



City of Garden Ridge

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

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

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Thursday, July 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 July 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/business item period
 1. You are required to sign up to speak and you are limited to one 3-minute period.
 - ii. Second citizen comment period
 1. You are not required to sign up to speak and you are limited to one 2-minute period.
 - iii. State your name and address before your comments begin.
 - iv. 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 June 11, 2019, Planning and Zoning Commission Regular Meeting.
 - ii. Approval of Minutes for June 20, 2019, Planning and Zoning Commission Regular Meeting.
- b) Discussions/Reports/Updates.
 - i. 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 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.

9400 Municipal Parkway * Garden Ridge, Texas 78266-2600

Phone (210) 651-6632 * Fax (210) 651-9638 * www.ci.garden-ridge.tx.us

1. Review and discuss request for variance application submitted by Martha Stipp, 21007 Cedar Branch, regarding time restriction for temporary signs.
 2. Schedule date for recommendation to City Council based on requirements in Ordinance No. 55-122017, Section 20. Variances, Subsection A. Application.
- ii. 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.
 - iii. Freese and Nichols, Inc. Draft Zoning Ordinance.
- c) Future Agenda Items.
 - i. Commissioners input on agenda items.
 - ii. Announce the date, time, and location for next meeting (August 13, 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 Commission Authorized:

The Commission may vote or act upon any item within this Agenda. The Commission 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.

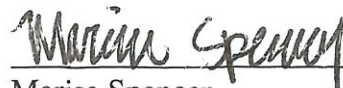
Executive Sessions Authorized:

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 4:00 p.m. on July 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



City of Garden Ridge

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

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 11, 2019, 6:00 P.M.

Commissioners Present:

Chair Dr. Jim Miller
Vice-Chair Karen Diaz
Commissioner Kitty Owen
Commissioner David Heier
Commissioner David Dauer
Commissioner Jesse Valdez

Commissioners Absent:

Vacant Position

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, June 11, 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

Martha Stipp, 21007 Cedar Branch, spoke regarding City Ordinance No. 55 as it pertains to temporary signs.

5. Business Items

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

a) Approvals/Recommendations.

i. Approval of Minutes for May 16, 2019, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dauer, seconded by Commissioner Valdez, to approve the minutes for May 16, 2019, Planning and Zoning Commission Regular Meeting. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates.

Chair Dr. Miller stated he would like to reorder the agenda items as follows.

- 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. **Interview possible candidates for Planning and Zoning Commission Place 3 vacancy (term expiring September 30, 2020).**

Chair Dr. Miller stated the candidates would come up to the podium together to allow each applicant to address questions from the Commissioners. The Commission interviewed and reviewed resumes from Kerim Jacaman and Lawrence Sansone.

Chair Dr. Miller thanked the Commissioners for their inquisitive questions and the candidates for their time. He stated this would be a difficult decision since there is only one vacancy but encouraged the candidates to continue seeking opportunities to get involved in the City.

2. **Make a recommendation to City Council for appointment of Commissioner.**

Motion: A motion was made by Commissioner Valdez, seconded by Vice-Chair Diaz, to recommend to City Council the appointment of Kerim Jacaman to the Planning and Zoning Commission Place 3 vacancy with term expiring September 30, 2020. The Commission voted four (4) for and one (1) opposed (Commissioner Owen).

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

Chair Dr. Miller stated with the streaming of City Council meetings, he wanted to hear how the rest of the Commission feels about still attending two meetings a year. Vice-Chair Diaz stated she does not feel that asking Commissioners to attend 2 a year is asking much, and the environment factor are much different. The Commission agreed that 2 a year is not asking much, and Commissioners benefit more from being at the meeting in person than watching it online.

- ii. **Items applicable to the Planning and Zoning Commission discussed at the June 5, 2019, City Council Regular Meeting.**

Chair Dr. Miller stated City Council approved the Planning and Zoning Commission's recommendation to approve the Special Use Permit submitted by Northeast Bible Church as well as the recommendation to accept the resignation of Commissioner Mark Hausheer.

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

1. **Discuss and make possible recommendations related to the Draft Zoning Ordinance.**

Chair Dr. Miller stated the Commission would review the Draft Zoning Ordinance page by page to hear comments/input from each Commissioner. The Commission reviewed pages 1-33 of the Draft Zoning Ordinance.

- c) **Future Agenda Items.**

- i. **Commissioners input on agenda items.**

Chair Dr. Miller requested an update on Commissioners' terms.

Chair Dr. Miller requested to add discussion regarding time restriction for temporary signs in Ordinance 55.

- ii. **Announce the date, time, and location for next meeting (June 20, 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, June 20, 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 time restriction on temporary signs.

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, June 11, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 9:06 p.m. by Chair Dr. Miller.

Dr. Jim Miller, Chair

ATTEST:

Marisa Spencer
City Secretary

June 11, 2019 Planning and Zoning Commission Regular Meeting - 2nd Citizen Comment Period

NAME	ADDRESS	SUBJECT
1. KEN KNEPPER.	889 SCHOENTHAL RD.	FREEDOM OF SPEECH
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MINUTES
PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, JUNE 20, 2019, 6:00 P.M.

