



City of Garden Ridge

"A way of life, not just a place to live"

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, FEBRUARY 8, 2022, 6:00 P.M.

Commissioners Present:

Chair Karen Diaz
Commissioner Dr. Jim Miller
Commissioner Todd Hill
Commissioner Roy Leatherberry

Commissioners Absent:

Vice-Chair Kerim Jacaman
Vacant Position
Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary/Communications Specialist
Mayor Robb Erickson
Councilmember Jesse Valdez
Councilmember Kay Bower

A quorum of the City Council was in attendance at the meeting to listen and receive information, but did not consider or take action on any item posted on the agenda.

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Diaz called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, February 8, 2022, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair Diaz led the Pledge of Allegiance.

4. Citizen Comment Period: No one signed up to speak.

5. Business Items

The following items are for discussion, consideration, and action.

a) Approval of Minutes for January 11, 2022, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Leatherberry, to approve the minutes for January 11, 2022, Planning and Zoning Commission Regular Meeting. The Commission voted three (3) for and none (0) opposed. The motion carried unanimously.

b) Items applicable to the Planning and Zoning Commission discussed at February City Council Meeting, including possible update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.

Chair Diaz provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the February City Council Meeting.

- c) **Petition by Michael Domgard for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.2.5.2. to allow a fifty-four (54) percent impervious cover limit on property located at 9620 Trophy Oaks Dr. for the construction of a pool with outdoor kitchen, pool house, and garage/shop. The 0.8180 acre property is further known as Lot 38, Block 2, Trophy Oaks Subdivision, Garden Ridge, Texas. Impervious cover limit in Single Family Dwelling (R) District is thirty-five (35) percent of the lot area.**

Michael Domgard presented his petition for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.2.5.2. to allow a fifty-four (54) percent impervious cover limit on property located at 9620 Trophy Oaks Dr. for the construction of a pool with outdoor kitchen, pool house, and garage/shop.

1. Hold a public hearing.

Chair Diaz opened the public hearing at 6:07 p.m.

One (1) citizen spoke regarding the petition and City Secretary Marisa Spencer stated no written comments were submitted.

Chair Diaz closed the public hearing at 6:08 p.m.

2. Discuss and make a recommendation regarding the petition.

The Commission discussed the variance request and the findings necessary to grant a variance. Commissioner Dr. Miller expressed his desire to consider circumstances on a case-by-case basis when considering variances.

Motion: A motion was made by Commissioner Leatherberry, seconded by Commissioner Hill, to recommend to City Council denial of the petition by Michael Domgard for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.2.5.2. to allow a fifty-four (54) percent impervious cover limit on property located at 9620 Trophy Oaks Dr. for the construction of a pool with outdoor kitchen, pool house, and garage/shop. The Commission voted two (2) for and one (1) opposed (Commissioner Dr. Miller). The motion passed by a vote of 2-1.

- d) **Ordinance No. 210-112021 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting board and commission policies and procedures; providing a cumulative and savings clause; providing for severability; and declaring an effective date.**

1. Interview possible candidates for Planning and Zoning Commission Place 5/Place 7 Vacancies.

The Commission conducted interviews for the Planning and Zoning Commission Vacancies.

2. Make a recommendation to City Council for appointment of Commissioner.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Hill, to recommend to City Council appointment of Michael Crow to the Planning and Zoning Commission Place 5 with term expiring September 30, 2023. The Commission voted three (3) for and none (0) opposed. The motion carried unanimously.

- e) **Draft Zoning Ordinance / Master Land Use Plan.**

1. Discuss and make possible recommendations related to the Draft Zoning Ordinance.

Bryce Cox, Planner, reviewed the Technical Committee's changes to the Draft Zoning Ordinance and addressed questions from the Commission.

The Commission discussed impervious cover for Residential Estate (RE) District and Section 2.06.07. Storage and Use of Vehicles and Equipment in Residential Zoning Districts. The Commission agreed by consensus to increase the maximum impervious cover percentage for Residential Estate (RE) District to fifty percent (50%). The Commission agreed by consensus to clarify Section 2.06.07. regarding the parking and storage of recreational vehicles, travel trailers, house trailers, trailers, boats, commercial or farm vehicles (excluding one-ton or less pickup trucks), or similar equipment.

City Administrator Nancy Cain spoke regarding wording from Ordinance No. 13-122018 regarding acceptable materials for parking spaces. The Commission agreed by consensus to include this wording in the Draft Zoning Ordinance under Section 2.06.07. Storage and Use of Vehicles and Equipment in Residential Zoning Districts.

2. Discuss and make possible recommendations related to the Master Land Use Plan and Map.
The Commission had nothing additional at this time.

f) Future Agenda Items

1. Commissioners input on agenda items.

Commissioner Dr. Miller requested to discuss the laws governing variances related to Planning and Zoning.

2. Announce date, time, and location for next meeting (March 8, 2022, at 6:00 p.m. at City Hall).

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, March 8, 2022, at 6:00 p.m. at City Hall.

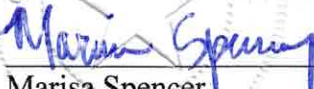
6. Citizen Comment Period

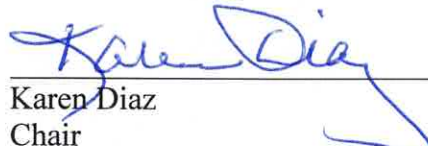
Kay Bower, 8947 Garden Ridge Drive, spoke regarding impervious cover and parking regulations.

7. Adjournment

Motion: A motion was made by Commissioner Hill, seconded by Commissioner Dr. Miller, to adjourn. The Commission voted three (3) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, February 8, 2022, Planning and Zoning Commission Regular Meeting was adjourned at 9:04 p.m. by Chair Diaz.

ATTEST:


Marisa Spencer
City Secretary


Karen Diaz
Chair