



City of Garden Ridge

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

PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 14, 2018, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, August 14, 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 August 10, 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 to the City Secretary 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation:

The Planning and Zoning Commission welcomes citizen participation and comments at all Commission Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. 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. End 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 3 minute period.
 - ii. Business item period
 - a. You are required to sign up to speak.
 - b. You are limited to one 3 minute period.
 - iii. Second citizen comment period
 - a. You are not required to sign up.
 - b. You are limited to one 2 minute 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 Commission 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 Commission may discuss, consider/or take possible action on the following items:

a) Approvals/Recommendations

- i. Approval of Minutes for July 10, 2018 Planning and Zoning Commission Regular Meeting.
- ii. Planning and Zoning Commission Place 6 vacancy (term expiring September 30, 2019).
 1. Interview possible candidate/candidates.
 2. Make a recommendation to the City Council for appointment of Commissioner.
- iii. Expiring terms (September 30, 2018) of Commissioners (Commissioners Diaz, Hausheer, and Owen).
 1. Discuss eligibility due to term limits.
 2. Recommendation to City Council for consideration of reappointment.

b) Discussions/Reports/Updates

- i. Presentation and discussion on retail anchor and commercial areas as related to Master Land Use Plan and possible future revenue from development.
- 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; 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.
 1. Receive proposed changes and review the proposed Ordinance.
 2. Discuss and make possible recommendation on future meetings or direction regarding Ordinance development process.
 3. Discuss holding Special Meetings and possibly set the dates of meetings.
- iii. Items discussed at the August 1, 2018 City Council Regular Meeting.
- iv. Joint training for the Planning and Zoning Commission and Water Commission (Heier)

c) Future Agenda Items.

- i. Commissioners input on agenda items.

- ii. Announce the date, time and location for next meeting (September 11, 2018 at 6:00 p.m. at City Hall).
6.) Citizen's Participation: - limited to 20 minutes total.
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 above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

Executive Sessions Authorized:

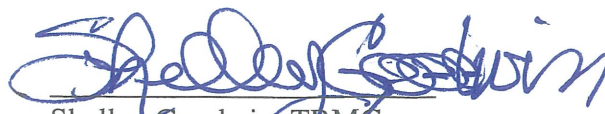
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the 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 6:05 p.m. on August 7, 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



City of Garden Ridge

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

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

Commissioners present:

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

Commissioners Absent:

Vacant position
Commissioner David Heier-excused
Commissioner Kitty Owen-excused

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, Dr. Jim Miller, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:03 p.m. on Tuesday, July 10, 2018 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Dr. Miller, Chair, led the pledge of allegiance.

3. Citizen Comments

No one signed up to speak.

4. Business Items

a) Approvals

i. Approval of Minutes for June 12, 2018 Planning and Zoning Commission Regular Meeting

Motion: Upon a motion made by Vice Chair Hausheer, and seconded by Commissioner Ringle, to approve the Minutes for June 12, 2018 Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion passed unanimously.

ii. Planning and Zoning Commission Place 6 vacancy (term expiring September 30, 2019).

- a. **Interview possible candidate/candidates.**
- b. **Make a recommendation to the City Council for appointment of Commissioner.**

Nancy Cain, City Administrator, reported the City received a Volunteer Interest Form and resume late yesterday, so this item will reschedule for the August 14, 2018 Planning and Zoning Commission Regular Meeting.

- iv. **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; 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 proposed changes and review the proposed Ordinance.**
 - b. **Discuss and make possible recommendation on future meetings or direction regarding Ordinance development process.**

Cynthia Trevino, City Attorney, stated she received the homework that several Commissioners preformed after the last Regular Meeting. She stated she felt the homework was on point and now has a better feel of what the Commission wants to see in the new Ordinance.

The Commission discussed the different topics that they chose to do research on, Architectural Standards, Garden Homes, Mixed Use, and Residential Agricultural. They also discussed the level of strictness, nuisance clause, and lot lines for Mixed Use zoning. They also discussed current impervious cover requirements and sewer along F.M. 2252. Commissioner Diaz agreed to work with Commissioner Ringle on the Architectural Standards. The Commission discussed holding Special Meeting to meet the Comprehensive Planning and Zoning Ordinance deadline of October 1, 2018.

Nancy Cain, City Administrator, stated she will coordinate with the Commissioner's schedules to provide some dates for Planning and Zoning Commission Special Meetings.

b) Discussions/Reports

i. Items discussed at the July 5, 2018 City Council Regular Meeting.

Dr. Miller, Chair, stated he gave the City Council an update on the process the Commission is taking to meet the Comprehensive Planning and Zoning Ordinance deadline.

ii. Annexation and process (Diaz)

Commissioner Diaz stated the City Council is working on this issue, so she would like to see this item moved to the pending agenda section of Future Agenda items.

iii. IT Public Forum (Ringle)

Commissioner Ringle stated he feels the Commission should have an IT Public Forum where communications and documents could be shared. He feels that the public could provide input, which would give an avenue for the Commission to move the Comprehensive Plan and Zoning Ordinance process along faster.

Cynthia Trevino, City Attorney, stated that this type of IT Public Forum would violate the Open Meetings Act.

iv. Joint training for Planning and Zoning Commission and Water Commission (Heier)

Dr. Miller, Chair, asked that this item be rescheduled until Commissioner Heier can be present.

c) Future Agenda Items.

i. Commissioners input on items.

- Discussion of upcoming Commissioner's expiring terms (Miller).

ii. Announce the date, time and location for next meeting (August 14, 2018 at 6:00 p.m. at City Hall).

Dr. Miller, Chair, announced the next Planning and Zoning Commission Regular Meeting is scheduled for August 14, 2018 at 6:00 p.m. at City Hall.

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

No one wished to speak.

6. Adjournment

Motion: Upon a motion made by Commissioner Ringle, and seconded by Commissioner Diaz, the meeting was adjourned at 7:49 p.m.

Dr. Jim Miller, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

City Secretary

From: noreply@civicplus.com
Sent: Saturday, July 07, 2018 8:02 PM
To: City Secretary; City Administrator
Subject: Online Form Submittal: City Commission Volunteer Interest Form

City Commission Volunteer Interest Form

City Commission Volunteer Interest Form

Date	7/7/2018
First Name	George
Last Name	Chambers
Address	9412 Magic Falls
City	Garden Ridge
State	TX
Zip Code	78266
Phone Number	210-815-2299
Other contact number	Field not completed.
Email Address	
Occupation	Retired Radio-TV owner operator 1982-2017 Part Time pastor United Methodist Church
Please check which of the following Commission you have a desire to serve on:	Any City Commission
Tell us why you desire to serve on a City Commission.	Get involved and help better our community
List any Boards, Commissions or Committees you have previously served on in	Field not completed.

GEORGE CHAMBERS

9412 MAGIC FALLS, GARDEN RIDGE TX 78266
210-815-2299

EXPERIENCE

1982 TO 2017

**PRESIDENT, CHAMBERS BROADCASTING, TAYLOR COUNTY BROADCASTING, RADIO
DALHART-OWNER OPERATOR OF RADIO & TV STATIONS**

President CEO, Sales Director, Trainer

1993 TO PRESENT

PASTOR, UNITED METHODIST CHURCH

Part-time pastor appointed to local UMC in TX & OK

EDUCATION

1978

FCC FIRST CLASS, RADAR, BROADCAST ENGINEERING TECHNICAL

National Institute of Communications, North Hollywood, CA

1993

LOCAL PASTOR LICENSE

McMurry College-Perkins Theological Seminary Course of Study

ACTIVITIES

Kiwanis, Rotary, Lions, ELKS, Community Theatre Board, Economic Development Committee, Chamber of Commerce, Grand Jury, Local Church, Meals on Wheels, Senior Member Society of Broadcast Engineers, Former Chair of Tulsa, OK Society of Broadcast Engineers, Member of TAB (Texas Assn of Broadcasters) Golden Mic Club

Future Agenda Items

Planning and Zoning Commission

September 11, 2018

Agenda deadlines:

14 days before Meetings	(8/28/18)	Planning & Zoning Commission and Staff items are due
11 days before Meetings	(8/31/18)	Planning & Zoning Commission Chair review agenda. City Attorney is sent the agenda to approval
7 days before Meetings	(9/4/18)	Post Agenda on bulletin board Planning and Zoning Commission will receive packet (allowing a day and half for corrections and additional information to be added)
6 days before Meetings	(9/5/18)	Post Agenda Packet to City Website @ noon
3 days before Meetings	(9/7/18)	(72 hours) – Local Government Code requirement for posting

Red=City Council Purple=Quarry Commission
Planning & Zoning =Green Water Commission= Blue
Pink=Impact Fee Committee
Wildlife Management Advisory Commission=Brown
City Events=

Sun	Mon	Tues	Wed	Thur	Fri	Sat
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Approval

- Minutes 8-14-18

Petition/Public Hearings/Recommendation

Discussion/Reports

- City Council Update
- Future Agenda Items
 - Set next meeting (if necessary) October 9, 2018 @ 6

Executive Session

October 9, 2018

Agenda deadlines:

14 days before Meetings	(9/25/18)	Planning & Zoning Commission and Staff items are due
11 days before Meetings	(9/28/18)	Planning & Zoning Commission Chair review agenda. City Attorney is sent the agenda to approval
7 days before Meetings	(10/2/18)	Post Agenda on bulletin board Planning and Zoning Commission will receive packet (allowing a day and half for corrections and additional information to be added)
5 days before Meetings	(10/4/18)	Post Agenda Packet to City Website @ noon
3 days before Meetings	(10/6/18)	(72 hours) – Local Government Code requirement for posting

Red=City Council Purple=Quarry Commission
Planning & Zoning =Green Water Commission= Blue
Pink=Impact Fee Committee
Wildlife Management Advisory Commission=Brown
City Events= National Night Out

Sun	Mon	Tues	Wed	Thur	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Approval

1. Minutes 9-11-18

Petition/Public Hearings/Recommendation

Discussion/Reports

1. City Council Update
2. Future Agenda Items
 - a. Set next meeting (if necessary) November 13, 2018 @ 6

Executive Session

PENDING FUTURE AGENDA ITEMS

1. MLUP Ordinance clean up (*Trevino*)