

MINUTES OF REGULAR MEETING
SEPTEMBER 20, 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. Rob Cloninger, Mr. Colin Caffey, Mr. Stephen Seay, and Mr. Mark Hendon. Also present were City Attorney Bill Ferebee, Officer Gordon 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.

4. Presentation of a Planning and Zoning Commission preliminary report regarding a special use permit for a Mixed Beverage (On-Premise) Permit with Late Hours has been submitted with the City of Shenandoah. The proposed zoning amendment is for 18484 IH 45, Shenandoah, Texas.

Mrs. Thompson advised the Commission of the request for special use permit for a mixed beverage (on-premise) permit with late hours for 18484 IH 45 – Gloria’s Latin Cuisine. Adding the application would allow the sale and service extending from mid-night to 2 a.m. Mrs. Thompson stated for the record 15 notice of objections for the late hours permit were received by the city along with four notice of support letters. Mrs. Thompson again advised the Commission of conversations had with the applicant regarding the operations of the nightlife and salsa business practice.

5. Public Hearing regarding a special use permit for a Mixed Beverage (On-Premise) Permit with Late Hours has been submitted with the City of Shenandoah. The proposed zoning amendment is for 18484 IH 45, Shenandoah, Texas.

Chairman Stephens opened the public hearing at 6:05 p.m.

Mr. Alex Warmath, Ms. Betty Anderson, and Ms. Esther Lum expressed their objection to the application for consideration by the Commissions.

Chairman Stephens closed the public hearing at 6:14 p.m.

6. Consideration and possible action to recommend to City Council approval or denial of a special use permit for a Mixed Beverage (On-Premise) Permit with Late Hours has been submitted with the City of Shenandoah. The

proposed zoning amendment is for 18484 IH 45, Shenandoah, Texas.

COMMISSIONER HENDON MOTIONED TO RECOMMEND TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A MIXED BEVERAGE (ON-PREMISE) PERMIT WITHOUT LATE HOURS FOR GLORIA'S LATIN CUISINE LOCATED AT 18484 IH 45, SHENANDOAH, TEXAS. SECOND BY COMMISSIONER SEAY.

MOTION CARRIED UNANIMOUSLY

7. Presentation of a Planning and Zoning Commission preliminary report regarding a special use permit for a Wine and Malt Beverage Retail (On-Premise) Permit has been submitted with the City of Shenandoah. The proposed zoning amendment is for 8821 MetroPark Drive, Suite 100, Shenandoah, Texas.

Mrs. Thompson advised the Commission of the request for special use permit for a wine and malt beverage permit (on-premise) for 8821 Metropark Drive, Suite 100 – Black Bear Diner.

8. Public Hearing regarding special use permit for a Wine and Malt Beverage Retail (On-Premise) Permit has been submitted with the City of Shenandoah. The proposed zoning amendment is for 8821 MetroPark Drive, Suite 100, Shenandoah, Texas.

Chairman Stephens opened the public hearing at 6:19 p.m.

Chairman Stephens stated none for the record.

Chairman Stephens closed the public hearing at 6:20 p.m.

9. Consideration and possible action to recommend to City Council approval or denial of a special use permit for a Wine and Malt Beverage Retail (On-Premise) Permit has been submitted with the City of Shenandoah. The proposed zoning amendment is for 8821 MetroPark Drive, Suite 100, Shenandoah, Texas.

COMMISSIONER HENDON MOTIONED TO RECOMMEND TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A WINE AND MALT BEVERAGE RETAIL (ON-PREMISE) PERMIT FOR BLACK BEAR DINER LOCATED AT 8821 METROPARK DRIVE, SUITE 100, SHENANDOAH, TEXAS. SECOND BY COMMISSIONER CLONINGER.

MOTION CARRIED UNANIMOUSLY

10. 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 side building setback. The proposed zoning amendment is for 136 McKinley Landing Lane, Shenandoah, Texas.

Mrs. Thompson advised the Commission of the request for variance to allow placement of pool equipment within the 4' side building setback line for property 136 McKinley Landing Lane. Advising the granting of the variance would eliminate the need to remove mature trees within the backyard, lay new electrical lines and leave little to no greenspace.

11. Public Hearing regarding a variance to City of Shenandoah Zoning Ordinance allowing for encroachment of pool equipment within the side building setback. The proposed zoning amendment is for 136 McKinley Landing Lane, Shenandoah, Texas.

Lily neighborhood HOA President advised the Commission of his support to approve the requested

variance.

Chairman Stephens opened the public hearing at 6:22 p.m.

Commissioner Cloninger and Chairman Stephens reference prior considerations and specific details of the existing lot for which the variance is being requested.

Chairman Stephens closed the public hearing at 6:26 p.m.

12. Review and discuss any changes that should be made to the Comprehensive Plan.

The Commission discussed development and land use classification of land along Tamina Road within the ETJ.

13. Review and discuss and changes that should be made to the Integrated Development.

The Commission discussed section 21 of the City of Shenandoah Integrated Development Code.

14. Consideration and possible action to approve or deny the minutes of the August 16, 2022 Regular Meeting of the Planning and Zoning Commission.

COMMISSIONER HENDON MOTIONED TO APPROVE THE AUGUST 16, 2022 REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION. SECOND BY COMMISSIONER SEAY.

MOTION CARRIED UNANIMOUSLY

City Administration Updates

Mrs. Thompson advised the Commission of a special scheduled meeting to be held on October 4, 2022 at 6 p.m.

Commissioner's Inquiry

Commissioner Hendon addressed the newly installed signs at Discount Tire and inquired about the traffic at 242 and a flyover.

Chairman Stephens offered a thank you to those who serve and welcomed residents and comments before the Commission.

ADJOURN

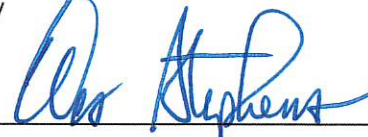
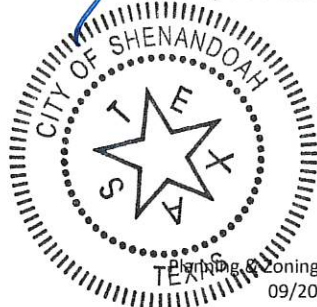
Chairman Stephens called the meeting adjourned at 7:05 P.M.

SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED: October 4, 2022



Chairman Stephens