Commissioners Present:

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

Commissioners Absent:

Commissioner Jesse Valdez (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, June 20, 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) Discussions/Reports/Updates.

Chair Dr. Miller stated he would like to reorder the agenda items as follows.

- 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.**

Chair Dr. Miller spoke regarding Commissioner's terms and stated there are 4 Commissioners with terms ending on September 30, 2019. The Commission discussed recommending the reappointment of the 4 Commissioners to City Council as one recommendation.

- 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 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.**

Chair Dr. Miller stated this was brought up by a citizen during the Commission's previous meeting. Cynthia Trevino, City Attorney, reviewed the attached presentation and answered questions from Commissioners. She stated Ordinance No. 55 complies with all current laws.

The Commission discussed continuing to review the Draft Zoning Ordinance since they will come across information regarding signs that could lead to further discussions about sign regulations. The Commission agreed by consensus to have Cynthia Trevino, City Attorney, provide a brief overview of any new case law that may pertain to Ordinance No. 55 at a future Planning and Zoning Commission meeting, particularly regarding adding clarity and details for enforcement and tracking of 30-day limits for temporary signs.

- i. **Freese and Nichols, Inc. Draft Zoning Ordinance.**

The Commission reviewed and discussed pages 33-45 of the Draft Zoning Ordinance.

- b) **Future Agenda Items.**

- i. **Commissioners input on agenda items.**

None at this time.

- ii. **Announce the date, time, and location for next meeting (July 9, 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, July 9, 2019, at 6:00 p.m. at City Hall.

6. Citizen Comment Period – limited to 20 minutes total

Rafeal Marfil, 19693 Bat Cave Road, spoke regarding his experiences with short-term rentals.

Kay Bower, 8947 Garden Ridge Drive, spoke regarding signs and structures in the City of Garden Ridge.

7. Adjournment

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Diaz, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Thursday, June 20, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 9:04 p.m. by Chair Dr. Miller.

Dr. Jim Miller, Chair

ATTEST:

Marisa Spencer
City Secretary

June 20, 2019 Planning and Zoning Commission Regular Meeting - 2nd Citizen Comment Period

	NAME	ADDRESS	SUBJECT
1.	Rafael Marfil	19693 Bat Cave Rd	
2.	Ray Boone	8947 Garden Ridge Dr	(Lots) Stuff
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Sign Regulation – A U.S. Supreme Court Update

DAN SANTEE
SENIOR ASSOCIATE – SAN ANTONIO

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Sign ordinances post reed v. gilbert

Developing content neutral regulations for a content driven industry

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Reed v. Town of Gilbert

- **Case Summary**
- **Good News Community Church is a small church located in Gilbert, Ariz. The church rents space in temporary locations for its weekly service. It uses small, temporary signs to invite and direct the community to its services.**

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Reed v. Town of Gilbert

- The Town of Gilbert Sign Code imposes strict limits on the size, location, number, and duration of the church's signs. It does not impose the same restrictions on political, ideological, and homeowners' association signs. If the church violates the code, Pastor Reed could be fined and possibly jailed.

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Reed v. Town of Gilbert

- The text of the town's code regulates signs based on what they say, and the town was alleged to be applying the code in a manner that singled out the church's religious speech for discriminatory treatment.



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Reed v. Town of Gilbert

- Both are impermissible under the First Amendment.
- The church filed suit against the town in 2007, arguing that the code – both as written and as applied to its signs – is an unconstitutional restriction on its First Amendment right to free speech.

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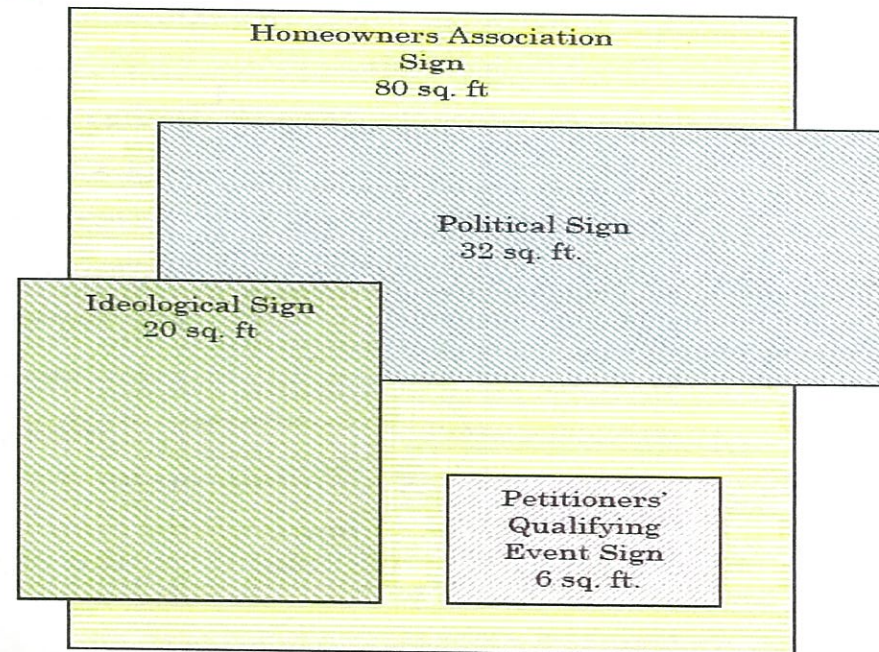
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Display Time Before	Sign Content	Display Time After
← Unlimited	Ideological	Unlimited →
4 ½ Months 15 Days	Election	→
30 Days ←	HOA Event	→ 48 hrs
16 hrs ←	Real Estate Sale	→ 36 hrs
12 hrs ←	Religious Event	→ 1 hr

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Reed v. Town of Gilbert

Political signs in Gilbert Arizona which are permitted virtually all year long.



