

MINUTES OF REGULAR MEETING
April 19, 2022
PLANNING & ZONING COMMISSION

1. CALL TO ORDER

The meeting was called to order by Chairman Stephens at 6:12 p.m.

2. CALL OF ROLL

Commissioners present Chairman Stephens, Mr. Jim Pollard , Mr. Stephen Seay, Mr. Rob Cloninger, and Mr. Mark Hendon. Also present were Jackie Thompson & 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.

Mrs. Thompson advised the Commission of the request to permit pool equipment within the side building setback line.

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 6:14 P.M.

Chairman Stephens clarified this was the second of two public hearings. Chairman Stephens mentioned AC units within the side building setback. Mr. Thompson referred to the IDC for response. The Commission discussed language in within the IDC.

CLOSED PUBLIC HEARING AT 6:22 P.M.

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

COMMISSIONER HENDON MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF A VARIANCE TO THE CITY OF SHENANDOAH ZONING ORDINANCE ALLOWING ENCROCHMETN OF POOL EQUIPMENT WITHIN

THE 5' SIDE BUILDING SETBACK FOR 157 SILVERWOOD RANCH DRIVE. COMMISSIONER SEAY SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

7. 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.

Mrs. Thompson advised the Commission of the request to permit a generator and equipment within the side building setback line.

8. 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 6:24 P.M.

Commissioner Hendon stated he believes the Commission should review the request such as these but the planned location is the better option for setting the generator and equipment. Chairman Stephens clarified this was the second of two public hearings . Commissioner Seay stated the location is the least intrusive to the neighbors.

CLOSE PUBLIC HEARING AT 6:27 P.M.

9. Consideration and possible action to recommend to City Council approval or denial regarding a variance to the City Of Shenandoah Zoning Ordinance allowing for encroachment of a generator and equipment within the 5' side building setback. The proposed variance is for 49 Pine Brook Court, Shenandoah, Texas.

COMMISSIONER POLLARD MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF A VARIANCE TO THE CITY OF SHENANDOAH ZONING ORDINANCE ALLOWING ENCROCHMETN OF POOL EQUIPMENT WITHIN THE 5' SIDE BUILDING SETBACK FOR 157 SILVERWOOD RANCH DRIVE. COMMISSIONER CLONINGER SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

10. Review and discuss the Integrated Development Code and any changes that should be made to the code.

Mrs. Thompson provided the Commission section 4.10.7, section 5.2 and section 5.4 of the City of Shenandoah Integrated Development Code.

11. Consideration and possible action to approve or deny the minutes of the January 18, 2022, February 15, 2022 and March 15, 2022 Regular Planning and Zoning Commission Meeting

COMMISSIONER SEAY MADE A MOTION TO APPROVE THE JANUARY 18, 2022, FEBRUARY 15, 2022, MARCH 15, 2022 REGULAR OF THE PLANNING ANS ZONING COMMISSION. SECOND BY COMMISSIONER POLLARD.

MOTION CARRIED UNANIMOUSLY

12. City Administration updates

Mrs. Thompson advised none.

13. Commissioner's Inquiry

None.

ADJOURN

Chairman Stephens called the meeting adjourned at 6:47 P.M.

SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED:

May 17, 2022



Chairman Stephens