

MINUTES OF REGULAR MEETING  
JUNE 21, 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 Chairman Stephens, Mr. Jim Pollard, Mr. Stephen Seay, Mr. Rob Cloninger and Mr. Mark Hendon. Also present were City Attorney Bill Ferebee and Jackie Thompson.

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 Stephens stated none for the record.

1. Presentation of a Planning and Zoning Commission preliminary report regarding a variance to the minimum lot frontage for 2.203 acres of land by deed recorded under County Clerk's File No. 2007-132782 of the Official Public Records of Montgomery County, Texas.

Mrs. Thompson advised the Commission of the request for variance to allow for a lot frontage of the subject property being 159.74 feet reduced from the zoning required 200 feet.

2. Public Hearing regarding a variance to the minimum lot frontage for 2.203 acres of land by deed recorded under County Clerk's File No. 2007-132782 of the Official Public Records of Montgomery County, Texas.

Chairman Stephens opened the public hearing at 6:04 p.m.

Chairman Stephens highlighted the location of the property and the uses/structure on the property. Members of the Commission reviewed the site details with the development team.

Chairman Stephens closed the public hearing at 6:09 p.m.

3. Presentation of a Planning and Zoning Commission preliminary report regarding a variance to the minimum vegetation barriers along a side property line for 2.203 acres of land by deed recorded under County Clerk's File No. 2007-132782 of the Official Public Records of Montgomery County, Texas.

Mrs. Thompson advised the Commission of the request for variance to allow a 10 vegetation buffer along the north property line reduced from the zoning required 15 feet.

4. Public Hearing regarding a variance to the minimum vegetation barriers along a side property line for 2.203

acres of land by deed recorded under County Clerk's File No. 2007-132782 of the Official Public Records of Montgomery County, Texas.

Chairman Stephens opened the public hearing at 6:11 p.m.

The Commission reviewed the site details with the development team with respect to lot layout and landscape.

Chairman Stephens closed the public hearing at 6:18 p.m.

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

The Commission discussed section 6 of the City of Shenandoah Integrated Development Code.

6. Consideration and possible action to approve or deny the minutes of the May 17, 2022 Regular Planning and Zoning Commission Meeting

COMMISSIONER POLLARD MADE A MOTION TO APPROVE THE MAY 17, 2022 REGULAR PLANNING AND ZONING COMMISSION. SECOND BY COMMISSIONER HENDON.

MOTION CARRIED UNANIMOUSLY

City Administration Updates

Mrs. Thompson advise the Commission would meet on June 28<sup>th</sup> at 6 p.m. for a Special Planning and Zoning Commission Meeting.

Commissioner's Inquiry

Commissioner Seay inquired the status Gloria's. Mrs. Thompson confirmed planning and development of the site/construction continues to move forward.

Chairman Stephens touched on drought and irrigation conditions.

ADJOURN

Chairman Stephens called the meeting adjourned at 6:50 P.M.

SUBMITTED BY



Courtney Clary, City Secretary

DATE APPROVED: August 16, 2022



Chairman Stephens