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Reed v. Town of Gilbert

Political signs in Gilbert Arizona which are permitted virtually all year long.



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Reed v. Town of Gilbert

Key Quotes

From the Majority Opinion, written by Justice Thomas (joined by Justices Roberts, Scalia, Kennedy, Alito, and Sotomayor)

- “The Town’s Sign Code is content based on its face. It defines ‘Temporary Directional Signs’ on the basis of whether a sign conveys the message of directing the public to church or some other ‘qualifying event.’”

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Reed v. Town of Gilbert Key Quotes

- **“The restrictions in the Sign Code that apply to any given sign thus depend entirely on the communicative content of the sign. If a sign informs its reader of the time and place a book club will discuss John Locke’s Two Treatises of Government, that sign will be treated differently from a sign expressing the view that one should vote for one of Locke’s followers in an upcoming election, and both signs will be treated differently from a sign expressing an ideological view rooted in Locke’s theory of government.”**

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Reed v. Town of Gilbert Key Quotes

- “In reaching the contrary conclusion, the Court of Appeals offered several theories to explain why the Town’s Sign Code should be deemed content neutral. None is persuasive.”
- “But [The Town’s] analysis skips the crucial first step in the content-neutrality analysis: determining whether the law is content neutral on its face.”
- “Innocent motives do not eliminate the danger of censorship presented by a facially content-based statute, as future government officials may one day wield such statutes to suppress disfavored speech.”

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Reed v. Town of Gilbert Key Quotes

From the Concurring Opinion written by Justice Alito (joined by Justices Kennedy and Sotomayor)

- “I will not attempt to provide anything like a comprehensive list [of reasonable sign regulations], but here are some rules that would not be content based:
 - Rules regulating the size of signs. These rules may distinguish among signs based on any content-neutral criteria, including any relevant criteria listed below.



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Reed v. Town of Gilbert Key Quotes

- Rules regulating the locations in which signs may be placed. These rules may distinguish between freestanding signs and those attached to buildings.
- Rules distinguishing between lighted and unlighted signs.
- Rules distinguishing between signs with fixed messages and electronic signs with messages that change.



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Reed v. Town of Gilbert Key Quotes

- Rules that distinguish between the placement of signs on private and public property.
- Rules distinguishing between the placement of signs on commercial and residential property.
- Rules distinguishing between on-premises and off-premises signs.
- Rules restricting the total number of signs allowed per mile of roadway.
- Rules imposing time restrictions on signs advertising a one-time event.

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Reed v. Town of Gilbert Opinion Summary

Justice Thomas' Opinion (Roberts, Scalia, Kennedy, Thomas, Alito, Sotomayor)

- **Content-based laws trigger strict scrutiny. A law is content based if it draws distinctions based on the message a speaker conveys. A law is facially content based not only if it defines speech by its subject matter, but also if it defines speech based on its function or purpose. Both categories wholly depend on the message a speaker conveys and thus trigger strict scrutiny. A law may also be content based if it was adopted based on the government's disagreement with a message, but such illicit motivations are not required**

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Reed v. Town of Gilbert

Opinion Summary

Justice Thomas' Opinion (Roberts, Scalia, Kennedy, Thomas, Alito, Sotomayor)

- The Code is content based on its face because the Temporary Directional Sign category only applies to signs that direct the public to an event. The Town's motives for enacting the Code are irrelevant. If a law is content based on its face, it is subject to strict scrutiny regardless of the government's benign motive, content-neutral justification, or lack of animus towards the ideas expressed. A content-based purpose is sufficient to show a regulation is content based but it is not and has never been required. No innocuous justification can transform a facially content-based law into a content-neutral one. Courts must consider whether a law is facially content neutral before turning to the law's justification or purpose.

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Municipal authority to regulate

- The City Council is authorized to regulate signs by virtue of the Texas Constitution, the City's police power, and Texas Local Government Code Chapters 216 and 211
- Sec. 211.003. ZONING REGULATIONS GENERALLY. (a) The governing body of a municipality may regulate:
- (5) the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes

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Municipal authority to regulate

- **CHAPTER 216. REGULATION OF SIGNS BY MUNICIPALITIES**
- **Sec. 216.003. MUNICIPAL REGULATION.** (a) Subject to the requirements of this subchapter, a municipality may require the relocation, reconstruction, or removal of any sign within its corporate limits or extraterritorial jurisdiction.
- **Sec. 216.902. REGULATION OF OUTDOOR SIGNS IN MUNICIPALITY'S EXTRATERRITORIAL JURISDICTION.** (a) A municipality may extend the provisions of its outdoor sign regulatory ordinance and enforce the ordinance within its area of extraterritorial jurisdiction...

