTAURANT PERMIT WITH FOOD AND BEVERAGE CERTIFICATE. COMMISSIONER STEPHENS SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY

7. Presentation of an Planning and Zoning Commission Preliminary Report regarding the zoning amendment to amend Special Use Permit Ordinance No. O-18-005 providing for a minimum square footage of retail use, parking structure, and granting an extension to the expiration of the special use permit. The proposed zoning amendment is for 5.1923 acres of land in Restricted Reserve "A" of the Eastwood Village Replat No. 1 recorded on Cabinet Z, Sheet 3434 M.R.M.C.

Mrs. Thompson stated that they have withdrawn there SUP application request at this time. Commissioner Galatas asked if they were not going to building or not building like they wanted to change it? Mrs. Thompson advised that with some of the questions that were raised in the last meeting. The withdrawn noticed stated that they were going to go back and make sure they have everything fulfilled before coming back to the City and asking for amendments to make sure that they can comply . With the ideal with that they would subdivide the property and the questions that were raised by Commission Stephens and herself throughout the pass couple of day. They are going to make sure that they can meet the requirements before they come back in, so they do not have .

8. Public Hearing regarding the proposed zoning amendment to amend Special Use Permit Ordinance No. O-18-005 providing for a minimum square footage of retail use, parking structure, an granting an extension to the expiration of the special use permit. The proposed zoning amendment is for 5.1923 acres of land in Restricted Reserve "A" of the Eastwood Village Replat No. 1 Recorded on Cabinet Z, Sheet 3434 M.R.M.C.

No public hearing due to SUP being withdrawn

9. Consideration and possible action to recommend to City Council approval or denial regarding the proposed zoning amendment to amend Special Use Permit Ordinance No. O-18-005 providing for a minimum square footage of retail use, parking structure, and granting an extension to the expiration of the special use permit. The proposed zoning amendment is for 5.1923 acres of land in Restricted Reserve "A" of the Eastwood Village

Replat No. 1 recorded on Cabinet Z, Sheet 3434 M.R.M.C.

No action taking due to the SUP being withdrawn

10. Presentation of a Planning and Zoning Commission Preliminary Report regarding the proposed zoning amendment for Special Use Permit Wine and Beer Retailers (On-Premise) Permit with Food and Beverage Certificate. The proposed zoning amendment is for 1500 Research Forest Drive, Suite 240, Shenandoah, Texas.

Mrs. Thompson advised that this is a beer and wine permit for Ploy Thai cuisine located at 1500 Research Forest Dr. Suite 240. They have requested a wine and beer on-premise permit with the food and beverage certificate. Which will authorize the restaurant to sell for on-premise consumption. Beer and wine with a certain percentage as allocated by the TABC to customers. The property is located in the "NS" – Neighborhood Service Zoning District. This is the first of two public hearings.

11. Public hearing regarding the proposed zoning amendment for Special Use Permit Wine and Beer Retailers (On-Premise) Permit with Food and Beverage Certificate. The proposed zoning amendment is for 1500 Research Forest Drive, Suite 240, Shenandoah, Texas.

Chairman Ash Open the Public Hearing at 6:09 P.M.

Commissioner Stephens stated that he does not have any issues with this request.

Chairman Ash closed the public hearing at 6:10 P.M.

12. City Administration updates

Mrs. Thompson stated following up from Commissioner Pollards questions at the last meeting regarding the Grogans improvements. She spoke with the Public Works department, unfortunately they do not have an update on the sign and replacement, and suggested that you refer those questions to the Woodlands. But the road improvement turn lane is in the works. They are waiting on Entergy to remove or relocate a light pole. Then that project can begin. This will be Commissioner Galatass and Chairman Ash last meeting. We will have new appointments come in June. There seats have been replaced with Mr. Escoto for Chairman Ash Seat, and Commissioner Galatas requested the Mr. Cloninger take his seat.

13. Commissioner's Inquiry.

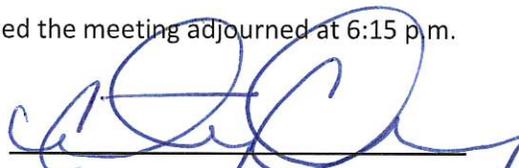
Commissioner Pollard asked about the fences on Wellman separating the homes along Wellman Drive, is this the Shenandoah, Woodlands, fences or homeowners? Mrs. Thompson stated the fence behind the houses on Silverwood and Silverwood Ranch Est. those are on their property. Those were put in with the development and the City does not maintain them. The homeowner has been doing the fence repair & improvements. Commissioner Pollard asked about the fences along Avalon Oaks that back up to Wellman? Mrs. Thompson stated that she would need to look at where those fence sit. Commissioner Pollard asked if the Woodlands or

Shenandoah would be responsible for those fences. Mrs. Thompson advised that she would check on it. Commissioner Stephens stated that this request could be put into go-gove and code enforcement could go and take a look at it especial if it's in disrepair. Commissioner Stephens thanked Commissioner Galatas and Chairman Ash for their service.

ADJOURN

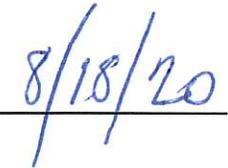
Chairman Ash called the meeting adjourned at 6:15 p.m.

SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED:



8/18/20

Chairman Stephens