

MINUTES OF REGULAR MEETING  
May 21, 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 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. Presentation of a Planning and Zoning Commission Preliminary Report regarding the proposed zoning amendment for a special use permit for a Beer Retail Dealer's Permit Off-Premise and a Wine Only Package Store Permit. The proposed zoning amendment is for 19091 I-45 South, Shenandoah, Texas 77381.

Mrs. Thompson advised the Commission this the second of two public hearings for an alcohol SUP for Sam's Club. Adding the location currently has a beer and wine permit and this application is for a beer and package store wine permit with onsite tastings.

5. Public Hearing regarding the proposed zoning amendment for a special use permit for a Beer Retail Dealer's Permit Off-Premise and a Wine Only Package Store Permit. The proposed zoning amendment is for 19091 I-45 South, Shenandoah, Texas 77381.

Chairman Gristy opened the public hearing at 7:24 p.m.

Sara Harland, Kimley Horn representing Sam's on the application, stated that they are updating their license across Texas to include the higher wine concentration.

Chairman Gristy closed the public hearing at 7:26 p.m.

6. Consideration and possible action to recommend approval or denial to City Council regarding the proposed zoning amendment for a special use permit for a Beer Retail Dealer's Permit Off-Premise and a Wine Only Package Store Permit. The proposed zoning amendment is for 19091 I-45 South, Shenandoah, Texas 77381.

COMMISSIONER POLLARD MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL REGARDING THE PROPOSED ZONING AMENDMENT FOR A SPECIAL USE PERMIT FOR A BEER RETAIL DEALER'S PERMIT OFF-

PREMISE AND A WINE ONLY PACKAGE STORE PERMIT. THE PROPOSED ZONING AMENDMENT IS FOR 19091 I-45 SOUTH, SHENANDOAH, TEXAS 77381. COMMISSIONER GALATAS SECONDED THE MOTION.

MOTION CARRIED UNANIMIOUSLY.

7. Presentation of a Final Plat of Six Pines Reserve, being 11.323 acres situated in the Montgomery County School Land Survey, Abstract 350 in Montgomery County, Texas and being more particularly described by Special Warranty Deed dated September 30, 2010 as recorded under Clerk's File No. 20100087585 of the Montgomery County Official Public Records of Real Property.

Mrs. Thompson advised the Commission this is the subdivision into two commercial reserve in preparation for the Lifetime and Multifamily development located along Six Pines. Adding, as reflected in the update agenda packet, Staff and Bleyl & Associates have reviewed and recommend approval of the plat.

8. Public Hearing regarding a Final Plat of Six Pines Reserve, being 11.323 acres situated in the Montgomery County School Land Survey, Abstract 350 in Montgomery County, Texas and being more particularly described by Special Warranty Deed dated September 30, 2010 as recorded under Clerk's File No. 20100087585 of the Montgomery County Official Public Records of Real Property.

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

Rob Erni, Jones and Carter, stated the plat is for the prior approved SUP for the property. Commissioner Galatas stated have there been any changes. Mr. Erni stated that they plat is as prior presented in the SUP application.

Chairman Gristy closed the public hearing at 7:29 p.m.

9. Consideration and Possible action to recommend to City Council approval or denial regarding a Final Plat of Six Pines Reserve, being 11.323 acres situated in the Montgomery County School Land Survey, Abstract 350 in Montgomery County, Texas and being more particularly described by Special Warranty Deed dated September 30, 2010 as recorded under Clerk's File No. 20100087585 of the Montgomery County Official Public Records of Real Property.

COMMISSIONER ASH MOTIONED TO RECOMMEND TO CITY COUNCIL APPROVAL OF A FINAL PLAT OF SIX PINES RESERVE, BEING 11.323 ACRES SITUATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABSTRACT 350 IN MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY SPECIAL WARRANTY DEED DATED SEPTEMBER 30, 2010 AS RECORDED UNDER CLERK'S FILE NO. 20100087585 OF THE MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY. COMMISSIONER GALATAS SECONDED THE MOTION.

MOTION CARRIED UNANIMIOUSLY

10. Presentation of a Planning and Zoning Commission Preliminary Report regarding the proposed zoning

amendment for a special use permit for a Mixed Beverage (On-Premise) Permit. The proposed zoning amendment is for 1620 Research Forest, Suite 100, Shenandoah, Texas 77381.

