

MINUTES OF REGULAR MEETING
January 15, 2019
PLANNING & ZONING COMMISSION

1. CALL TO ORDER

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

2. CALL OF ROLL

Commissioners present Chairman Gristy, Mr. David Ash, Mr. Bob Galatas, Mr. Wally Westbrook, and Mr. Jim Pollard. Also present were Jackie Thompson, Kathie Reyer, 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 Gristy advised none for the record.

4. Consideration and possible action to recommend approval or denial of an extension of Special Use Permit for Mixed Beverage Sales with Late Hours for Dave & Busters located at 8195 Metropark Drive, Shenandoah Tx.

Mrs. Thompson advised the Commission the development (Dave & Busters) was issued a permit in February of 2018 which will expire without a granted extension. The developer has requested an extension until February 2020. Commissioner Ash asked to clarify the property location. Mrs. Thompson advised of the location and reason for the request to extend. Commissioner Westbrook asked for a timeline for construction and opening. Jill Valachovik, Dave & Busters, advised the site has started construction and plans are to open next January.

COMMISSIONER ASH MOTIONED TO RECOMMEND APPROVAL OF AN EXTENSION OF SPECIAL USE PERMIT FOR MIXED BEVERAGE SALES WITH LATE HOURS FOR DAVE & BUSTERS LOCATED AT 8195 METROPARK DRIVE. COMMISSIONER WESTBROOK SECONDED THE MOTION. MOTION CARRIED UNANIMIOUSLY.

5. Consideration and Possible action to recommend approval or denial of an extension of a Special Use Permit for 5.1923 acres in Restricted Reserve "A" of the Eastwood Village Replat No. 1 recorded in Cabinet Z, Sheet 3434 M.R.M.C to allow a minimum square footage of retail use and parking structure.

Mrs. Thompson advised the Commission the project known as the Woodlofts was issued a use permit in 2018 which will expire without an extension. Adding the SUP allows for non-retail use on the first floor of the second building, a parking garage and approximately 15 thousand square feet of retail on the first building. Chairman Gristy clarified the change allows the retail along the front of the development. Mrs. Thompson agreed adding

and Zoning Commission for recommendation and forwarded to the City Council for final approval.

XII. Dedicated Property.

Any property dedicated to the City by The Centro plat shall be maintained by the City. Any property not dedicated to the City shall be privately maintained.

XIII. On-Street Parking

The Live/Work area will provide 62 parking spots.

The Residential area will provide 10 on-street parking spots in the middle of the development. These Parking spots shall be parallel spaces adjacent to the driving lanes. Each driveway in the Residential portion of the Development will be a minimum a 20' in length and have the capability to park 2 cars. Other on-street parking will not be allowed on most streets and never on both sides of the street.

XIV. Parameter Fencing

Subdivision will be surrounded by a Wooden Fence not less than 6' tall and not to exceed 8' in height, excluding the rot board.

XV. Miscellaneous

- A. A sign shall be posted at each entrance to the subdivision during the duration of new home construction. The sign shall be placed in a prominent location and in a manner that is clearly legible. The sign shall state "By City Ordinance no construction noise after 10 PM or before 7 AM, Max fine of \$500." A sign shall be posted in English and Spanish.
- B. In addition to signs allowed by City Code the Developer will be allowed to install a Subdivision Monument Sign off site at an agreed upon location and approved by the City.
- C. During construction, each owner shall ensure that all public streets shall be kept clear of debris from its construction site. The owner shall be responsible for construction damage to public streets, lighting, landscape, and irrigation system. The owner of the building site under construction shall clean up any dirt, mud, and debris carried from the construction site by construction traffic and other construction activities.
- D. Garbage – All units and Areas of the PDD will be considered Residential in terms of Garbage collection in accordance with the most current City Code.

the extension requested in until August 2018. Commissioner Ash asked about the progress of financing for the project. Zane Segal, The Woodlofts, advised the Commission they have been working with lenders for funding and are at a point where they are negotiating with the lenders for the project. Mr. Segal continued to state the work they have completed with the plans for the project prior to this request. Adding details on their investing plan for the project. Commissioner Westbrook asked how long this property has been considered for development. Mr. Segal advised they purchased the property in 2014 and expanded on the drop in oil and the current market and lending based on the current economy. Commissioner Pollard asked what retail tenants would be at this space. Kevin Kirton, The Woodlofts, advised they are looking at a restaurant who would be the anchor tenant and smaller uses to serve the residential tenants. Mr. Segal added the commercial parking is surface parking surrounding the commercial businesses. Commissioner Galatas asked would the value engineering being completed on the project change any of the finishes. Mr. Segal stated no. Chairman Gristy asked to recap the target market for the project. Mr. Segal advised the average income is 90 thousand with some smaller units would be require a lesser income.

COMMISSIONER POLLARD MOTIONED TO RECOMMEND THE EXTENSION OF A SPECIAL USE PERMIT FOR 5.1923 ACRES IN RESTRICTED RESERVE "A" OF THE EASTWOOD VILLAGE REPLAT NO. 1 RECORDED IN CABINET Z, SHEET 3434 M.R.M.C TO ALLOW A MINIMUM SQUARE FOOTAGE OF RETAIL USE AND PARKING STRUCTURE. COMMISSIONER ASH SECONDED THE MOTION.

Commissioner Westbrook stated he would not grant any further extensions.

MOTIONED CARRIED UNANIMOUSLY.

6. Presentation of a Planning and Zoning Commission Preliminary Report regarding the proposed zoning amendment for a special use permit for 11.323 acre tract situated in the Montgomery County School Land Survey, Abstract Number 350 in Montgomery County, Texas, being all of a called 11.323 acre tract conveyed to Dirk D. Laukien by Special Warranty Deed dated September 30, 2010 as recorded under Clerk's File No. 2010087585 of the Montgomery County Official Public Records of Real Property to allow a minimum square footage of first floor retail and parking structures with an increased building height, gross floor area ratio, and reduced landscape canopy within the Retail Commercial Zoning District.

Mrs. Thompson advised of the property location of the use permit and the request to provide a minimum square footage of retail, parking structures, increased building height, gross floor area ratio, and reduced landscape canopy to house a LifeTime Fitness and multifamily. Mrs. Thompson advised the variations of the requested as outline in the agenda packet. Mrs. Thompson continued by added the site would be operated by two entities who share a common motor court or landscape area. Commissioner Galatas asked how that compares to the area. Mrs. Thompson advised the new MOB at Memorial Hermann has a building height of 90 feet. Mrs. Thompson advised the representatives for the property are in attendance and have a presentation to

make that may clarify how the site will be subdivided, owned and operate for the entire 11 acres. Commissioner Ash asked to clarify the floor area ratio. Mrs. Thompson advised the floor area ratio (FAR) allowed for small foot prints with increased height in the retail commercial zone and the requested amount is for both building footprint and sites, adding the deviation of the FAR is hard to pin point based on the two uses. Chairman Gristy asked of the if there is any encroachment on the setbacks. Mrs. Thompson advised no. Commissioner Galatas asked of the landscape reduction is only 5%. Mrs. Thompson responded yes. Commissioner Ash asked to clarify that they are asking for residential on the first floor. Mrs. Thompson advised yes the request is to provide the retail use to be by LifeTime and no retail on the multifamily.

7. Public Hearing regarding the proposed zoning amendment for a special use permit for 11.323 acre tract situated in the Montgomery County School Land Survey, Abstract Number 350 in Montgomery County, Texas, being all of a called 11.323 acre tract conveyed to Dirk D. Laukien by Special Warranty Deed dated September 30, 2010 as recorded under Clerk's File No. 2010087585 of the Montgomery County Official Public Records of Real Property to allow a minimum square footage of first floor retail and parking structures with an increased building height, gross floor area ratio, and reduced landscape canopy within the Retail Commercial Zoning District.

