

MINUTES OF REGULAR MEETING  
February 19, 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, Stacie Newsom and Officer Bledsoe.

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. 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 the Commission this is a use permit for a mixed- use development to include a fitness center, parking structures, and multi-family units. This is the second time we've seen this item and it will be for recommendation to Counsel this evening. The SUP outline is on the projector over here. We have the requested SUP is going to provide for a minimum of 49,000 ft. of retail space and allow residential, store and development. It will allow parking structures with 9 ft x 18 ft stalls, increase the building height of 85 ft. at the building line and increase floor area ratio and a reduced canopy credit of 45% for the site. This is again, the second time we've seen this, and there are a number of representatives, who are here this evening if we have any questions for them, during the public hearing.

5. 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 at 7:02 p.m.

Commissioner Ash asked will the improvements suggested in the traffic study along Six Pines be completed. Thompson advised yes adding the median along Six Pines is planned to be a re-construction for this development which will provide for the turn lane. The engineering firm representative is here and could speak to the specifics as far as that. Mrs. Thompson continued stating the plans do have the re-work of the median along Six Pines and plans for tree plantings in there as well. Commissioner Ash asked of this project is going to take two years. Mrs. Thompson responded yes. Commissioner Westbrook asked for some drawing of the site. Mrs. Thompson advised they are included in the agenda packet. Commissioner Westbrook asked what the side of the building would look like. Chairman Gristy added stating up long the ditch and the concern of the building height along the ditch. Rob Erni, Jones & Carter, reference a drawing in the packet of what the building would look like adding the existing trees are between 85 and 90 feet tall along the forest preserve. Commissioner Westbrook asked about how the building would look along the ditch. Mrs. Thompson advised there is an electrical ditch along that property line and they do not have the ability to plant there. Adding the vegetation buffer would overlap the easement but will have some planting along the building. Commissioner Westbrook asked what provision are in place to keep people from hanging laundry or what is in place that states what tenants can and can't do. Mr. Erni stated that the lease would only allow for furniture out there and sit outside and enjoy the weather. They're not supposed to as in your example put laundry but must keep it clean and tidy. Commissioner Ash asked if these drawing including the trees are not a rendering or are they somehow managed to capture how the trees look. Mr. Erni stated we went and took an actual photograph so the building photo and the trees are meshed together and that's why it looks real. Adding we are working with Entergy and spending \$200,000 plus re-locating facilities that are underground further into their easement so that we will have the ability to put a smaller road and smaller trees. But we are limited on the height of the trees because of the overhead transmission towers. At first, we were not allowed to plant anything at all. We have just recently heard back on the cost of relocating some of those lines so we're going to do that and we're doing as much as we can on the north side of the building. Commissioner Pollard asked what's the traffic impact going to be. Mrs. Thompson advised the traffic engineer presented a study that Commissioner Ash was talking about making improvements to Six Pines and the impact to Research Forest in generic terms there's not a significant impact to the area, as far as any improvements. Commissioner Pollard asked what will it do to the population. Mrs. Thompson there's 450 units so we'd be looking at possibly another 800 residence. Colby Wright, Jones & Carter, stated the 420 units are included in traffic study, the total volume of that I think is in the morning the count is around 140

vehicles and the afternoon count is 176 vehicles coming in and out. Commissioner Ash that that a trips per day type of deal. Mr. Wright stated correct. Commissioner Ash asked if the only recommendation you have is the south bound turn lane. Mr. Wright stated correct, you looked at existing conditions and back ground conditions where we grew the existing traffic on the roadways almost 2% a year until build out year and we added in the trips for development. What it showed us was the adequate capacity at the intersections would be evaluated to absorb additional traffic up to 2026. Adding the trips and numbers it's based on the ITE, the Institute of Transmission Engineers and they've got multiple counts going back tens of years and provide existing counts on developments that are existing today. You plug in to it what you're building and that fits the data and how many trips can be expected to be generated. Commissioner Ash stated you also used other locations. Mr. Wright stated yes This business for the Fitness Center here because of the ITE and the range of the ITE square footage, so the client actually has traffic developments they've done on the ground so they used the numbers of those developments to more accurately generate the trips that would be generated. Commissioner Westbrook asked of trees could be planted continuing on Six Pines on the other side of the of the existing trees. Mrs. Thompson advised they will be doing some median plantings. Bret Strong, The Strong Firm, added the easement extend under the road and it may not be possible to add any plantings. Commissioner Westbrook asked how can we make the building view go away, like an extended planter. Mr. Erin stated that the development will be adding trees to the best they can. Adding I think that's why our goal of planting in the median. To me, the question you're proposing is if you're approaching southbound-you're going to be on the right side of the road. If you're walking there'd be that view. There's more commercial over here in this vantage point where the restaurants are, and the other commercial sites are so this view is our best opportunity to help block it. Right up next to building there is not good solution. There's no good solution. But if we can block the vantage point that's why we're willing to plant trees in the median. Mr. Erni reviewed the project landscape renderings with the Commission. Chairman Gristy stated I visited the facility in Haslett just to kind of take a look at that for quality and materials and that type of thing on a business trip and I've got to say it was a very, very, nice facility. It looks like a very nice parking area that is well lit and all the material seemed like they were s done very well. It was a very nice facility. Commissioner Galatas asked if on the ditch side you can plant stuff that would cover up to the second store balcony. Mr. Erni stated I think 15 feet is the max meaning smaller trees. Commissioner Westbrook asked to view the rendering of the fitness center in the packet and asked how that look would compare to the actual construction. Megan Eaton, advised yes adding this is a brand new prototype that we're proposing in Shenandoah so it's going to have a four story that we've never done before so it's going to look a little bit different than what you've seen but the finishes are going to be like any other facility that we've produced in the area. And, it's going to be a full amenity club and probably one of the largest ones we have in the area. You have the indoor tennis courts here and you have working space as well. Mrs. Eaton continued to explain the parking for the center.