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Identified areas of concern

- **Historic sign** means a sign that is an integral part of the historical character of a landmark building or historic district.
- **Holiday sign** means a temporary display or decoration customarily associated with any national, state, local, or religious holiday or celebration.
- **Home occupation signs** means signs that advertise for a business that is operated in a home located in a residential zone.

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Identified areas of concern

- **Off-premises sign means a sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.**
- **On-premises sign means a sign identifying or advertising a business, person, or activity that is installed and maintained on the same premises as the business, person, or activity.**

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Identified areas of concern

- **Political sign means signs which by their content support or oppose any candidate for public office or any proposition to be voted upon at an election or which make a political or ideological statement in the nature of constitutionally protected noncommercial free speech.**
- **Subdivision sign means any sign used to advertise a specific subdivision; a temporary sign designed in such a way as to indicate the name and location of the specific community.**

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Identified areas of concern

- **Community service sign means a sign which solicits support for or participation in a nonprofit, nonpolitical, community, public, social event, or activity.**
- **Daily display/promotional signs means nonpermanent signs relating to the business conducted on the premises.**



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Identified areas of concern

- **Event signs, off-site, means signs giving directions to an occasional event at another location, other than a business event at an establishment, such as directions to a civic or other noncommercial ceremony, to an event for the members of an organization, or to an event at a residence such as a garage sale or private party.**



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Identified areas of concern

- **Event signs, on-site, means signs which are placed to advertise or mark the location of an occasional event on the same site, other than a business event, at an establishment, such as a civic or other noncommercial ceremony, an event for the members of an organization, or private party.**
- **Flag/patriotic means a national, state, church, school flags, or any other flag that constitutes protected noncommercial free speech. A fabric sheet attached at one end to a pole, cable, or rope.**

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Key recommendations

- Establish the Planning and Zoning Commission and Zoning Board of Adjustment as additional authorities over certain aspects of the approval and appeal process and because the potential constitutional challenges that could come regarding LGC Chapter 216.
- The removal of all content based regulation within the ordinance and replacing it with neutral regulation based on the number, size and other neutral factors.



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Examples

Each residential property may erect one sign on the property that conforms to the following requirements:

- The sign cannot be displayed in such a manner that it can be visibly viewed from the public right-of-way for more than sixty days at a time;
- The gross sign area shall not exceed eight (8) square feet in sign area including framing, trim and molding;

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Examples

Each residential property may erect one sign on the property that conforms to the following requirements:

- The sign shall not be higher than six (6) feet above grade;
- The sign shall not be placed on public property including a public easement or right-of-way; and
- The sign cannot be an illuminated or backlit.

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Examples

During the period the residential property is listed for sale or lease, an additional sign may be erected on the property, subject to the restrictions noted in Sec. ____.

Signs during voting periods. Signs in addition to those described in Sec. ____ and Sec. ____ may be erected during local, state or national voting periods subject to the following restrictions:

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Examples

- No sign may be erected more than thirty (30) days prior to the start of the voting period;
- All signs must be removed within two (2) days following the close of the voting period;
- The total sign area of all voting period signs must be no more than thirty-six (36) square feet;
- No voting period sign may be higher than six (6) feet above grade; and
- The signs cannot be illuminated or backlit.

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Examples

Temporary residential signs.

- **General provisions.** Temporary residential signs are exempt from the requirement to obtain a permit, provided that they comply with all other provisions of this and other ordinances of the City of _____. Signs shall be allowed without a permit as follows:



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Examples

Temporary residential signs.

- A person exercising the right to place temporary residential signs on a property as described in this section must limit the number of signs on the property per [0.25 acre] at any one time to [2]or if the property is smaller than [0.25 acres] then no more than [2 signs]



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Examples

Temporary residential signs.

- Unless otherwise stated, the sign face of any temporary residential sign, must not exceed [two (2) square feet].
- Unless otherwise stated a temporary sign may remain on a property for no longer than __ consecutive days.



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Remaining area of concern

Sec. 216.903. REGULATION OF POLITICAL SIGNS BY MUNICIPALITY.

- (a) In this section, "private real property" does not include real property subject to an easement or other encumbrance that allows a municipality to use the property for a public purpose



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Remaining area of concern

- (b) A municipal charter provision or ordinance that regulates signs may not, for a sign that contains primarily a political message and that is located on private real property with the consent of the property owner:
 - (1) prohibit the sign from being placed;
 - (2) require a permit or approval of the municipality or impose a fee for the sign to be placed;
 - (3) restrict the size of the sign; or
 - (4) provide for a charge for the removal of a political sign that is greater than the charge for removal of other signs regulated by ordinance.



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Remaining area of concern

- (c) Subsection (b) does not apply to a sign, including a billboard, that contains primarily a political message on a temporary basis and that is generally available for rent or purchase to carry commercial advertising or other messages that are not primarily political.



