



City of Garden Ridge

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

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 11, 2018, 6:00 P.M.**

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, September 11, 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 September 7, 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
 1. You are required to sign up to speak.
 2. You are limited to one 3 minute period.
 - ii. Business item period
 1. You are required to sign up to speak.
 2. You are limited to one 3 minute period.
 - iii. Second citizen comment period
 1. You are not required to sign up.
 2. 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 August 14, 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.

b) Discussions/Reports/Updates.

- i. 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.
- ii. Recommendation to extend the October 1, 2018 date for the rewriting of Zoning and Subdivision Ordinances.
- iii. Items discussed at the September 5, 2018 City Council Regular Meeting.

c) Future Agenda Items.

- i. Commissioners input on agenda items.
- ii. Announce the date, time and location for next meeting (October 9, 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 4:30 p.m. on September 5, 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, 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.

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 where 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.

Dr. Jim Miller, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE AUGUST 14, 2018
PLANNING AND ZONING COMMISSION REGULAR MEETING**

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	NAME	ADDRESS	SUBJECT
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

ECONOMIC IMPACT ANALYSIS OF PROPOSED UTILITY EXTENSION

FOR GARDEN RIDGE, TEXAS

Planning Commission Workshop

August 14, 2018

Presented by



AGENDA

- Scope of Services
 - Future Land Use Plan
 - Utility Plan / Assumptions
 - Envision Model
- Review of Process
 - Stakeholder Input
 - Data Components / Assumptions
- Review of Findings
 - Scenario 1
 - Scenario 2
- Strategic Considerations
- Next Steps