Chairman Gristy closed the public hearing at 7:22 p.m.

6. Consideration and possible action to recommend approval or denial 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.

COMMISSIONER ASH MOTIONED TO RECOMMEND APPROVAL OF 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. COMMISSIONER GALATAS SECONDED THE MOTION.

Commissioner Westbrook stated he would like to have screening of the building on the north side.

MOTION CARRIED 4 AYES AND 1 NAY.

7. Presentation of a Planning and Zoning Preliminary Report regarding the proposed zoning amendment for a special use permit for a Mixed Beverage Restaurant Permit with Food and Beverage Certificate. The proposed zoning amendment is for 1700 Research Forest Drive, Shenandoah, Texas 77381.

Mrs. Thompson advised the Commission this is a SUP for a mixed beverage permit for 1700 Research Forest, which is the old Bob's, the future Killen's Steak House. Adding this permit is a little difference than the other mixed beverages permits issued because this is going to include a food and beverage permit from TABC. Meaning they're going to have restrictions as far as the percentages of alcohol to food sales so this is why this is coming through the SUP process.

8. Public Hearing regarding the proposed zoning amendment for a special use permit for a Mixed Beverage Restaurant Permit with Food and Beverage Certificate. The proposed zoning amendment is for 1700 Research Forest Drive, Shenandoah, Texas 77381.

Chairman Gristy opened the public hearing at 7:28 p.m.

Chairman Gristy asked how many restaurants do you guys have. Danna Killen's, Killen's Steakhouse, stated the first was the steak house, the bar-b-que place, burgers and then we opened up Killeen's STQ in Houston and the Mexican food restaurant. All of which are in Pearland. Chairman Gristy asked if the location would be open for lunch. Ms. Killen stated the place in Pearland is just dinner, but we really based that on where we opened up originally. Adding we are planning to bring a little bit of this bar-b-que influence into the steak house as well. So, at first, we may only be opened for dinner but once the kitchen gets its feet underneath it we'll be open for lunch. And, definitely focus on a business man's lunch. Commissioner Ash asked what made you decide this location. Ms. Killen stated it was a turnkey building and it seemed perfect for us and discussed her business history.

Chairman Gristy closed the public hearing at 7:34.

9. Consideration and Possible action to approve or deny the minutes of the December 19, 2017 Regular Meeting of the Planning and Zoning Commission.

COMMISSIONER WESTBROOK MOTIONED TO APPROVE THE MINUTES OF THE DECEMBER 19, 2017 REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION. COMMISSIONER GALATAS SECONDED THE MOTION.

MOTIONED CARRIED UNANIMOUSLY.

10. City Administration updates.

Mrs. Thompson advised the Commission of the special meeting on February 26<sup>th</sup>, 2019.

Mrs. Thompson advised the Commission CKR Law has been awarded the bid for the IDC, Sign Ordinance, and Comprehensive Plan revisions. Commissioner Galatas asked when will the large sign be visible. Mrs. Thompson advised the electrical work is being completed at this time.

11. 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 Ash asked why there is water at the intersection of Research Forest and IH45.. Officer Bledsoe stated there are values under the road that are leaking. Mrs. Thompson advised she was unsure but would ask and get back to the Commission.

Chairman Gristy advised that he has submitted for a place on City Council.

Commissioner Westbrook asked when the theater would be open. Mrs. Thompson advised March. Commissioner Westbrook asked about the other buildings. Mrs. Thompson advised they would not be open until the parking garage is open.

Commissioner Westbrook asked for an update on David Memorial. Mrs. Thompson advised of the

construction project along David Memorial being Even, The Centro and the connection of the MetroPark site to David Memorial. Commissioner Westbrook asked if there is any updates on Tamina. Mrs. Thompson advised no.

Commissioner Pollard asked what the orange flags in the years are for along Wellman. Adding it may be AT&T laying fiber or neighbors saying there maybe gas lines. Mrs. Thompson state she didn't know.

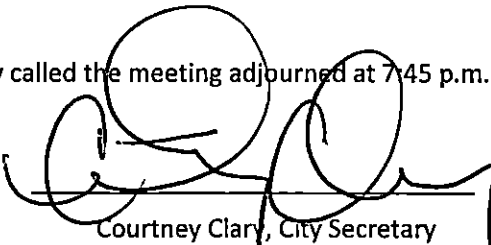
Commissioner Westbrook asked how may water wells we have and if that is the only source for the City. Mrs. Thompson advised depends on what you want to count like water plant four has a well and that SJRA does serve one business.

Commissioner Westbrook asked for an update on the Hampton. Mrs. Thompson advised there is not update. Commissioner Pollard asked about the updated ordinance. Mrs. Thompson explained the newly passed ordinance to the Commission.

ADJOURN

Chairman Gristy called the meeting adjourned at 7:45 p.m.

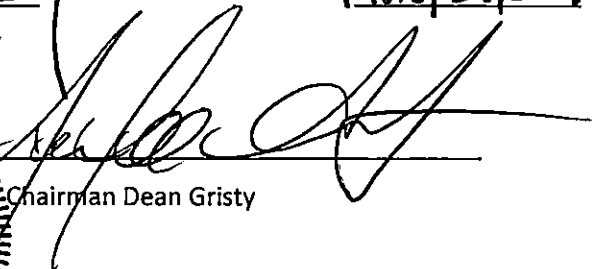
SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED:

May 21, 2019



Chairman Dean Gristy