Mrs. Thompson advised the Commission this is an onsite mixed beverage permit for the proposed First Watch restaurant located in the prior Egg & I site. Adding the request does not include late hours and this is the first of two public hearings.

11. Public Hearing regarding the proposed zoning amendment for a special use permit for a Mixed Beverage (On-Premise) Permit. The proposed zoning amendment is for 1620 Research Forest, Suite 100, Shenandoah, Texas 77381.

Chairman Gristy opened the public hearing at 7:31 p.m.

Commissioner Pollard asked if this is a national chain. Laurie Hawksley, First Watch, advised the Commission yes, adding they would be opening Saturday and explained the new menu and business hours and operations for the new restaurant.

Chairman Gristy closed the public hearing at 7:36 p.m.

12. Discussion regarding relocation of the Planning and Zoning Commission Meetings into the Council Chambers.

Chairman Gristy opened the discussion by stating it is important for the Commission to have some discussion regarding the move the chambers. Adding, personally I don't see the need to move the appointed commission who makes recommendations to move to chamber and be placed on YouTube where individuals can grandstand and reduce the open environment of the current commission. Commissioner Westbrook stated he believes the Commission should stay in the current location. Adding, that some may think the body is less formal and stated that the Commission should not look like City Council. Commissioner Galatas stated he agreed. Commissioner Pollard advised he does not like the idea of moving adding he prefers the informal setting and it would be politicizing this Commission. Adding that Commissioner would then be criticized and measured by political parties in the community. Chairman Gristy stated that in an elected position you know you will be in the public eye verse an appointed position. Adding it may deter individuals from serving on this Commission. Commissioner Westbrook stated that when application are submitted it starts at the staff level and a hot topic is that so many project have been approved and not started and I would like to be able to ask questions regarding ability to perform work. The move and broadcasting of the meetings may take away from that. Commissioner Galatas compared the move and recording of the meetings to a judge not allowing cameras in a court room. Wes Stephens, former Council Member, asked does the move and the broadcasting go together. Chairman Gristy stated that it is the reason for the move. Commissioner Ash stated I won't back down on my opinion regardless but I do not think it is worth doing. Commissioner Westbrook asked how this got started. Mayor Wheeler stated one Council member mentioned it in a meeting. Commissioner Pollard stated a political party

was accusing the City of not being transparent on social media. Adding prior candidates indicating under the table deals are happening. Adding the move would cause pressure on the Commission. Commissioner Galatas agreed with Commissioner Westbrook. Chairman Gristy stated he wants individuals to want to serve and if you broadcast the meeting you may not get individuals may not. Adding where do you draw the line on which boards you broadcast on YouTube.

13. Consideration and possible action to approve or deny minutes of the February 16, 2019 Regular Meeting, February 26, 2019 Special Meeting and April 2, 2019 Special Meeting of the Planning and Zoning Commission.

COMMISSIONER WESTBROOK MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 16, 2019 REGULAR MEETING, FEBRUARY 26, 2019 SPECIAL MEETING AND APRIL 2, 2019 SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION. COMMISSIONER GALATAS SECONDED THE MOTION.

MOTION CARRIED UNANIMIOUSLY.

14. City Administration updates.

Mrs. Thompson introduced new Commissioner Stephens.

Commissioner's Inquiry.

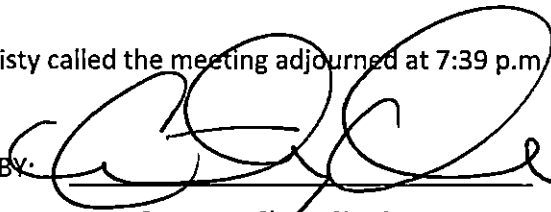
*The Planning and Zoning Commission may inquire about a subject not specifically listed on this agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal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

Commissioner Gristy address the Commission stating that he has enjoyed serving on the Commission and learned a lot on developers and City operations.

ADJOURN

Chairman Gristy called the meeting adjourned at 7:39 p.m

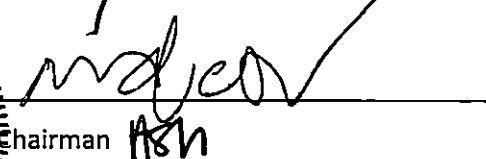
SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED:

June 18, 2019



Chairman ASH