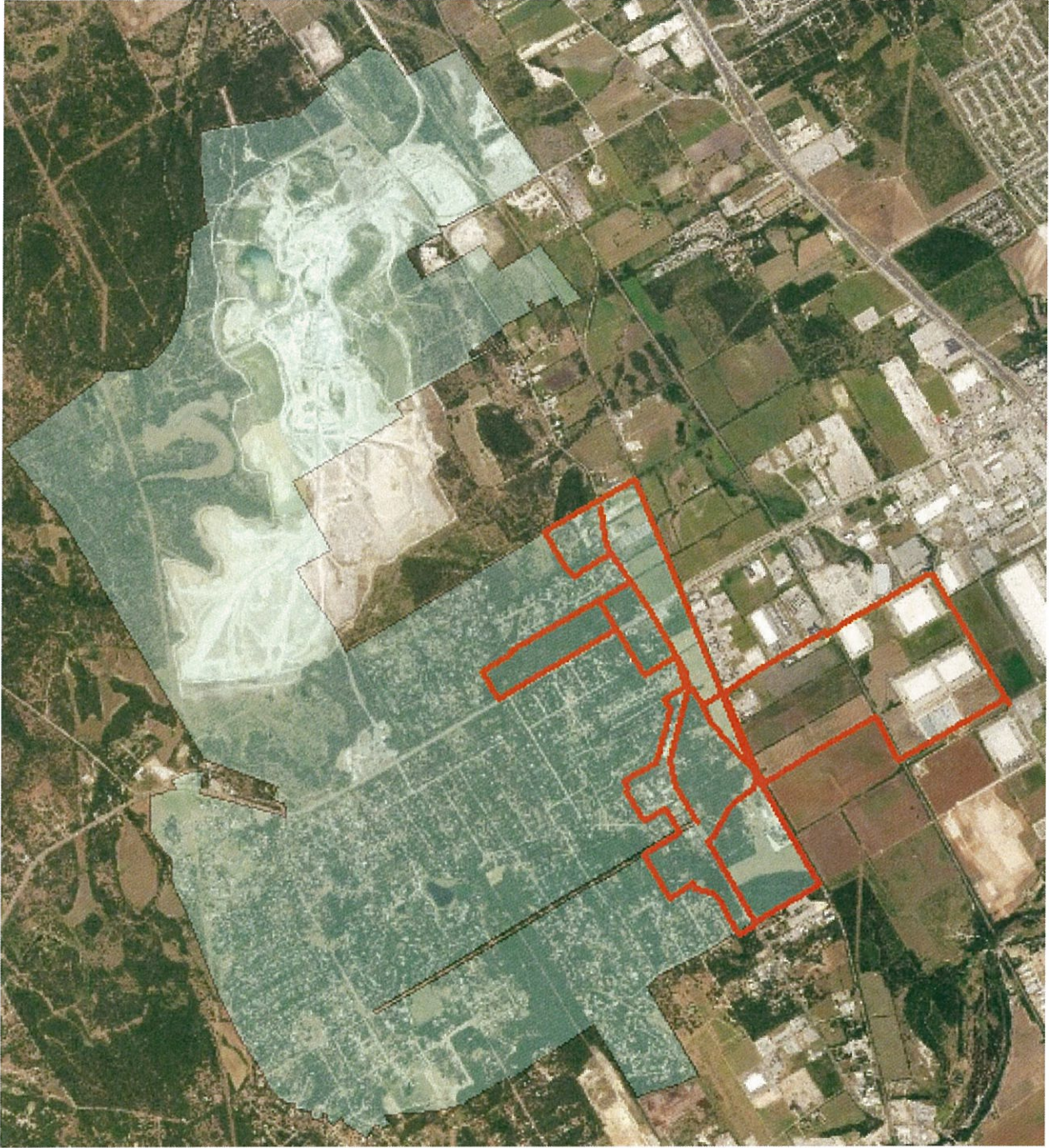
SCOPE OF SERVICES

- Fiscal Impact Analysis of New Utility Extension
- Review current plans and ordinances for Garden Ridge
- Create baseline analysis of all taxing jurisdictions and tax rates
- Apply standards related to jobs per construction type in Garden Ridge, TX to the subject area
- Apply development yield scenarios (low, medium and high density) to be approved by Client/Engineer
- All steps would entail a combination of extensive qualitative (interviews, surveys) with quantitative (BEA Input/Output, Implan multiplier analysis, regional research) methods
- Estimate annual sales and property taxes from potential development (others if applicable) for 5,10 and 20 years

WASTEWATER MASTER PLAN

- 2016 plan to provide wastewater along both sides of FM 2252 from city limit to city limit
- Wastewater system will enable denser development of currently vacant land
- Can diversify the tax base as city approaches full buildout
- Projects 506 living unit equivalent





August 14, 2018

MASTER LAND USE PLAN

- 2017: “to preserve the natural environment and unique community character as the City approaches build-out of its current city limits”
- Projected Land Use for land getting wastewater service
- 4 “special planning areas” – retail, retail anchor, mixed use and light industrial



ENVISION TOMORROW

- Scenario Planning: shows how land use decisions will impact city on a wide range of indicators, including housing, demographics, transportation etc.
- Fiscal Impact Planning: Input tax values and rates, project future land use, generate revenues to the city.

DATA AND ASSUMPTIONS

Property Value Data (CCAD)
State Sales and Hotel Tax Data
Master Land Use Plan
Current city tax rates and impact fees
Stakeholder input