Chairman Gristy opened the public hearing 7:37 p.m.

David Hensley, HLR/LifeTime, advised he was available to respond to any questions on the multifamily. Adding the design of the building is to match the LifeTime product.

Megan Eaton, LifeTime, presented to the Commission on the history of LifeTime and how the site will operate in Shenandoah.

Commissioner Ash asked why is there a need for a SUP. Mrs. Thompson the SUP is addressing the items outlined in the agenda packet and would all be waivers from the City allowances. Commissioner Ash asked if the request is only asking for an added 15 feet. Mrs. Thompson advised the SUP reads 85 feet at the building line. Adding that the building distance from the line is not all ways 85 feet. Mrs. Thompson presented drawings of the site to the Commission.

Commissioner Westbrook asked for the number of stories and will the building look like the presentation. Ms. Eaton advised what was presented would be included at this location and there would be two buildings offset off of Six Pines. Mr. Hensley advised the Commission the entire multifamily building is 85 feet and explained the building construction and the parking lot location. Commissioner Ash asked how tall the trees are along Six Pines. Ms. Eaton stated the photos shown has the proposed building and the existing trees. Commissioner Galatas asked if mature trees would be plants. Ms. Eaton stated that the trees along Six Pines would remain and then replanting trees would be placed on the site as required. Bret Strong, The Strong

Firm/LifeTime, advised that foliage located along Six Pines is pictured as shown. But added the issue of the energy easement and the lack of trees that can be planted along that side of the property leading to the request for reduced landscaping.

Commissioner Galatas asked if the half foot on the parking would cause an issue. Rob Erni, Jones Carter/LifeTime, stated the stall length is standard in a parking structure.

Chairman Gristy asked for information on the density of the residential. Mr. Hensley stated there would be 420 units ranging from one to three bedrooms that target a high end market. Adding the project demographic is for empty nesters, higher end, and larger units than the national average. Adding the average unit is just over 900 square feet and several amenities. Chairman Gristy asked if the project would be managed separate. Mr. Hensley advised yes adding the project has been in the works for a long time and horizontal mixed use for this site allows the two developers to create what they need. Mr. Strong addressed the Commission on the projected users for the LifeTime being approximately 5000 and not all of the would be residential tenants. Adding the remainder of users are expected to commute 20 miles. Commissioner Galatas asked what other location memberships numbers are. Aaron Koechler, LifeTime, advised that based on each community the facilities operate on different price points. Adding this location would be the highest point with lowers the membership number. Adding some clubs operate with as low as 3,000 to 10,000 members. Commissioner Westbrook asked what the membership cost would be. Mr. Koechler advised if the club were to open today it would cost around 140 to 160 per month per person. Commissioner Galatas asked how that compares to Vila. Mr. Koechler stated its comparable. Commissioner Pollard asked if that is considered the biggest competitor. Mr. Koechler stated no adding the boutique gyms facilities would be. Chairman Gristy asked if there is a similar scale to this facility in the Houston market. Mr. Koechler advised yes, however this will be the first with the tennis and co-working facilities. Chairman Gristy asked of any other location have the multifamily facility with the gym. Mr. Koechler stated the project as a whole is going to be structured in a way that it will operate at one but will have two owners. Adding in other locations where there is this arrangement the leasing included memberships to the gym.

