

MINUTES OF REGULAR MEETING  
MARCH 22, 2022  
PLANNING & ZONING COMMISSION

1. CALL TO ORDER

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

2. CALL OF ROLL

Commissioners present Mr. Jim Pollard , Mr. Stephen Seay, & Mr. Rob Cloninger; Mr. Mark Hendon. Wes Stephens joined the meeting late, Also present were Jackie Thompson, Stacie Newsom, & Officer John 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.

Commissioner Pollard advised none for the record.

4. Presentation of a Planning and Zoning Commission preliminary report regarding a variance to City of Shenandoah Zoning Ordinance allowing for encroachment of pool equipment within the 5' side building setback. The proposed variance is for 157 Silverwood Ranch Drive, Shenandoah, Texas. permit.

The proposed variance is to allow for the encroachment of pool equipment within a 5' side building setback line. The application is to eliminate the need of the pool/structure/spa an decking to be moved closer to the home and compromise the design of the pool. An email was received from a neighbor about the watershed from the surrounding property's. What is in questions is the pool equipment, sitting in a 5' build line. The plans do show that the drainage will flow out toward the street. French drains are not permitted with the City but upon inspection the City would conform the drainage. Commissioner Steve Seay asked if they would need to meet all 5 of the hardships? Jackie Thompson advised yes.

5. Public hearing regarding a variance to City of Shenandoah Zoning Ordinance allowing for encroachment of pool equipment within the 5' side building setback. The proposed variance is for 157 Silverwood Ranch Drive, Shenandoah, Texas.

OPEN PUBLIC HEARING AT 6:12 P.M.

Commissioner Steve Seay ask Mr. & Mrs. Anderson if there is already a drainage issue? Mr., Anderson stated yes, there are about five lots trying to drain onto their property. Pictures have been provided as well as a letter.

The Anderson have instated drainage to their home to control the issue, but are afraid that this may increase the issue. Chairman Stephens has joined the meeting. Mr. Anderson would like for the homeowner to address any drainage issues that may need to be addressed. Mr. Sima Joshi the property owner stated there are drainage issue from his neighbor and he is higher than the other neighbor, but there is significant drainage that happens naturally. Mr. Anderson stated they are requesting that Mr. Sima can address any drainage as best as he can. Chairman Stephens asked staff if they recalled the neighboring property being granted a variance for the placement of equipment? Mrs. Thompson stated that she did not recall and would need to look back. Mr. Sima stated that his neighbor already have it and did not get any push back, he is complete going through with this process, just wanted to know what has changed. Chairman Stephens stated has not sure they did not do it, sometimes contractor will install things that are not know about to the City. Chairman Stephens asked if any issue's with water coming into the house. Mrs. Anderson stated no. Chairman Stephens stated you generally have slope from back to front, that is how these lots are supposed to be designed.

CLOSED PUBLIC HEARING AT 6:21 P.M.

6. Presentation of a Planning and Zoning Commission preliminary report regarding a variance to City of Shenandoah Zoning Ordinance allowing for encroachment of generator and equipment within the 5' side building setback. The proposed variance is for 49 Pine Brook Court, Shenandoah, Texas.

A variance request is to allow for the encroachment of a generator and equipment within a 5' side building setback. The proposed variance would permit placement of a generator and equipment within the left side building setback, the property believes there is only one suitable location for the generator based upon the location of gas and electrical services on the property. Other locations would comply with the required setback lines but would either be an eye sore or cost more to extend services. This property is in the Planned Development District #3 Zoning District.

7. Public hearing preliminary report regarding a variance to City of Shenandoah Zoning Ordinance allowing for encroachment of generator and equipment within the 5' side building setback. The proposed variance is for 49 Pine Brook Court, Shenandoah, Texas.

OPEN PUBLIC HEARING AT 6:25 P.M.

Mr. Bruce Bush stated that with other equipment on the desired side of the house , there was not room for it other than where he has proposed for it to be. On the other side of the house it's right at his neighbors bedroom window, plus the electrical and gas is on the other side of the house and to run it through the attic will cost four or five thousand dollars more to put it in. The other option would to put it at his bedroom window, plus it would be on the garden he has placed there. The reason the placement where it is, is because it is far enough from a neighbor house. It will be a generic 24 kw, sitting on a 2x4 pad. There are no objections from the neighbors at this time. Chairman Stephens stated that this commission cannot and should not use cost as a determining factor for granting a variance, although it is part of this decision.

John and Louise Anderson

116 Silverstone Lane

Shenandoah, TX 77384

March 18, 2022

Jackie Thompson

Director of Community Development

Shenandoah, Texas

[jdthompson@shenandoah.tx.us](mailto:jdthompson@shenandoah.tx.us)

We received your letter dated March 9, 2022, about a request for a zoning variance for the property at 157 Silverwood Ranch Drive to enable pool equipment within the 5-foot building setback. We are neighbors and we have one major concern that we ask to have addressed. The backyards of about 5 adjacent properties drain into our backyard during any major storm that exceeds about one inch of rainfall per hour. Instead of trying to negotiate with all of the neighbors, we have mitigated that by installing four drainage pipes in our backyard with drains going to our street in front of our house to ensure that water does not rise against our foundation. That was costly and time consuming. We would request that the zoning commission work to ensure that all of the storm drainage from the property at 157 Silverwood Ranch Drive exit their property to their street front rather than going under the back fence and over to our property. We consider this issue serious enough that we do not do backyard landscaping as we do not wish to have leaves blocking our drains.

Thank you for your consideration.

Yours truly,

John and Louise Anderson



CLOSE PUBLIC HEARING AT 6:33 P.M.

8. Consideration and possible action to approve or deny the minutes of the December 14, 2021 Regular Planning and Zoning Commission Meeting

COMMISSIONER JIM POLLARD MADE A MOTION TO APPROVE THE DECEMBER 14, 2021 REGULAR OF THE PLANNING AND ZONING COMMISSION, SECOND BY COMMISSIONER ROB CLONINGER  
MOTION CARRIED UNANIMOUSLY

9. City Administration updates

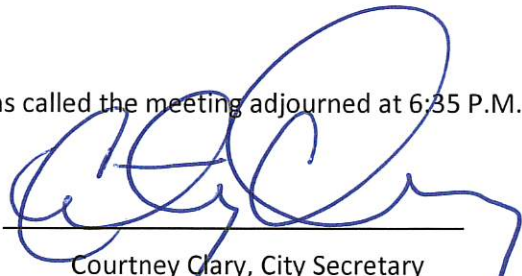
10. Commissioner's Inquiry

Commissioner Steve Seay asked when you are examining hardships, if it needs to meet the five undo hardships requirements, and everything stands alone, even if the neighbor got it, and so forth. Chairman Stephens stated this would need to be put on the future agenda to discuss. Commission Rob Cloninger stated he wanted to commend the fine Police Department. Commissioner Jim Pollard asked about Gloria's restaurant. Jackie Thompson advised she has had contact with their team, trying to finalize final layout for the restaurant pad sight which would be alone I-45, they will have a reservoir on the back. Also there is a drainage easement that will be dedicated that land over to the City. Once the plat is seen then they will progress quickly through the permitting process. There will just be a reservoir at this time behind the restaurant.

ADJOURN

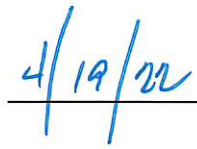
Chairman Stephens called the meeting adjourned at 6:35 P.M.

SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED:



Chairman Stephens