SCENARIOS

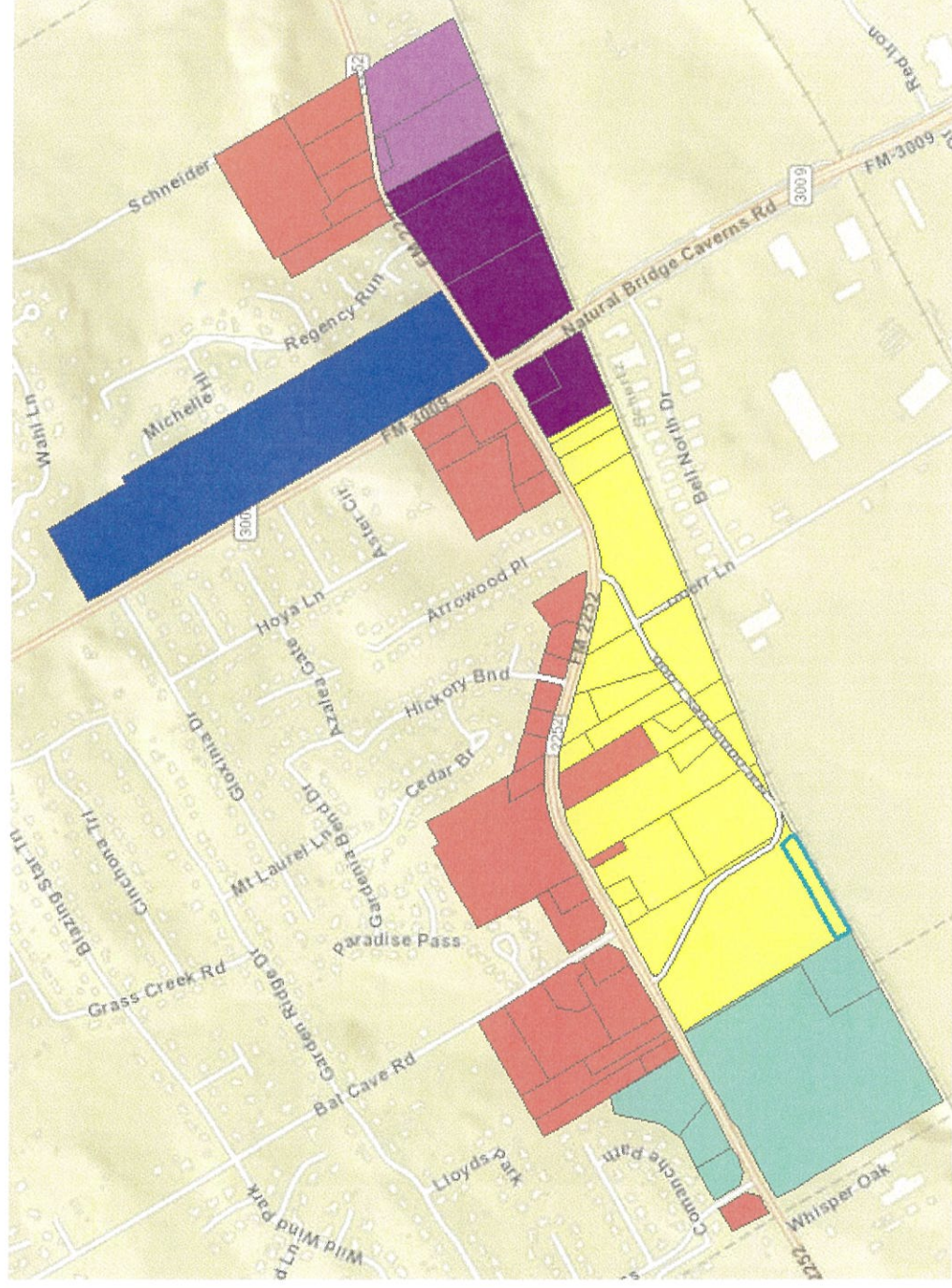
Both Scenarios use the wastewater master plan and the future land use map as guidance.

Both

Scenario 1: Less intense development: less retail absorption, more single family development, no hotel

Scenario 2: More intense development: light retail and restaurant, hotel, townhomes, mixed use with park

SCENARIO 1



Land Use Mix (acres)

