



City of Garden Ridge

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

PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 13, 2018 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, March 13, 2018 in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on March 9, 2018 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Citizen Comments – 30 minute limit.

Rules for Citizen's Participation:

The Commission welcomes citizen participation and comments at all of their Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. As a courtesy to your fellow citizens and out of respect for our elected officials, we request that if you speak, you follow these guidelines:

- a) Respect and courtesy:
 - i. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
 - ii. Show the Commission the same respect that you would like to be shown.
 - iii. Show the Commission courtesy by ending your speaking at the time allotted below.
- b) Speaking:
 - i. First citizen comment period
 - a. You are required to sign up to speak.
 - b. You are limited to one three (3) minute period.
 - ii. Business item period
 - a. You are required to sign up to speak.
 - b. You are limited to one three (3) minute period.
 - iii. Second citizen comment period
 - a. You are not required to sign up.
 - b. You are limited to one two (2) minute per period.
 - iv. State your name and address before your comments begin.
 - v. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

*NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject **must be limited** to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.*

5. Business Items

The following items are for discussion, consideration and action.

a) Approvals

- i. Approval of Minutes for February 13, 2018 Planning and Zoning Commission Regular Meeting
- ii. Set date, time and location for next meeting (April 10, 2018)

b) Updates/Reviews

- i. Update from City Attorney; discussion regarding draft ordinances.

c) Discussions/Reports

- i. Review the Planning and Zoning Commission binder of ordinances that apply under the Commissions purview, Commissioners contact information, Commissioners places and terms, additional information to assist in making Commission recommendations, and Commission duties.
 - a. Review of Ordinance 210-022018 governing Commissions by Mayor Thompson.
- i. Items discussed at the March 7, 21018 City Council Regular Meeting.
- ii. Discussion of Future Agenda Items

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

See "Rules for Citizen's Participation" under Item 4.

7. Adjournment

AGENDA NOTICES:

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized:

The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matter listed below, as authorized by Title 5, Chapter 55, of the Texas Government Code.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas

Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.


Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 5:35 p.m. on March 6, 2018 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin, TRMC
City Secretary



**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.

Shawn Willis, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary