MINUTES
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 8, 2019, 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 (Unannounced Absence)

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

Other City Councilmembers or Commissioners Present:
Ken Kneupper, Wildlife Management Advisory Commission

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 6:02 p.m. on Tuesday, January 8, 2019, 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**
Ken Kneupper, 8891 Schoenthal Road, spoke regarding renting property in the City of Garden Ridge.

5. **Business Items**
The Commission may discuss, consider, and/or take action on the following items:
a) Approvals/Recommendations.
i. Approval of Minutes for December 11, 2018, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Diaz, to approve the minutes for December 11, 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 Freese and Nichols, Inc. for Zoning and Subdivision Ordinance rewrite assistance.

Chair Dr. Miller updated Commissioners that were absent at the last Commission meeting about the kick-off meeting with Freese and Nichols, Inc. and the plan moving forward.

Chair Dr. Miller stated he would like to discuss Business Item b) iii. before Business Item b) ii.

iii. Items discussed at the January 2, 2019, City Council Regular Meeting.

Chair Dr. Miller stated residents expressed concerns about a sex offender renting property in the City, which ultimately led to City Council approving Ordinance 217-012019 at the January 2, 2019, City Council Regular Meeting. The Commission discussed the Ordinance, and Cynthia Trevino, City Attorney, clarified definitions in the Ordinance.

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.

The Commission discussed amendments to Section 4. Residential Agriculture and Section 5. Residential of Ordinance 13-122018.

Cynthia Trevino, City Attorney, spoke regarding the process for amending the Ordinance.

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

The Commission agreed by consensus to allow Nancy Cain, City Administrator, and Cynthia Trevino, City Attorney, prepare a document that reflects the amendments and changes discussed by the Commission for review at the next Commission meeting on Thursday, January 17, 2019.

c) Future Agenda Items.

i. Commissioners input on agenda items.

Chair Dr. Miller requested that Commissioners look over definitions so the Commission can further discuss those at their next meeting. Commissioner Owen requested for Cynthia Trevino, City Attorney, to provide laws and regulations regarding certain definitions.

The Commission discussed attending the TxDOT Public Hearing that is being held on January 16, 2019. Chair Dr. Miller requested to add discussion of the TxDOT expansion layout of FM 2252 to the next agenda.

Vice-Chair Hausheer requested to add discussion of Commissioner attendance and Ordinance 210-022018 to the next agenda.

ii. Announce the date, time, and location for next meeting (January 17, 2019, at 6:00 p.m. at City Hall).

Chair Dr. Miller announced the next Planning and Zoning Commission Regular Meeting will be on Thursday, January 17, 2019, at 6:00 p.m. at City Hall.

6. Citizen Comment Period – limited to 20 minutes total

Tracey Blackwell, 9745 Trophy Oaks Drive, spoke regarding new builds and the changing of zoning districts in the City of Garden Ridge.

Ken Kneupper, 8891 Schoenthal Road, spoke regarding the TxDOT Public Hearing that is being held on January 16, 2019.

Kay Bower, 8947 Garden Ridge Drive, spoke regarding the TxDOT Public Hearing that is being held on January 16, 2019, agricultural exemptions, outbuildings, rentals, and water connections in the City of Garden Ridge.

7. Adjournment

Motion: A motion was made by Commissioner Owen, seconded by Vice-Chair Hausheer, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, January 8, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 7:33 p.m. by Chair Dr. Miller.

Dr. Jim Miller, Chair

ATTEST:

Marisa Spencer
Interim City Secretary