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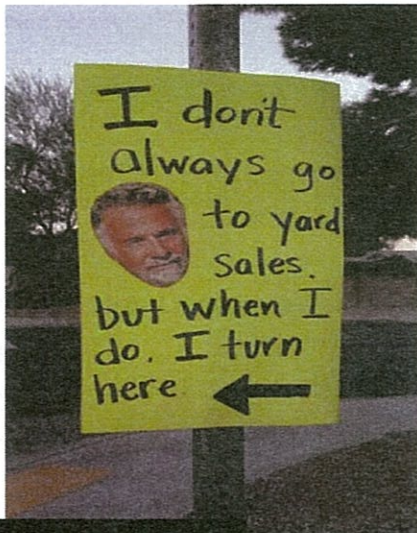
Remaining area of concern

- (d) Subsection (b) does not apply to a sign that:
 - (1) has an effective area greater than 36 feet;
 - (2) is more than eight feet high;
 - (3) is illuminated; or
 - (4) has any moving elements.



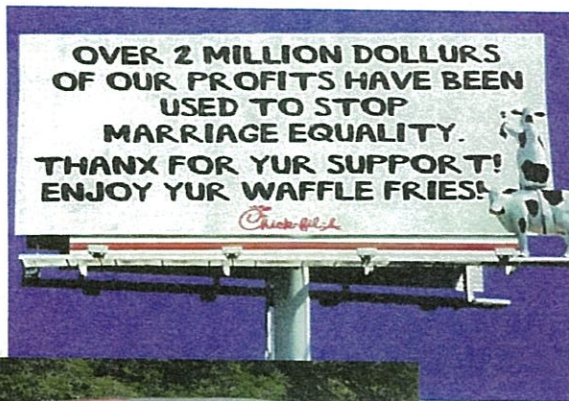
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↑
This is a billboard

This is not a billboard →



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20ft Air Dancer with Blower Special

20ft puppet and Blower \$369.00 delivered*
*Delivery restricted to 48 lower continental states

Stock Item Ready to Ship

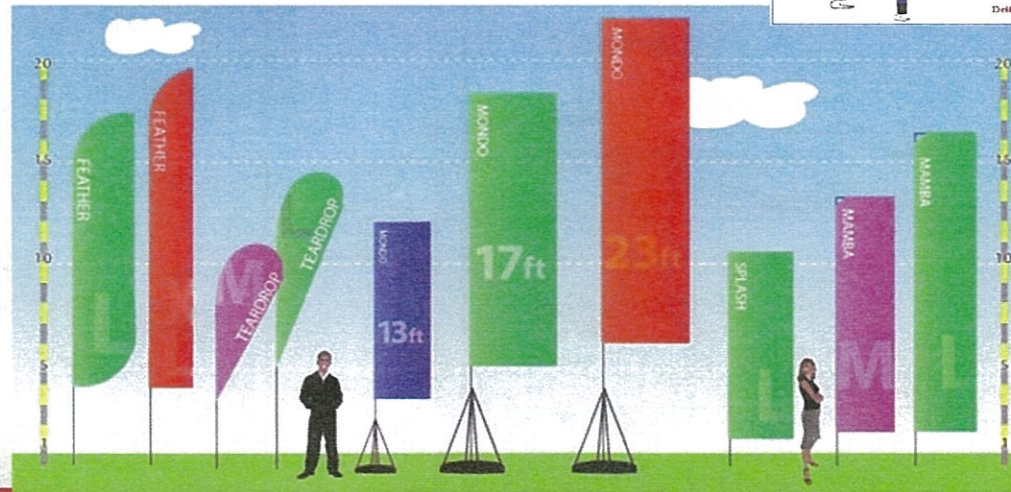
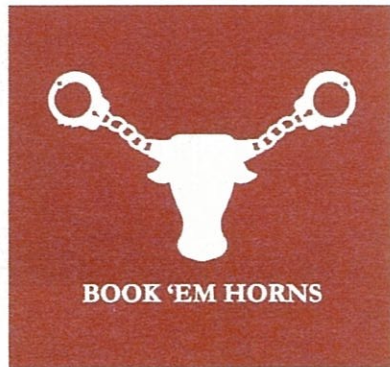
20ft TOR DANCER With Letters

Prices include shipping to 48 lower continental states, additional shipping cost applies to other locations

