



**MINUTES OF PLANNING & ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 14, 2018**

Commissioners present:

Chair Dr. Jim Miller
Vice Chair Mark Hausheer
Commissioner Karen Diaz
Commissioner David Heier
Commissioner Kitty Owen

Commissioners Absent:

Vacant position
Commissioner David Ringle-Unannounced Absense

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, August 14, 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 July 10, 2018 Planning and Zoning Commission Regular Meeting

Motion: Upon a motion made by Commissioner Diaz, and seconded by Commissioner Owen, to approve the Minutes for the July 10, 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).

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

Dr. Miller, Chair, postponed this item until later in the meeting, to all the candidate time to arrive. He stated if the candidate does not show up then this item will be placed on the September 11, 2018 Regular Meeting Agenda.

Dr. Miller, Chair, announced he will be taking Agenda Items out of order.

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.

Sean Garretson, and John Laycock, of Pegasus, presented a PowerPoint presentation of Economic Feasibility Study prepared for Garden Ridge (see attached). They reviewed the Scope of Services, Wastewater Master Plan, Master Land Use Plan, Review of Process, Review of Findings, Strategic Considerations, and the Next Step. They also presented the Data and Assumptions, Scenarios 1 and Scenarios 2 with Hotel Occupancy Tax and the Fiscal Impacts of both scenarios.

Mr. Garretson announced Pegasus will be presenting a PowerPoint presentation to the City Council Regular Meeting.

The Planning and Zoning Commission discussed the growth rate, build out rate, water and wastewater estimated cost for FM 2252.

Dr. Miller, Chair, stated he would like to hold a Joint Workshop with the City Council on September 5, 2018 to receive and discuss the presentation.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Hausheer, to recommend to City Council that a Joint Meeting with Planning and Zoning Commission be posted for September 5, 2018 for the purpose of receiving and discussing the Pegasus presentation. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion passed unanimously.

Nancy Cain, City Administrator, stated the agenda for the September 5, 2018 Regular Meeting of the City Council is set by Mayor Thompson, but she will see if there is a possibility of arranging a Joint Meeting on another date.

Reconsider Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Hausheer, to reconsider the previous motion recommending to City Council that a Joint Meeting with Planning and Zoning Commission be posted for September 5, 2018 for the purpose of receiving and discussing the Pegasus presentation. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion passed unanimously.

The Planning and Zoning Commission agreed by consensus to hold a Joint Meeting with the City Council to discuss the information provided by Pegasus at a later date.

- 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.**

Cynthia Trevino, City Attorney, stated she received the additional homework that several Commissioners preformed after the last Regular Meeting. She reviewed the Mixed Use, Planned Development District, Assisted Living, and Short-term Rental portions.

The Commission discussed the different topics that they chose to do research on, Architectural Standards, Garden Homes, Mixed Use, and Residential Agricultural. Also discussed Government Housing and the proposed zoning of the curve at FM 2252 where it meets Old Nacogdoches Road.

Cynthia Trevino, City Attorney, stated she will research to see if Government Housing can be restricted to a certain area of the City. She stated having Planned Development District is a good start for special districts with strict language. She stated by having Planned Development District it would eliminate variances having to come before Planning and Zoning Commission, they would be granted when the plan is approved. She also stated this way the developers will know upfront all cost. She also stated a small hotel could be allowed in Mixed Use Zoning or the anchor retail areas.

- 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.**

Commissioners Diaz and Hausheer both expressed interest to serve for another term on the Planning and Zoning Commission.

Commissioner Owen stated she has exceeded her term limit on the Commission, but even though she will be out for medical issues she is willing to serve another term until another Commissioner can be appointed.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Owen, to recommend to City Council that Commissioner Diaz and Commissioner Hausheer be reappointed to serve another term with the term expiring on September 30, 2020. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion passed unanimously.

Motion: Upon a motion made by Commissioner Heier, and seconded by Vice Chair Hausheer, to recommend to City Council to grant a variance to the term limits of Ordinance 210 to allow Commissioner Owen serve another term on Planning and Zoning Commission with the term expiring on September 30, 2020. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion passed unanimously.

iv. Items discussed at the August 1, 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 Zoning Ordinance rewrite deadline.

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

Commissioner Heier stated he would like to hold a Joint Meeting with the Water Commission on September 25, 2018. He stated the Water Commission will be hosting a representative from Edwards Aquifer Authority who will be doing a Water 101 presentation.

The Planning and Zoning Commission chose not to hold a Joint Meeting.

Commissioner Heier extend an invitation to the Commission to attend the September 25, 2018 Water Commission.

c) Future Agenda Items.

i. Commissioners input on items.

No one wished to add an item to the Future Agenda.

ii. Announce the date, time and location for next meeting (September 11, 2018 at 6:00 p.m. at City Hall).

Dr. Miller, Chair, announced the next Planning and Zoning Commission Regular Meeting is scheduled for September 11, 2018 at 6:00 p.m. at City Hall.

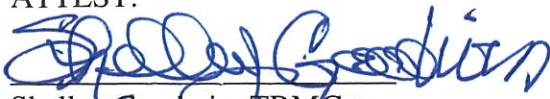
5. Citizen's Participation: - 20 minute limit.

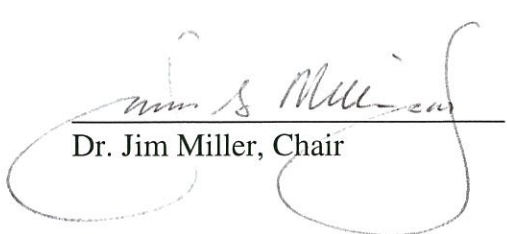
Kay Bower, 8947 Garden Ridge Dr., stated at one time the property at the proposed zoning of the curve at FM 2252 were it meets Old Nacogdoches Road was discussed to be a pocket park, but not sure the result of that discussion.

6. Adjournment

Motion: Upon a motion made by Commissioner Owen, and seconded by Commissioner Diaz, the meeting was adjourned at 8:20 p.m.

ATTEST:


Shelley Goodwin, TRMC
City Secretary


Dr. Jim Miller, Chair