



AGENDA
PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, APRIL 18, 2019, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Thursday, April 18, 2019, at 6:00 p.m. 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 by April 15, 2019, before 6:00 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 interpretative 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 should 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 and you are limited to one 3-minute period.
 - ii. Business item period
 - 1. You are required to sign up to speak and you are limited to one 3-minute period.
 - iii. Second citizen comment period
 - 1. You are not required to sign up to speak and 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, and/or take action on the following items:

- a) Approvals/Recommendations.
 - i. Approval of Minutes for March 12, 2019, Planning and Zoning Commission Regular Meeting.
- b) Discussions/Reports/Updates.
 - i. Freese and Nichols, Inc. for Zoning Ordinance rewrite assistance.
 - 1. Update on technical committee meetings.
 - 2. Discussion of items related to Zoning Ordinance rewrite, if needed.

- ii. Update regarding Northeast Bible Church Special Use Permit Petition.
 - iii. TxDOT expansion layout as it pertains to FM 2252 in the City of Garden Ridge.
 - iv. Discussion regarding live streaming Planning and Zoning Commission meetings.
 - v. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability clause; providing a savings clause; and providing an effective date.
 - 1. Discuss and make recommendations related to application of ordinance provisions to commission members, if needed.
- c) Future Agenda Items.
- i. Commissioners input on agenda items.
 - ii. Announce the date, time, and location for next meeting (May 16, 2019, at 6:00 p.m. at City Hall).

6. Citizen Comment Period – limited to 20 minutes total

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:

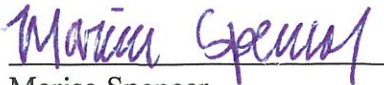
The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matter listed above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

Executive Sessions Authorized:

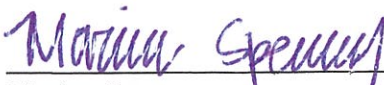
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the 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.


Marisa Spencer
City Secretary

This is to certify that I, Marisa Spencer, posted this Agenda at 5:00 p.m. on April 11, 2019, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary



MINUTES
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 12, 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
Commissioner Jesse Valdez

Commissioners Absent:

None

City Staff Present:

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

Other City Councilmembers or Commissioners Present:

Ken Kneupper, Wildlife Management Advisory 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, March 12, 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

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 February 12, 2019, Planning and Zoning Commission Regular Meeting.**

Motion: A motion was made by Commissioner Dauer, seconded by Commissioner Diaz, to approve the minutes for February 12, 2019, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) 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.

Nancy Cain, City Administrator, stated the technical committee met on February 28th for half a day and have a full day meeting scheduled for March 15th to hopefully finish reviewing the document. The Commission discussed and agreed upon receiving the whole document together instead of in sections. The Commission discussed short term rentals and regulations.

The Commission agreed by consensus for the technical committee to provide guidance to Freese and Nichols, Inc. regarding the Commission's desire to not allow short-term rentals in the City. Cynthia Trevino, City Attorney, spoke regarding legislation pertaining to regulating specific aspects of short-term rentals.

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.

Chair Dr. Miller stated he was going to combine items ii. and iii.

iii. Items discussed at the March 6, 2019, City Council Regular Meeting.

Chair Dr. Miller stated the City Council raised many concerns with the amendments brought to them from the Planning and Zoning Commission and the City Council agreed by consensus to send these amendments back to the Planning and Zoning Commission for further review and discussion.

Nancy Cain, City Administrator, suggested the technical committee receive guidance on the topics in the amendments during their meeting on Friday with Freese and Nichols, Inc. then report back to the Commission before proceeding with any further changes or amendments.

iv. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability clause; providing a savings clause; and providing an effective date.

1. Discuss and make recommendations related to application of ordinance provisions to commission members, if needed.

Chair Dr. Miller stated the Commission does not have any provisions to discuss at this time.

c) Future Agenda Items.

i. Commissioners input on agenda items.

Commissioner Dauer requested to discuss what Freese and Nichols, Inc. says about short term rentals as well as what Cynthia Trevino, City Attorney, finds out about current legislation possibilities during the Update on Freese and Nichols, Inc. for Zoning and Subdivision Ordinance rewrite assistance.

Commissioner Heier spoke regarding TxDOT maps and presentation. Nancy Cain, City Administrator, stated the TxDOT expansion plan maps would be available at the Commission's next meeting as well as an agenda item for the Commission to discuss the plan as it pertains to FM 2252 in the City of Garden Ridge.

Nancy Cain, City Administrator, stated the Commission could possibly be receiving two Special Use Permits for consideration in April.

ii. Announce the date, time, and location for next meeting (March 21, 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, March 21, 2019, at 6:00 p.m. at City Hall.

6. Citizen Comment Period – limited to 20 minutes total

Ken Kneupper, 8891 Schoenthal Road, spoke regarding the Wildlife Management Advisory Commission and pocket parks in the City of Garden Ridge.

7. Adjournment

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Dauer, to adjourn. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, March 12, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 7:30 p.m. by Chair Dr. Miller.

Dr. Jim Miller, Chair

ATTEST:

Marisa Spencer
City Secretary

Planning and Zoning Commission Rolling 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	08/27/18 Special Meeting	9/11/18 Regular Meeting	10/9/18 Regular Meeting	11/13/18 Regular Meeting	11/15/18 Regular Meeting	12/11/18 Regular Meeting	12/20/18 Regular Meeting	01/08/19 Regular Meeting	01/17/19 Regular Meeting	02/12/19 Regular Meeting
Miller	P	P	P	P	P	P	P-QNM	P	P	P	P	P	P	P	P	P	P	P
Diaz	P	P	P	P	VAA	P	P-QNM	P	P	P	P	VAA	VAA	P	P	P	P	P
Hausheer		P	P	VAA	P	P	P-QNM	P	P	P	P	P	P	P	P	P	P	P
Ringle	P	P	P	P	P	P	UA	UA	P	P	P	P	P	P	P	P	P	P
Heier	P	P	P	P	P	VAA	P-QNM	P	P	UA	P	P	P	VAA	UA	UA		
Dauer												P	P	P	P	P	VAA	P
Owen	P	P	E	P	VAA	UA	VAA	P	P	P	P	P	P	P	UA	P	P	P

	2/21/19 Regular Meeting	3/12/19 Regular Meeting	4/9/19 Regular Meeting	4/18/19 Regular Meeting														
Miller	P	P	P															
Diaz	P	P	P															
Hausheer	P	P	P															
Valdez		P	P															
Heier	P	P	P															
Dauer	E	P	P															
Owen	P	P	P															

P	Present
P-QNM	Present- no quorum
E	Excused allowed in Ord. 210
VAA	Voluntary Announced
UA	Unannounced Absence
	Not member yet

Planning and Zoning Commission's Attendance at 2019 City Council Regular Meetings

	1/2/19 Regular Meeting	2/6/19 Regular Meeting	3/6/19 Regular Meeting	4/3/19 Regular Meeting	5/1/19 Regular Meeting							Total for year
Miller	P	P	P	P								4
Diaz	P		P	P								3
Hausheer	P			P								2
Valdez	P	P	P	P								4
Heier	P	P		P								3
Dauer			P									1
Owen												0

	Met requirements in Ordinance 210
	NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

May 16, 2019 Regular Meeting

- | | | |
|------------------------|------------|---|
| 14 days before Meeting | (05/02/19) | Commission and Staff items are due |
| 9 days before Meeting | (05/07/19) | City Administrator and Chair review agenda. City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (05/09/19) | Post Agenda on bulletin board and Commission will receive packet
(allowing a day and half for corrections and to request additional information to be added) |
| 6 days before Meeting | (05/10/19) | Post Agenda Packet to City Website |
| 3 days before Meeting | (05/13/19) | (72 hours) – Local Government Code requirement for posting |

City Council = Red
 Impact Fee Committee = Pink
 Quarry Commission = Purple
 Planning & Zoning = Green
 Water Commission = Blue
 Wildlife Management Advisory Commission = Brown
 City Holiday = Orange
 Election Day (7am-7pm) = Yellow
 Municipal Court = Gray

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

1. Minutes 04-09-19

Petition/Public Hearings/Recommendation

1. Northeast Bible Church Petition

Discussion/Reports

1. Freese and Nichols, Inc.
2. Ordinance 210
3. Future Agenda Items
 - a. Commissioner Input
 - b. Set next meeting (if necessary) June 11, 2019, at 6pm

Executive Session

PENDING FUTURE AGENDA ITEMS

1. MLUP Ordinance clean up (Trevino)
2. Freese and Nichols, Inc.