Tor Dancer Puppet Message on front only \$369.00 with T-1 Blower \$539.00

Tor Dancer Puppet Message front and back \$539.00 with T-1 Blower \$599.00

Delivered to 48 lower Continental States in 14 to 16 days



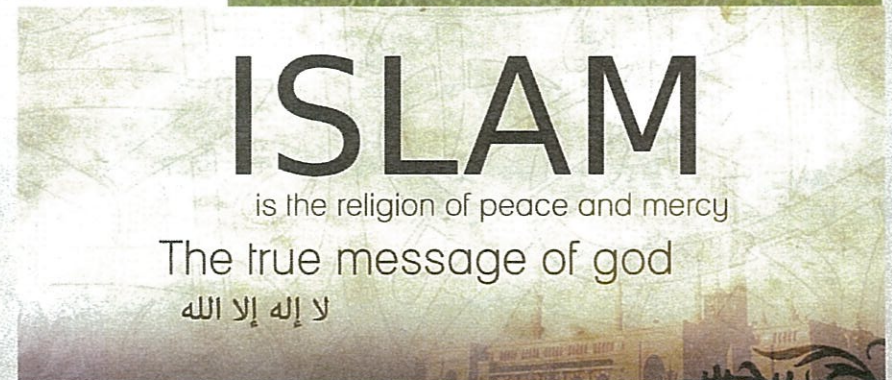
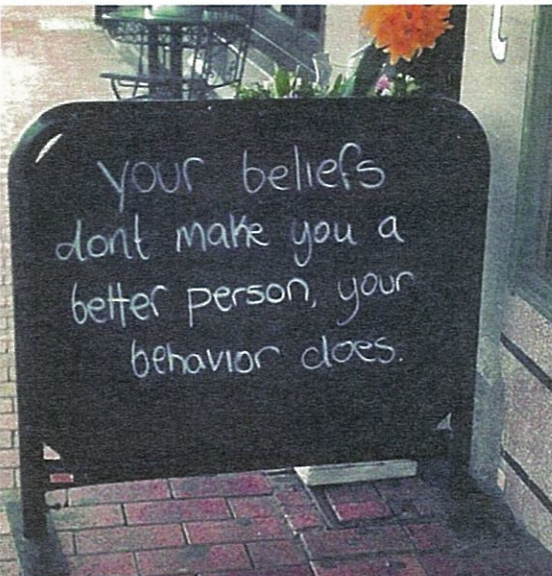
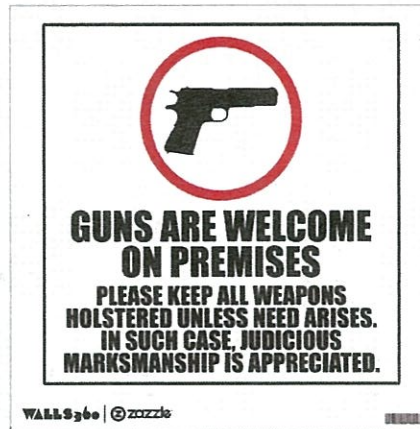
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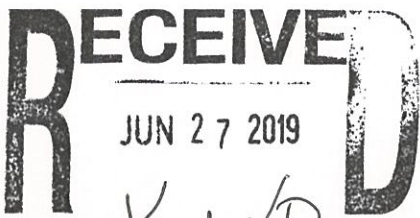


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QUESTIONS?

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June 27, 2019

To: The Planning and Zoning Commission

Topic: Seeking a Variance to Displaying a Yard Sign

Good afternoon.

I would like to be added to the agenda of the next available P&Z meeting in order seek a variance for our yard sign expressing our desire to save the deer in Garden Ridge. All residents displaying this sign in their yard were recently informed by letter from Chief Eberhart that the signs had to be removed since the signs had exceeded the 30-day limitation.

The sign deals with the ongoing issue of deer trapping within Garden Ridge. This trapping will resume in October, and it will more than likely continue until the end of the contract with RMH LLC. This contract runs through December 2023.

By limiting us to 30-days to express our opinion granted by the First Amendment of the Constitution, Ordinance 55's time limitation is, in fact, censoring our voice on this issue.

Please contact me when I will be allowed to address this matter at a P&Z meeting.

Respectfully,

Martha Stipp

Secretary, Advocates for Garden Ridge Wildlife (501c non-profit)

Contact Information: 21007 Cedar Branch
Garden Ridge, TX 78266
(210)394-3106
mstipp@msn.com

ORDINANCE NO. 55-122017

AN ORDINANCE AMENDING THE CITY OF GARDEN RIDGE SIGN ORDINANCE NO. 55-062017; 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 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.

WHEREAS, the City Council of the City of Garden Ridge previously adopted Ordinance No. 55-062017 setting forth comprehensive sign and billboard regulations for the City of Garden Ridge and its extraterritorial jurisdiction ("ETJ"); and

WHEREAS, it has become necessary to revise the existing sign regulations in a manner that provides the citizens of Garden Ridge a content neutral sign code developed based on the United States Supreme Court decision of *Reed v. Town of Gilbert*; and

WHEREAS, the City Council is authorized to regulate signs by virtue of the Texas Constitution, the City of Garden Ridge's police power, and Texas Local Government Code Chapters 211 and 216; and

WHEREAS, it is the desire of the Planning and Zoning Commission and City Council to adopt this ordinance as a comprehensive amendment to preceding ordinances; and

WHEREAS, City Council finds that it is necessary and proper to amend sign regulations from time to time in support of the health, welfare and safety of the community in providing regulations relative to the use of various signs provided for herein; and

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS:

Section 1. Findings. The findings set out herein are found to be true and correct and are hereby adopted by the City Council and made a part of this ordinance for all purposes.

Section 2. Repealing Prior Ordinances. The City of Garden Ridge, Texas, Ordinance No. 55-112004, dated November 3, 2004, and all amendments thereto are hereby superseded.

Section 3. Purpose. The purpose of this ordinance is to provide uniform, content neutral sign standards and regulations in order to ensure public safety and efficient communication and promote a positive city image reflecting order, harmony, and pride, thereby strengthening the economic stability of the City's business, cultural, historical, and residential areas, as follows:

A. Public Safety. To promote the safety of persons and property by ensuring that signs do not:

1. Create a hazard due to collapse, fire, decay, or abandonment;
2. Obstruct firefighting or police surveillance; or
3. Create traffic hazards by confusing, distracting, or obstructing the view of pedestrians or vehicles.

