



City of Garden Ridge

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

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING THURSDAY, MAY 16, 2019, 6:00 P.M.

Commissioners Present:

Chair Dr. Jim Miller
Commissioner Kitty Owen
Commissioner David Heier
Commissioner David Dauer
Commissioner Jesse Valdez

Commissioners Absent:

Commissioner Karen Diaz (Voluntary Announced Absence)
Vacant Position

City Staff Present:

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

Other City Councilmembers or Commissioners Present:

Councilmember Kay Bower

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, May 16, 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

Scott Miller, 9312 Berean Way, spoke regarding concerns related to the Northeast Bible Church expansion.

Matt Neely, 19531 Creekview Oaks, spoke regarding concerns related to the Northeast Bible Church expansion and conducting a new drainage study.

Janice Reilly, 19503 Creekview Oaks, spoke regarding concerns related to the Northeast Bible Church expansion.

Mark DuBois, 19530 Creekview Oaks, spoke regarding drainage concerns in the Park at Garden Ridge.

Mitch Creel, 19532 Creekview Oaks, spoke regarding drainage concerns, conducting a new drainage study, and the Northeast Bible Church expansion.

5. Business Items

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

a) Approvals/Recommendations.

i. Approval of Minutes for April 9, 2019, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dauer, seconded by Commissioner Owen, to approve the minutes for April 9, 2019, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

ii. Approval of Minutes for April 18, 2019, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Owen, to approve the minutes for April 18, 2019, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates.

i. Freese and Nichols, Inc. for Zoning Ordinance rewrite assistance.

Nancy Cain, City Administrator, stated she received a 204-page document and will be emailing it to the Commission after the meeting. The Commission discussed sending their questions, comments, or edits to Nancy Cain, City Administrator, before the Commission's June 11th meeting. Chair Dr. Miller spoke regarding the Commission having joint meetings with City Council.

ii. Consider a petition by Northeast Bible Church for issuance of a Special Use Permit for the addition of a proposed Worship Center of approximately 14,295 square feet and a Waypoint Lobby of approximately 4,225 square feet and to include modification of the outfall structure of the existing detention pond to reduce the outflow discharge rate from the pond. Northeast Bible Church is located on Lot 1, Block 1, Northeast Bible Church Subdivision, further located at 19185 F.M. 2252, Garden Ridge, Comal County, Texas, on property zoned Residence-Agriculture (RA).

1. Review and discuss documentation.

Dan Mummert, City Engineer, spoke regarding the modification of the outfall structure of the existing detention pond. He stated the water is following the natural drainage path and this modification will slow down the current water flow. He stated Northeast Bible Church does not have to do any modifications to the existing detention pond and they would still be in compliance; however, they are trying to mitigate the issue by helping in any way they can and if this Special Use Permit is not approve then the drainage issue will continue.

Andy Curruth, KFW Engineers, spoke regarding the noise, light, future development, and storm drainage concerns brought up by citizens.

Chair Dr. Miller stated he would like to conduct a business item citizen comment period.

Ray Pitzen, 19534 Creekview Oaks, spoke regarding new construction adding to the current drainage issues.

Matt Neely, 19531 Creekview Oaks, stated he appreciates the cooperation from the church and spoke regarding finding a solution to the current drainage issue in the Park of Garden Ridge.

Scott Miller, 9312 Berean Way, spoke regarding compliance with City Ordinances.

Karen Archondidis, 19527 Creekview Oaks, spoke regarding the joint responsibility of regulating flood areas.

Chair Heier discussed looking into the current ordinance as it relates to residents altering property as well as looking into whether residents have altered their plats. The Commission discussed citizen concerns regarding the drainage, the current and proposed detention pond, noise complaints, and lighting.

2. Make a recommendation to the City Council.

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Heier, to recommend to City Council approval of the petition by Northeast Bible Church for issuance of a Special Use Permit as submitted based on the further information received from the City Engineer. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

iii. Items applicable to the Planning and Zoning Commission discussed at the May 1, 2019, City Council Regular Meeting.

Chair Dr. Miller stated City Council approved the Planning and Zoning Commission's recommendation to deny the request for an amateur antenna tower as submitted by Wilfredo Aguayo.

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 accept the resignation of Vice-Chair Hausheer.

The Commission thanked Mark Hausheer for his service on the Planning and Zoning Commission and expressed their regrets in losing him as a Commissioner.

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Dauer, to accept the resignation of Vice-Chair Mark Hausheer. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

2. Receive recommendations and consideration of appointment of Planning and Zoning Commission Vice-Chair for the remaining term.

Chair Dr. Miller stated he spoke with Commissioner Diaz prior to the meeting and that she would accept the appointment of Vice-Chair of the Planning and Zoning Commission if she were to be nominated.

Motion: A motion was made by Commissioner Valdez, seconded by Commissioner Dauer, to appoint Commissioner Diaz as Vice-Chair of the Planning and Zoning Commission for the remaining term. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

3. Discuss the interview process of candidates to fill vacancy.

Nancy Cain, City Administrator, stated Commission vacancies have been advertised in the Grapevine and on the City's website. She stated there is currently one candidate that has submitted an interest form and resume for the Planning and Zoning Commission.

The Commission discussed conducting interviews at the June 11th meeting.

4. 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 further provisions to discuss at this time.

c) Future Agenda Items.

i. Commissioners input on agenda items.

Chair Dr. Miller stated the Commission will discuss the Draft Zoning Ordinance document and conduct interviews to fill the Planning and Zoning Commission's vacancy. Chair Dr. Miller requested to discuss the requirement in Ordinance No. 210-022018 of attending two City Council regular meetings each year and how streaming of City Council meetings affects that requirement.

ii. **Announce the date, time, and location for next meeting (June 11, 2019, at 6:00 p.m. at City Hall).**

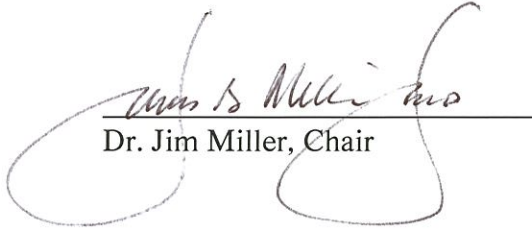
Chair Dr. Miller announced the next Planning and Zoning Commission Regular Meeting will be on Tuesday, June 11, 2019, at 6:00 p.m. at City Hall.

6. **Citizen Comment Period – limited to 20 minutes total**

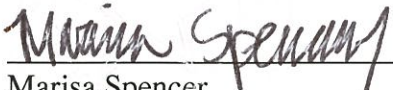
Pam Fritz, 8927 Garden Ridge Drive, spoke regarding the drainage issue in the Park of Garden Ridge subdivision, finding out more information regarding the developer, and insurance companies providing flood plain maps.

7. **Adjournment**

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Owen, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Thursday, May 16, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 7:27 p.m. by Chair Dr. Miller.


Dr. Jim Miller, Chair

ATTEST:


Marisa Spencer
City Secretary