Existing Office - 124

Light Retail - 161

Retail Anchor - 23

Parkland - 54

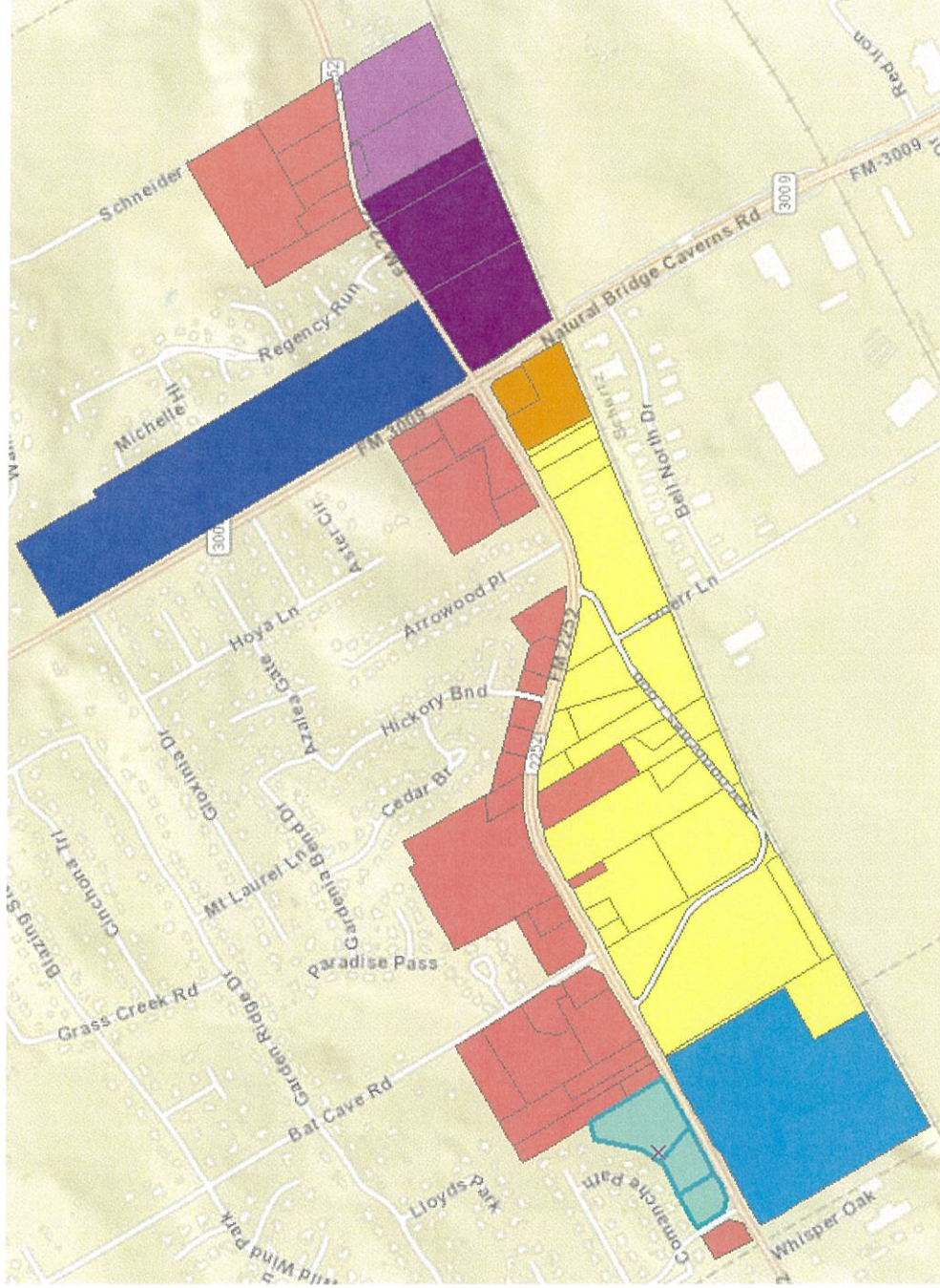
Mixed Use - 62

Light Industrial - 21.5

PEGASUS

August 14, 2018

SCENARIO 2



Land Use Mix (acres)

Existing Office - 124

Light Retail - 121

Retail Anchor - 23

Mixed Use Park - 68

Mixed Use - 62

Light Industrial - 21.5

Hotel - 2.5

Park - 31

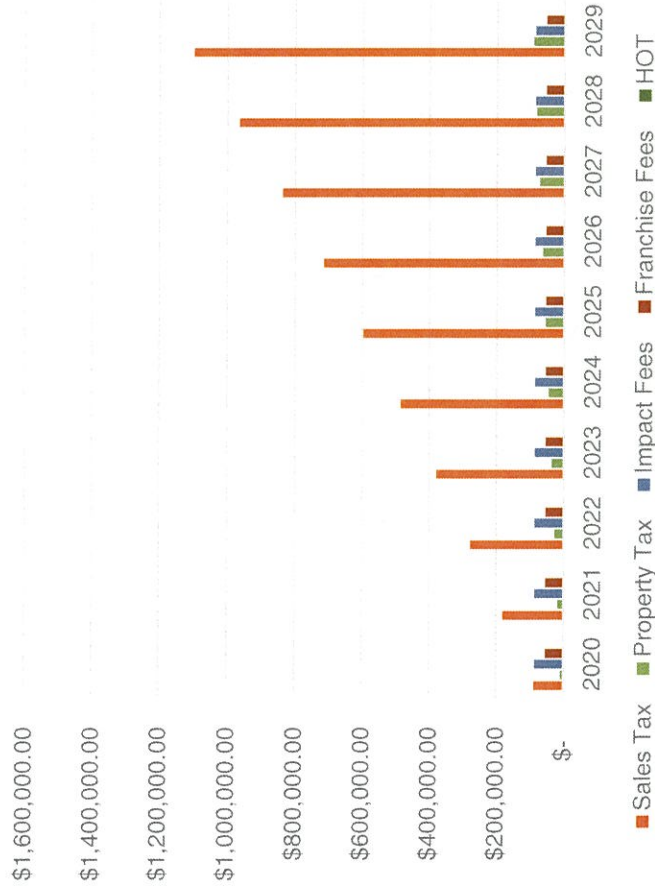
PEGASUS

August 14, 2018

FISCAL IMPACTS – SCENARIO 1

Mix of Retail & Housing

Revenue by Source by Year



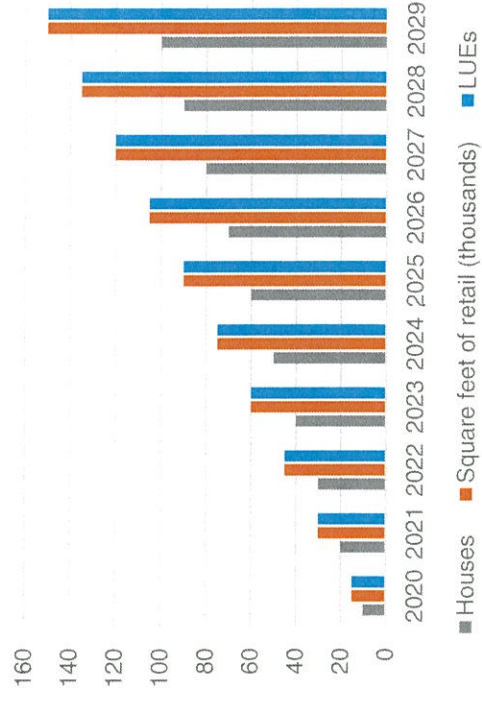
15,000 sq ft of retail and 10
mid size homes per year