B. Efficient Communications. To promote the efficient transfer of information in sign messages by ensuring:

1. Those signs which provide public safety messages and information are given priority;
2. Businesses and services may identify themselves;
3. Customers and other persons may locate businesses or services;
4. No person or group is arbitrarily denied the use of sight lines from public rights-of-way for communication purposes;
5. Persons exposed to signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or ignore such messages according to the observer's purpose; and
6. The right of free speech exercised through the reasonable use of signs is preserved.

C. Landscape Quality and Preservation. To protect the public welfare and enhance the appearance and economic value of the landscape by ensuring that signs:

1. Do not interfere with scenic views;
2. Do not create a nuisance to persons using public rights-of-way;
3. Do not create a nuisance to occupants of adjacent and contiguous property by their brightness, size, height, or movement;
4. Are not detrimental to land or property values;
5. Do not contribute to visual blight or clutter; and
6. Are architecturally compatible and harmonious with the structure to which they pertain and to neighboring structures.

Section 4. Compliance. No person may construct, reconstruct, place, install, relocate, alter, or use a sign after the effective date of this ordinance unless such installation, construction, reconstruction, placement, relocation, alteration, or use meets all the provisions of this ordinance and all other applicable ordinances adopted by the City Council.

Section 5. Area of Jurisdiction. The provisions of this ordinance shall apply within the City limits and ETJ of the city as defined by state law.

Section 6. Definitions. Words and phrases used in this ordinance shall have the meanings set forth in this section. Other words and phrases shall be given their common ordinary meaning unless the context clearly requires otherwise. Headings and captions are for reference purposes only and shall not be used in the interpretation of this ordinance. In the event of conflicting regulations or definitions thereupon, the stricter definition or regulation shall apply.

Abandoned/obsolete sign. A sign that advertises a product, service, or business no longer available or in operation or not being maintained for a certain period of time as hereinafter described in this ordinance.

Address sign. A sign denoting the designated street number for a building or property. See Ordinance 97 for address sign requirements.

Advertising bench. Any bench providing seating to the general public without charge, which may bear advertising.

A-frame. An A-framed style sign, which is typically but not necessarily foldable or collapsible and meant to be easily moved.

Animated or moving sign. Any sign, or part of a sign, which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

Area.

- A. The space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure.
- B. In cases where a sign is composed only of letters, figures, or other characters, the dimensions used to compute the area are the smallest simple imaginary figure (circle, triangle, rectangle, or other) which fully contains the sign content.

Auxiliary sign. Provides information such as hours of operation, delivery instructions, credit cards accepted, restrictions of sale to minors, "no soliciting," or "beware of dog."

Awning, canopy or marquee sign. A sign that is mounted, painted on, or attached to, an awning, canopy, or marquee that is otherwise permitted by this ordinance.

Back-to-back sign. A structure containing two (2) parallel signs whose faces are oriented in opposite directions.

Bandit signs. Any sign not authorized by this ordinance and/or any sign posted on a utility pole, street sign, street furniture, or sign posted in violation of this ordinance in the public right-of-way, of any size, including signs with wood or wire framing, post, or stakes. No sign owned or placed by the City, the State, or a public utility shall be considered a bandit sign.

Banner. Any sign intended to be hung either with or without frames, possessing colors, characters, letters, illustrations, or ornamentation applied to paper, plastic, fabric, or netting of any kind, supported by wire, rope, webbing, or similar means or through the grommets of the sign.

Beacon. Includes any light with a beam directed into the atmosphere or directed at a point which is not on the same property as the light source, or a light with one or more beams that move.

Billboard. All off-premises signs owned by a person, corporation, city, or other entity that engages in the business of selling the advertising space on the sign.

Bill posters. Any advertising poster or handbill.

Changeable copy sign. Any sign or part of a sign, on which content can be changed or rearranged without altering the face or surface of the sign, for example a gasoline price sign.

City. The City of Garden Ridge, Comal County, Texas, an incorporated municipality, and its associated extraterritorial jurisdiction ("ETJ").

Code enforcement officer (CEO). The person or persons designated by the City to enforce city codes and this ordinance.

Commercial complex. Any property such as a shopping center, office park, or industrial park, which consists of two (2) or more establishments on a single platted lot, or which is designed, developed, and managed as a unit.

Electric sign means:

- A. Any sign on which letters, figures, designs, or messages are formed or outlined by electric illumination, or by a transparent or translucent medium which is electrically illuminated, whether the illuminating device is contained within or on the sign;
- B. Outside building outlining;
- C. Any interim decorative displays; and
- D. Any gas tube window outlining.
- E. Any portable sign that has electrical components attached, connected to, or part of the sign, or support, whether electrified or not, shall be considered an electric sign and all provisions of this ordinance pertaining to electric signs shall apply to such signs.

Embellishments. Any feature such as a cutout, neon, or plastic letters, clock, electric device, or space extension, which is added to an outdoor advertising structure. All embellishments shall be included when measuring sign perimeter.

