



City of Garden Ridge

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

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING THURSDAY, NOVEMBER 15, 2018, 6:00 P.M.

Commissioners Present:

Chair Dr. Jim Miller
Vice-Chair Mark Hausheer
Commissioner Kitty Owen
Commissioner David Ringle
Commissioner David Heier
Commissioner David Dauer

Commissioners Absent:

Commissioner Karen Diaz (Voluntary Announced Absence)

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Marisa Spencer, Interim City Secretary

Other City Councilmembers or Commissioners Present:

Andre Bullard, Water Commissioner

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Chair Dr. Miller, called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Thursday, November 15, 2018, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call

See above.

3. Pledge of Allegiance

Chair Dr. Miller led the Pledge of Allegiance.

4. Citizen Comment Period – limited to 30 minutes total

No one signed up to speak.

5. Business Items

The Commission may discuss, consider/or take possible action on the following items:

a) Discussions/Reports/Updates.

i. Update on assistance regarding Zoning and Subdivision Ordinance rewrites.

The Commission discussed their objectives and priorities for Freese and Nichols, Inc. regarding the Zoning and Subdivision Ordinance rewrites. The Commission also discussed how the TxDOT expansion of FM 2252 could impact the Zoning and Subdivision Ordinance rewrites.

- 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.**

Chair Dr. Miller stated the Commission's homework was to go over the Light Retail and Light Industrial sections. The Commissioners contributed their comments and suggestions regarding the Light Retail and Light Industrial sections. The Commission also discussed the C-1 Light Retail District draft.

Motion: A motion was made by Commissioner Ringle to pass Section 7 Light Industrial District as written. There was no second; therefore, the motion died.

Commissioner Ringle made a motion of inquiry or point of order for suspension of rules for five (5) minutes. Commissioner Ringle stated this does not need a second or a vote and can only be dismissed or agreed to by the Chair. Chair Dr. Miller agreed. Commissioner Ringle stated he was trying to put out generalized motions as a main motion hoping that other Commissioners would make subordinate motions to amend his main motion. Commissioner Ringle also discussed the use of privileged motions. To conclude the discussion, Chair Dr. Miller stated the rules are now back in play.

Cynthia Trevino, City Attorney, clarified that the City has not formally adopted Robert's Rules of Order and they are used as a guide.

- 2. Discuss and make possible recommendation on future meetings or direction regarding Ordinance development process.**

Cynthia Trevino suggested to delete sections 7.1.1.1. – 7.1.1.3. from current Ordinance 13-062017 then this section would be ready to be recommended to Freese and Nichols, Inc. for their review.

Motion: A motion was made by Commissioner Ringle, seconded by Commissioner Owen, to remove section 7.1.1.1. – 7.1.1.3. from current Ordinance 13-062017. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Ringle, seconded by Commissioner Heier, to add section 7.1.4.5. to current Ordinance 13-062017 that states "minimum lot frontage width: 120 feet". The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Hausheer, to modify section 7.1.5. of current Ordinance 13-062017 to increase impervious cover to 56%. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Ringle, seconded by Commissioner Heier, to send this document as proposed with said amendments to Freese and Nichols, Inc. for review. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Owen, to eliminate the Masonry construction section in C-1 Light Retail District draft to eliminate redundancy. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Future Agenda Items.

i. Commissioners input on agenda items.

Commissioner Dauer suggested to do more research about the allowance of tilt walls, adding that Freese and Nichols, Inc. could possibly provide further information.

Chair Dr. Miller stated he would complete his draft of site design standards/architectural design standards before the next meeting. He also stated that Commissioner Diaz will be back for the next meeting for the Commission to continue discussing the Light Retail District with the hopes of completing that section. Chair Dr. Miller suggested the Commission look at other cities Light Retail Districts standards and prohibited uses.

Chair Dr. Miller requested to add the outcome of the Freese and Nichols, Inc. meeting to the agenda once that meeting has been scheduled.

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

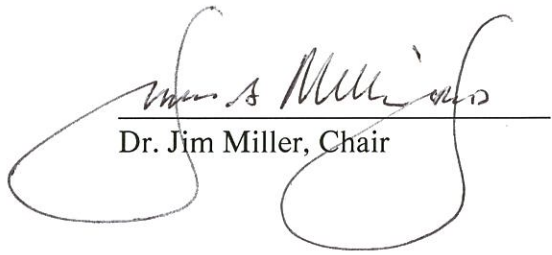
Chair Dr. Miller announced the next Planning and Zoning Commission regular meeting will be held on Tuesday, December 11, 2018, at 6:00 p.m. at City Hall.

6. Citizen's Participation: - limited to 20 minutes total.

No one wished to speak.

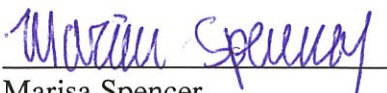
7. Adjournment

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Dauer, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Thursday, November 15, 2018, Planning and Zoning Commission Regular Meeting was adjourned at 8:10 p.m. by Chair Dr. Miller.



Dr. Jim Miller, Chair

ATTEST:



Marisa Spencer
Interim City Secretary