\$236,000 revenue in 2020

\$1,328,000 in 2029

150 total LUEs

Total New Construction

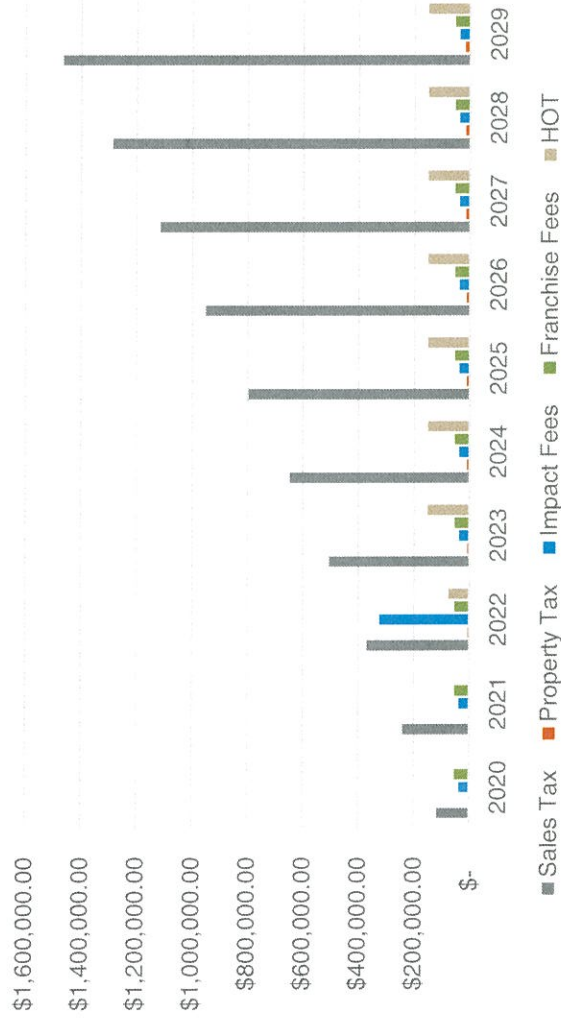


FISCAL IMPACTS – SCENARIO 2

Heavy Retail & Hotel; no houses

20,000 sq ft of retail per year

Revenue by Source by Year



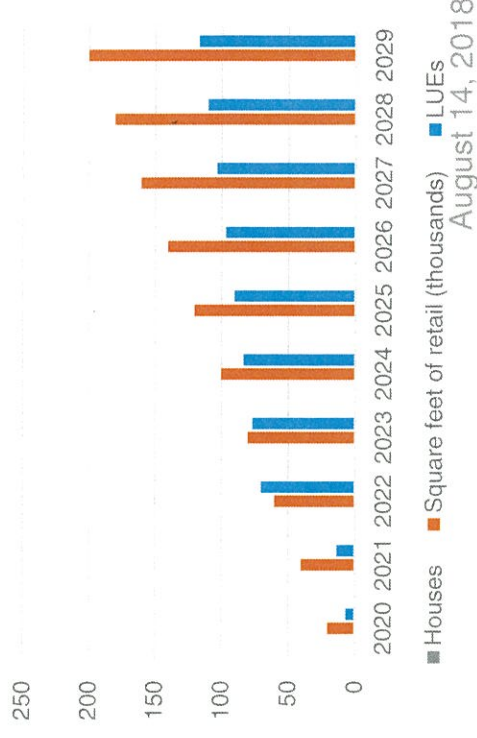
100 room hotel in 2022

\$210,000 in 2020

\$1,723,000 in 2029

116 Total LUEs

Total Construction by Year

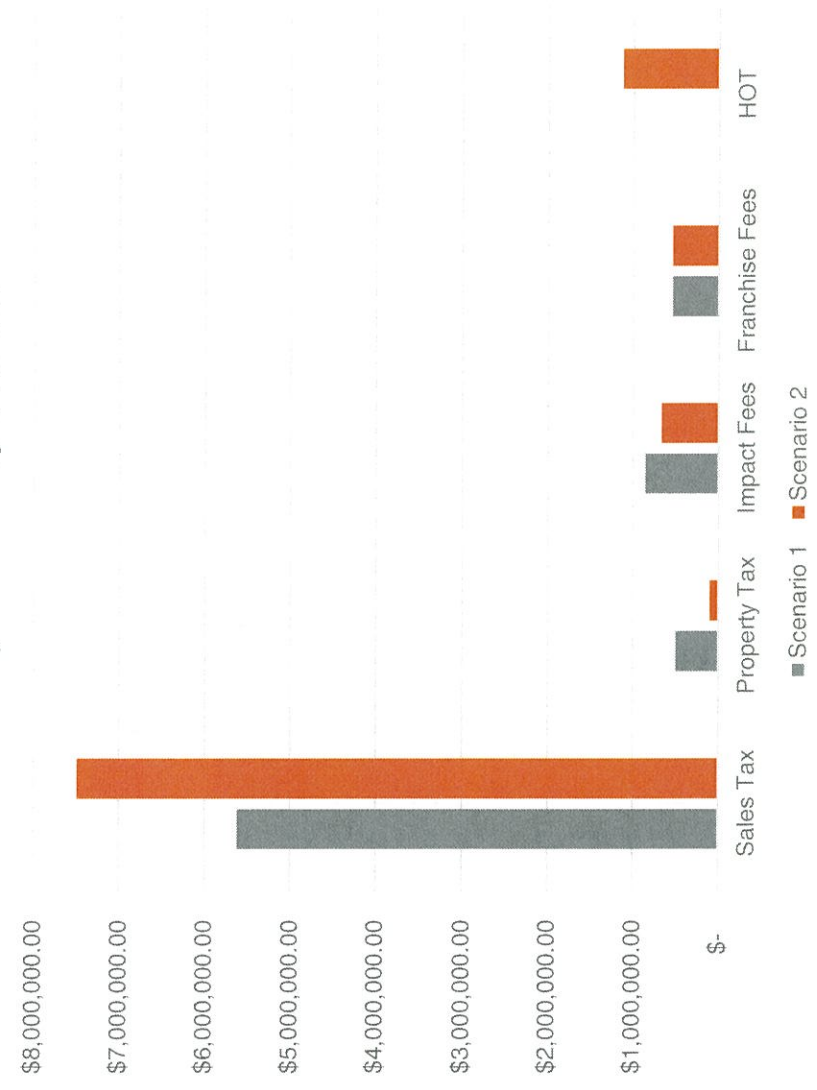


SUMMARY OF TAXES

Summary of Taxes by Scenario

Scenario 1 total: \$7,506,410.60

Scenario 2 total: \$9,789,285.73



STRATEGIC CONSIDERATIONS

- Hotels have been successful in Schertz and New Braunfels, but the Hotel Occupancy Tax is only usable for certain things, not the general fund.

NEXT STEPS



August 14, 2018

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

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

- Minutes 9-11-18

Petition/Public Hearings/Recommendation

Discussion/Reports

- City Council Update
- Future Agenda Items
 - Announce next meeting (if necessary) October 18, 2018 and November 13, 2018 @ 6
 - Commission attendance and required attendance at City Council Meetings.

Executive Session

November 13, 2018

Agenda deadlines:

14 days before Meetings	(10/30/18)	Planning & Zoning Commission and Staff items are due
11 days before Meetings	(11/2/18)	Planning & Zoning Commission Chair review agenda. City Attorney is sent the agenda to approval
7 days before Meetings	(11/6/18)	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	(11/7/18)	Post Agenda Packet to City Website @ noon
3 days before Meetings	(11/9/18)	(72 hours) – Local Government Code requirement for posting

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

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	

Approval

- Minutes 10-9-18
- Minutes 10-18-18

Petition/Public Hearings/Recommendation

Discussion/Reports

- City Council Update
- Future Agenda Items
 - Announce next meeting (if necessary) November 15, 2018 @ 6
 - Commission attendance and required attendance at City Council Meetings.

Executive Session

PENDING FUTURE AGENDA ITEMS

1. MLUP Ordinance clean up (*Trevino*)

Planning and Zoning Commission Attendance

	2/13/18 Regular Meeting	3/13/18 Regular Meeting	4/10/18 Regular Meeting	5-10-18 Regular Meeting	6-12-18 Regular Meeting	7-10-18 Regular Meeting	8/10/18 Special Meeting	8/14/18 Regular Meeting	08/27/2018 Special Meeting	9/11/18 Regular Meeting	10/9/18 Regular Meeting	11/13/18 Regular Meeting	12/11/18 Regular Meeting
Commissioner													
Miller	P	P	P	P	P	P	P-QNM	P	P				
Diaz	P	P	P	P	VAA	P	P-QNM	P	P				
Hausheer				VAA	P	P	P-QNM	P	P				
Ringle	P	P	P	P	P	P	UA	UA	P				
Heier	P	P	P	P	P	VAA	P-QNM	P	P				
Owen	P	P	E	P	VAA	UA	VAA	P	P				

P	Present
P-QNM	Present but quorum not met
E	Excused for reasons allowed in Ord. 210
VAA	Voluntary Announced Absence
UA	Unannounced Absence
	Not member yet

Planning and Zoning Commission's Attendance at City Council Regular Meeting

[illegible]