MINUTES OF PLANNING & ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 13, 2018

Commissioners present:
Vice Chairman Shawn Willis
Commissioner Karen Diaz
Commissioner David Heier
Commissioner Dr. Jim Miller
Commissioner Kitty Owen
Commissioner David Ringle

Commissioners Absent:
Chairman vacant

Also Present:
Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Dan Mummert, City Engineer
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Shawn Willis, Vice-Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, February 13, 2018 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen Comments

No one wished to speak.

3. Business Items

a) Approvals

i. Approval of Minutes for January 9, 2018 Planning and Zoning Commission Regular Meeting

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Diaz, to approve the Minutes for January 9, 2018 Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion passed unanimously.

ii. Receive nominations and consider appointment of Planning and Zoning Commission Chair and Vice Chair for a one year term.

Motion: Upon a motion made by Commissioner Diaz, and seconded by Commissioner Heier, to appoint Dr. Jim Miller as Planning and Zoning Vice Chair. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion passed unanimously.

Motion: Upon a motion made by Commissioner Dr. Miller, and seconded by Commissioner Ringle, to appoint Shawn Willis as Planning and Zoning Chair. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion passed unanimously.

iii. Set date, time and location for next meeting (March 13, 2018)

Motion: Upon a motion made by Commissioner Owen, and seconded by Commissioner Diaz, to hold the next meeting on Tuesday, March 13, 2018 at 6:00 p.m. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion passed unanimously.

b) Petition/Public Hearing/Recommendations

i. A petition by Gary Miller to replat Lot 1 and Lot 2, Miller Estates, Comal County, Texas to establish Lot 1RA, Lot 1RB and Lot 2R. The property is located in the Extraterritorial Jurisdiction (ETJ) of the City of Garden Ridge, Texas and further located on the northeast side of F.M. 3009 and northwest side of Schoenthal Road at the intersection of F.M. 3009 and Schoenthal Road.

a. Hold a public hearing to receive comments for or against the petition.

Gary Miller stated he was the requestor and even though the Planning and Zoning Commission had previously reviewed this property, he listened to them and made some changes. He stated he is now requesting this property be replatted into 3 plats. He stated all the required setbacks and lot sizes have been met.

Shawn Willis, Chair, opened the public hearing at 6:06 p.m. and asked if anyone wished to speak for or against the petition. No one did, so he closed the public hearing at 6:07 p.m.

Shawn Willis, Chair, asked the City Engineer if he had reviewed the petition and if all requirements have been met.

Dan Mummert, City Engineer with River City Engineer, stated he has reviewed the petition and the required setbacks and lot sizes have met the requirements.

b. Make a recommendation to the City Council on the petition.

Motion: Upon a motion made by Commissioner Dr. Miller, and seconded by Commissioner Heier, to recommend to City Council the approval of a petition by Gary Miller to replat Lot 1 and Lot 2, Miller Estates, Comal County, Texas to establish Lot 1RA, Lot 1RB and Lot 2R. The property is located in the Extraterritorial Jurisdiction (ETJ) of the City of Garden Ridge, Texas and further located on the northeast side of F.M. 3009 and northwest side of Schoenthal Road at the intersection of F.M. 3009 and Schoenthal Road, with no variances. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion passed unanimously.

ii. Planning and Zoning Commission Place 3 vacancy (term expiring September 30, 2018)

a. Interview possible candidate/candidates

Mark Hausheer stated he was a resident in 1993 and after a few years sold his home, but when he retired he and his wife moved back to Garden Ridge. Mr. Hausheer reviewed his resume with the Commission. He asked the Planning and Zoning Commission questions regarding different Ordinances that pertain to the Planning and Zoning Commission.

The Commission asked him about his availability and meeting attendance, if he had previously served on a Board or Commission, and what he had to bring to the Commission.

Todd Vagi stated he and his wife Lisa Swint have been Garden Ridge residents for 5 years. He reviewed his resume and stated with being the owner and operator of North Park Audi, he has some experience with zoning. He stated he would like to be part of helping Garden Ridge thrive.

The Commission asked him about his availability and meeting attendance, if he had previously served on a Board or Commission, attended any Master Land Use meetings, and what he had to bring to the Commission.

b. Consideration on recommendation to the City Council for appointment of Commissioner.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Ringle, to recommend to City Council the appointment of Todd Vagi to Planning and Zoning Commission Place 3 vacancy (term expiring September 30, 2018). The Planning and Zoning Commission voted two (2) for, three (3) opposed (Diaz, Miller, and Owen). The motion failed.

Motion: Upon a motion made by Commissioner Diaz, and seconded by Commissioner Owen, to recommend to City Council the appointment of Mark Hausheer to Planning and Zoning Commission Place 3 vacancy (term expiring September 30, 2018). The Planning and Zoning Commission voted three (3) for, two (2) opposed (Ringle and Heier). The motion passed.

c) Discussions/Reports

i. **Presentation of Planning and Zoning Commission binder of ordinances that apply under the Commissions purview, Commissioners contact information, Commissioners places and terms, and additional information to assist in making Commission recommendations and Commission duties.**

Shawn Willis, Chair, presented the Planning and Zoning Commission binders to the Commission and asked them to review them. He stated the City Council adopted Ordinance 210 which unifies all Commissions and provides rules and regulations for Commissioners. He stated Mayor Thompson will be present at the March 13, 2018 Commission Meeting to review and discuss the Ordinance with them.

The Planning and Zoning Commission thanked Staff for the binder and all the information.

ii. Items discussed at the February 7, 21018 City Council Regular Meeting.

Nancy Cain, City Administrator, stated the only item on the February 7, 2018 City Council Regular Meeting was Ordinance 210, which unifies and creates rules and procedures for all City Commissions. She also stated the City Council adopted Resolution 427 extending the effective date of the Master Land Use Plan until May 1, 2018.

Dr. Miller, Vice-Chair, stated he attended the City Council Meeting and felt the Well Site fencing and beautification project should come before the Planning and Zoning Commission for a recommendation.

iii. Discussion of Future Agenda Items

- Mayor's briefing on Ordinance 210
- Master Land Use Ordinance rewrites

4. Citizen's Participation: - 20 minute limit.

No one wished to speak

5. Adjournment

Motion: Upon a motion made by Commissioner Heier and seconded by Commissioner Diaz, the meeting was adjourned at 6:31 p.m.

Dr. Jim Miller, Vice Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary