



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING THURSDAY, JUNE 20, 2019, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Thursday, June 20, 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 June 17, 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) Discussions/Reports/Updates.
 - i. Freese and Nichols, Inc. Draft Zoning Ordinance.
 - ii. Ordinance No. 55-122017 An Ordinance amending the City of Garden Ridge Sign Ordinance No. 062017; providing for the regulation, installation, and maintenance of signs within the City limits and extraterritorial jurisdiction ("ETJ") of the City of Garden Ridge; providing for definitions, exemptions, locations, and size and height restrictions; requiring permits; prohibiting certain types

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of signs; providing a means for variances thereto; providing a repealing section; providing for enforcement and penalties; providing for severability; and providing for an effective date.

1. Discuss time restriction for temporary signs.

iii. 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.

b) Future Agenda Items.

i. Commissioners input on agenda items.

ii. Announce the date, time, and location for next meeting (July 9, 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.

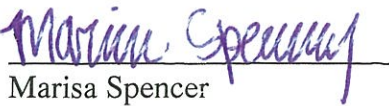
Executive Sessions Authorized:

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.

This is to certify that I, Marisa Spencer, posted this Agenda at 9:30 a.m. on June 17, 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

C. Subdivision signs. See Subdivision Ordinance No. 7-022011 Amendment #3 for requirements.

D. Changeable copy signs are permitted in areas zoned for commercial, industrial, church, or school use.

Section 14. Number of Signs. Temporary signs not exceeding an effective area greater than thirty-six (36) feet, which are not illuminated and have no moving parts (unless otherwise stated), posted or erected under the following time, place, and manner conditions:

A. Up to two signs:

1. One (1) sign per property road frontage when posted in residential zoning districts; signs may not exceed six (6) square feet in area and three (3) feet in height; or
2. One (1) sign per property road frontage when posted in other zoning districts; signs may not exceed thirty-two (32) square feet in area and eight (8) feet in height; or
3. When posted during time periods when the property on which the signs are located is for sale or lease and do not remain more than twenty-four (24) hours after the property is sold or leased;
4. With the exception of signs provided for in section 14(A)(3) all temporary signs shall be displayed not longer than thirty (30) calendar days.

B. Up to four signs:

1. When posted at least one hundred (100') feet or more apart, within the public right-of-way (outside any travel lanes) between the hours of 8:00 a.m. on Fridays and 8:00 p.m. on Sundays and do not remain more than twenty-four (24) hours after an event ends and not exceeding six (6) square feet in area and three (3) feet in height; or
2. When posted at the nearest intersection with a collector or arterial street during time periods when residential property located nearest that intersection is being used for a commercial purpose, such as a Garage or Yard sale and do not remain more than twenty-four (24) hours after an event ends and not exceeding six (6) square feet in area and three (3) feet in height.

Section 15. Political Signs. Political signs are authorized for display on private property in all zoning districts within the City of Garden Ridge in accordance with state and federal law.

Section 16. Maintenance; Nuisances.

- A. Sign maintenance. All signs must be maintained in a structurally safe condition and in good repair at all times. No permit shall be required for the normal maintenance of any existing sign or repainting of the original sign message, provided that the area of the sign is not enlarged, the height of the sign is not increased, the location of the sign is not changed, and the content of the sign does not materially change. Changing of the

PLANNING AND ZONING COMMISSION

Name	Pl	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires
Dr. Jim Miller	1	Mar 16 Sept 17	Sept 17 Sept 19									
Karen Diaz	2	Oct 17 Sept 18 (P)	Sept 18 Sept 20									
Vacant	3	Sept 18 Sept 20 (P)										
Jesse Valdez	4	Mar 19 Sept 19 (P)										
David Heier	5	Jul 13 Sept 15	Sept 15 Sept 17	Sept 17 Sept 19								
David Dauer	6	Nov 18 Sept 19 (P)										
Kitty Owen	7	May 98 Sept 98 (P)	Sept 98 Sept 00	Sept 00 Sept 02	Sept 02 Sept 04	Sept 04 Sept 06	Sept 06 Sept 08	Sept 08 Sept 10	Sept 10 Sept 12	Sept 12 Sept 14	Sept 14 Sept 16	Sept 16 Sept 18 Sept 20

(P)= Partial term of less than ½ the term remaining

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	VAA	UA	UA		
Heier	P	P	P	P	P	VAA	P-QNM	P	P	UA	P	P	P	P	P	P	VAA	P
Dauer												P	P	P	P	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	5/16/19 Regular Meeting	6/11/19 Regular Meeting												
Miller	P	P	P	P	P	P												
Diaz	P	P	P	P	VAA	P												
Vacant																		
Valdez		P	P	P	P	P												
Heier	P	P	P	P	P	P												
Dauer	E	P	P	P	P	P												
Owen	P	P	P	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	6/5/19 Regular Meeting						Total for year
Miller	P	P	P	P	P	P						6
Diaz	P		P	P	P	P						5
												0
Valdez	P	P	P	P	P	P						6
Heier	P	P		P	P	P						5
Dauer			P		P	P						3
Owen						P						1

	Met requirements in Ordinance 210
	NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

June 20, 2019 Regular Meeting

14 days before Meeting	(06/06/19)	Commission and Staff items are due
9 days before Meeting	(06/11/19)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(06/13/19)	Post Agenda on bulletin board and Commission will receive packet
6 days before Meeting	(06/14/19)	Post Agenda Packet to City Website
3 days before Meeting	(06/17/19)	(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

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						

Discussion/Reports

1. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
2. Future Agenda Items – Commissioner Input / Set next meeting (if necessary) July 9, 2019, at 6pm

July 9, 2019 Regular Meeting

14 days before Meeting	(06/25/19)	Commission and Staff items are due
11 days before Meeting	(06/28/19)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(07/02/19)	Post Agenda on bulletin board and Commission will receive packet
6 days before Meeting	(07/03/19)	Post Agenda Packet to City Website
3 days before Meeting	(07/06/19)	(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

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			

Approvals/Discussions/Reports

1. Minutes 6-11-19
2. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
3. Future Agenda Items – Commissioner Input / Set next meeting (if necessary) July 18, 2019, at 6pm