



**MINUTES OF PLANNING & ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 10, 2018**

Commissioners present:

Chair Shawn Willis
Vice Chair Dr. Jim Miller
Commissioner Karen Diaz
Commissioner Mark Hausheer
Commissioner David Heier
Commissioner David Ringle

Commissioners Absent:

Commissioner Kitty Owen

Also Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Shawn Willis, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, April 10, 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 March 13, 2018 Planning and Zoning Commission Regular Meeting

Motion: Upon a motion made by Commissioner Heier, and seconded by Vice Chair Dr. Miller, to approve the Minutes for March 13, 2018 Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted five (5) for, none (0) opposed (Commissioner Ringle was not present for this vote). The motion passed unanimously.

ii. An Ordinance of the City Council of the City of Garden Ridge, Texas amending the Comprehensive Planning and Zoning Ordinance for the City, establishing zoning regulations; providing policies and procedures pursuant to the Texas Local Government Code; comprehensive zoning district regulations; zoning map; general provisions; use, height and area regulations;

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special uses and structures; conditional uses; site plans; visual screening; off-street parking and loading regulations; non-conforming buildings and uses; zoning district boundary verification procedures; zoning of annexed areas; administrative rules and procedures; definitions; appendices; providing other provisions relating to the subject; providing for the administration, enforcement, and amendment thereof; providing a savings clause and for the repeal of all other ordinances in conflict herewith; prescribing a penalty for violations and establishing each day of such violation as a separate offense; providing for severability; and providing an effective date.

a. Receive and review the proposed Ordinance.

Cynthia Trevino, City Attorney, reviewed the proposed changes and stated there are areas that will need some additional discussion on what Garden Ridge wants. She stated these changes will mainly be focused on FM 2252 and FM 3009.

The Planning and Zoning Commission discussed short-term rentals, landscaping and tree preservation measures, architectural standards, and lot sizes. They also discussed getting public input from residents on the revision of Ordinance 13. The Commission discussed having a matrix reflecting the changes and add page #s to the drafts they are sent.

b. Discuss and make possible recommendation on future meetings or direction regarding Ordinance development process.

Shawn Wills, Planning and Zoning Commission Chair, asked that the Commissioners review Sections 7 and 8. He requested the Commissioners submit their edits and questions to the City Administrator or City Secretary by April 25th, for them to forward to the City Attorney.

b) Discussions/Reports

i. Training Opportunities

a. Planning and Zoning Workshop (Friday, April 20, 2018 from 9 a.m.- 2:30 p.m.at 8700 Tesoro Dr., Ste. 100, San Antonio)

Nancy Cain, City Administrator, stated TML is offering a Planning and Zoning Workshop on Friday, April 20th. She also stated our law firm is putting on this workshop and we will need to post a Notice of Quorum.

ii. Items discussed at the April 4, 2018 City Council Regular Meeting.

Nancy Cain, City Administrator, stated the Planning and Zoning Commission did not have any items on the City Council Regular Meeting held on April 4, 2018.

iii. Discussion of Future Agenda Items

1. Set date, time and location for next meeting (May 8, 2018)

Shawn Wills, Planning and Zoning Commission Chair, announced the next Planning and Zoning Commission Meeting is scheduled for May 8, 2018.

Commissioner Ringle stated he would like to add a discussion on public forum boards.

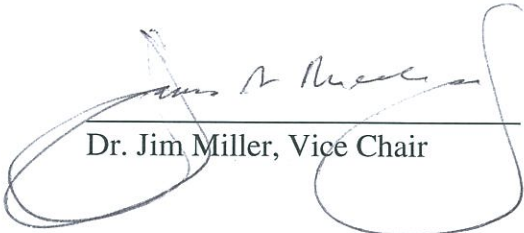
4. Citizen's Participation: - 20 minute limit.

Larry Thompson, 22026 Cristobal Dr., informed the Commission that the training TML is offering is the same training that Garden Ridge has paid our attorneys to conduct here.

Kay Bower, 8947 Garden Ridge Dr., thanked Shawn Willis, Chair and Commissioner Heier for attending the Commission Ordinance Meeting.

5. Adjournment

Motion: Upon a motion made by Commissioner Diaz, and seconded by Vice Chair Dr. Miller, the meeting was adjourned at 7:14 p.m.



Dr. Jim Miller, Vice Chair

ATTEST:



Shelley Goodwin, TRMC
City Secretary