



City of Garden Ridge

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

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

Commissioners Present:

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

Commissioners Absent:

Commissioner David Ringle (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:

Jesus Valdez, 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 Tuesday, December 11, 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, and/or take action on the following items:

a) Approvals/Recommendations.

- i. Approval of Minutes for November 13, 2018, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Dauer, to approve the minutes for November 13, 2018, Planning and Zoning Commission Regular Meeting. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates.

i. Update on meeting with Freese and Nichols, Inc. for Zoning and Subdivision Ordinance rewrite assistance.

Chair Dr. Miller stated the kick-off meeting with Freese and Nichols, Inc. will be held on Thursday, December 20 at 1:00 p.m.

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.

Cynthia Trevino, City Attorney, suggested for the Commission to discuss items that Chair Dr. Miller and Vice-Chair Hausheer will bring forward to Freese and Nichols, Inc. at the kick-off meeting. Cynthia Trevino, City Attorney, stated the items to focus on include policy guidance on mixed-use and planned development areas. The Commission agreed by consensus to begin with discussing hot topics then architectural design standards.

The Commission discussed definition wording and prohibited items. The Commission also discussed the need to take into consideration the new high school currently being built outside the City limits on FM 3009 as well as the expansion of FM 2252. Vice-Chair Hausheer suggested to look at survey results to make sure the Commission is also taking into account the changing demographics of the City.

The Commission reviewed and discussed the architectural design standards specific to light industrial development provided by Chair Dr. Miller. The discussion included building design, desirable and undesirable elements, building materials and colors, metal buildings, screening of storage and loading areas, and parking and circulation.

The Commission agreed by consensus to make the following changes to this draft:

- to leave over 200 feet in 1. Building design.
- remove metal walls from 2. Building materials and colors – A. Preferred building materials.
- add natural stone to 2. Building materials and colors – A. Preferred building materials.
- reconsider stucco use (should not be limited to accent material).
- add any repainting must conform to these standards in D. Colors.
- get rid of section 3. Metal buildings.
- add maximum: 8 feet in height and opaque in section 4. Screening or storage and loading areas, letter C.
- delete letter E in section 4. Screening or storage and loading areas.
- move letter “F” to after letter “C”.
- delete last sentence in letter “G” that states, “Also, include vines on walls to break up flat surfaces.”.
- Delete words “Six seven six” from section 5. Parking and circulation, letter C.

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

Chair Dr. Miller stated all the Commission's work on the Zoning and Subdivision Ordinance rewrites will be provided to Freese and Nichols, Inc. to get their feedback.

iii. Items discussed at the December 5, 2018, City Council Regular Meeting.

Chair Dr. Miller stated he reported to City Council that the Commission discussed expectations for Freese and Nichols, Inc. as well as the date of the kick-off meeting. Chair Dr. Miller stated City Council accepted the Commission's recommendation of amending Ordinance 13-062017 by approving Ordinance 13-122018.

c) Future Agenda Items.

i. Commissioners input on agenda items.

Commissioner Owen suggested to review architectural design standards further.

Chair Dr. Miller stated the Commission would be updated on the kick-off meeting with Freese and Nichols, Inc.

ii. Announce the date, time and location for next meeting (December 20, 2018, at 6:00 p.m. at City Hall).

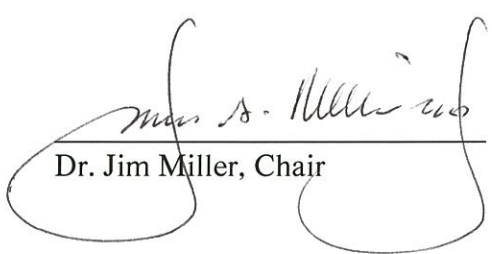
Chair Dr. Miller announced the next Planning and Zoning Commission Regular Meeting will be on Thursday, December 20, 2018, at 6:00 p.m. at City Hall.

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 Heier, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, December 11, 2018, Planning and Zoning Commission Regular Meeting was adjourned at 8:06 p.m. by Chair Dr. Miller.



Dr. Jim Miller, Chair

ATTEST:



Marisa Spencer
Interim City Secretary