Commissioner Ash asked for additional information on the first floor layout of the multifamily. Mr. Hensley presented how the first floor access works along with the parking of the site. Commissioner Ash stated other uses are included on the first floor. Mr. Hensley advised there is community space, leasing space and some residential units. Commissioner Ash asked of staff has a recommendation. Mrs. Thompson advised the multiple uses of the LifeTime facility and the sales tax generation from those uses and the small amount of non-retail uses on the first floor have a benefit to the City. Commissioner Ash asked if staff agrees with all the variance. Mrs. Thompson advised having the project be able to meet the 50% canopy planting requirement would be ideal. Chairman Gristy stated we could have them pay into the vegetation fund. Mr. Erni explained the existing

planting plan for the project. Commissioner Galatas asked how many cars do they expect to be on the roadways with this project. Mrs. Thompson advised they have completed a traffic analysis for the site, which includes some improvements on Six Pines. Commissioner Westbrook expressed his concern with traffic in the area with the new projects.

Commissioner Pollard stated he believes this will be good for property values and future restaurant spaces.

Tom Pisula, Local Developer, stated the proposed project will be great for local restaurants. Adding that the sidewalk along Six Pines should be extended to connect to the existing commercial areas. Commissioner Galatas asked if the motor court would look like driving into the Marriott. Mr. Erni advised of the traffic flow of the area. Mrs. Thompson advised the vegetation plantings for the area.

Commissioner Pollard asked what the timing of the project. Mrs. Thompson advised of the future timeline of the platting of the lots and permitting. Chairman Gristy asked if two years is appropriate. Ms. Eaton advised 15 months and Mr. Hensley stated two years.

Chairman Gristy closed the public hearing at 8:29 p.m.

8. Discussion regarding updates to the City of Shenandoah Sign Ordinance.

Mrs. Thompson advised the Commission the City is in the process of collecting bids to update the sign ordinance.

9. Discussion regarding topics for the Joint Workshop Meeting.

Commissioner Ash stated he does not have the proper understanding to what impact a development would have on the area. Including a table that generates the trips per day based on use. Mrs. Thompson advised she can provide the traffic counts and the analysis for the proposed project. Commissioner Pollard asked what would be included in the joint meeting. Mrs. Thompson advised the workshop meeting would include general ideas of exemptions and here is alternate provision that we have allowed prior, or additional signs that were not considered in 2010 when the ordinance was drafted. Mrs. Reyer added political signs and other restricted signs, clarification, and code enforcement opinion or enforcement of the ordinance.

10. Consideration and possible action to approve or deny the minutes of the November 6, 2018 Regular Meeting of the Planning and Zoning Commission.

COMMISSIONER POLLARD MOTIONED TO APPROVE THE MINUTES OF THE NOVEMBER 6, 2018 REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION. COMMISSIONER GALATAS SECONDED THE MOTION. MOTION CARRIED 4 AYES AND 1 ABSTAINED.

11. City Administration updates.

Mrs. Thompson advised the Commission she had no updates.

12. Commissioner's Inquiry.

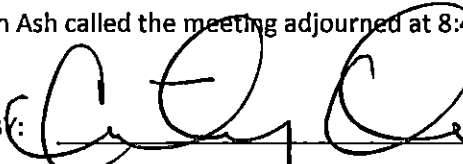
The Planning and Zoning Commission may inquire about a subject not specifically listed on this agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal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

Commissioner Westbrook asked who reviews and approves plans when a single family development. Mrs. Thompson advised that they Building Official would review the plans. Commissioner Westbrook mentioned the new home located on Wellman with a balcony on the road. Mrs. Thompson advised the only provision of that development was on the third floor of the homes.

ADJOURN

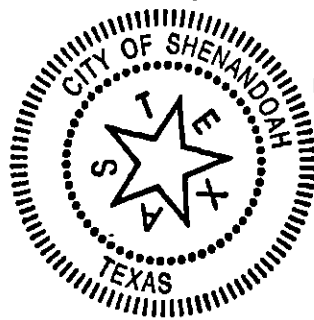
Vice Chairman Ash called the meeting adjourned at 8:47 p.m.

SUBMITTED BY:


Courtney Clay, City Secretary

DATE APPROVED:

April 2, 2019




Chairman Dean Gristy