Fireproof structure. A sign constructed entirely of steel members including structural support for the sign face. The sign face and its support members shall be constructed of metal panels or other non-combustible materials, and all electric signs on commercial property shall have a fireproof structure.

Flag/patriotic. National, state, church, municipal or school flags, or any other flag that constitutes protected noncommercial free speech. A fabric sheet attached at one end to a pole, cable, or rope.

Flashing sign. Message boards that are electronically controlled by intermittent light impulses or alternating panels consisting of letters, words, or numerals that can either change sequentially or travel across the display area. Other than time and temperature signs, emergency signs, school zone signs, or other governmental signs.

Freestanding sign. Any sign not attached to or part of a building. Including, but not limited to, monument signs and self-supported signs.

Ground. Ground level is the lower of:

- A. the existing grade prior to construction of the sign, or
- B. the newly established grade after construction, unless the curb elevation at the street in front of the sign is higher than the established ground level, in which case the height shall be measured from curb level.

Historic sign. A sign that is an integral part of the historical character of a landmark building or erected at a historic site or district.

Holiday sign. A temporary display or decoration customarily associated with any national, state, local, or religious holiday or celebration.

Illuminated sign. Any sign illuminated in any manner by an artificial light source of any kind, either detached from the sign or a part thereof. Signs that are only incidentally and indirectly illuminated as a result of a lighting plan primarily designed as security lighting or landscape lighting are not illuminated signs.

Monument sign. Any ground-mounted structures of masonry, rock, brick, stone or stucco. See Ordinance 13.

Moving sign. Any sign or part of a sign which is animated or moves.

Municipal property. Means property owned by the City. Except for signs authorized in advance by the City Council, no signs of any kind may be posted in a park or on municipal property.

Non-conforming sign. Signs which have been installed prior to the effective date of this ordinance, are in use as of the effective date of this ordinance, and which do not conform to this ordinance.

Permanent sign. A sign that is affixed or attached to the ground or a structure that is intended for long-term use or which cannot be removed without special handling.

Pole sign. A permanent sign that is mounted on a freestanding pole or other support that is placed on, or anchored in the ground and is independent from any building or other structure.

Portable sign. Any sign that is readily capable of being moved or removed, whether attached or affixed to the ground or any structure that is typically not designed nor intended to be permanently affixed to a building, other structure, or the ground. Portable signs include, but are not limited to:

- A. Signs designed and constructed with a chassis or support with or without wheels;
- B. Menu and "sandwich" board signs;
- C. "A" and "T" frame signs;
- D. Posters, flags or banners affixed to windows, railings, fences, overhangs, trees, hedges, or other structures or vegetation, and homes except for pole-mounted flags;
- E. Signs mounted upon vehicles parked and visible from the public right-of-way, except signs identifying the related business when the vehicle is being used in the normal day-to-day operation of the business, and except for signs advertising for sale the vehicle upon which the sign is mounted;
- F. Searchlights; and
- G. Inflatables.

Premises. A lot or tract within the City or its ETJ, and contiguous tracts in the same ownership, which are not divided by any public highway, street, alley, or right-of-way.

Residential area. Any property within the city limits which is zoned for residential use. Any un-zoned property within the city limits, or any property within the City's ETJ, which is vacant, in any form of agricultural use, on which a residence is the principal use, and any portion within two-hundred (200) feet of any such property.

Responsible party. The owner of the property upon which the sign is located, the lessor of the property, and/or the owner of the sign.

Roof-top sign. A sign placed on the roof of a building.

Safety signs. Signs required by State or Federal statute.

Sail, teardrop, feather, or bow banner. A self-supported wing, feather, blade, cone, or rectangular shaped flag mounted on a flexible pole.

Setback. The area from property lines back to buildings. Signs posted within building setbacks should not be an obstruction to traffic vision.

Sign. any device or surface including exterior walls of buildings, on which figures, letters, photographs, illustrations, logos, designs or outlines are used for such purposes as identification of individuals, partnerships, corporations, or organizations advising of a product and/or a location which is visible to the public. This includes lights, banners, pennants, and similar devices to attract attention, but excludes signs affixed to motor vehicles.

Sign, changeable electronic variable message (CEVMS). A sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic-control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the national standard.

Sign code application area. The corporate limits of the City and the area of its extraterritorial jurisdiction as defined by Tex. Loc. Govt. Code section 42.021.

Single commercial building. A structure containing a single commercial establishment, office, business, school, church, nonprofit organization, charity, or government agency.

Sign face. That portion of the sign dedicated to the message, logo, name, etc.; the sign face may be of a different material than the monument it is on. The sign face and its framing, trim molding and/or supporting structure shall not protrude above the premises and shall not be of such a character as to violate any other provisions of this chapter. Other than a monument sign, no sign face shall be deeper than two (2) feet.

Sign height. The dimension of any sign from the ground to the highest point above the around, including any type of framing or supporting structures.

Sign perimeter. The measurement of that part of the sign which contains the textual wording of the sign including any surrounding framing, brickwork, scrollwork, etc. It does not include the supporting posts that extend below and/or surround the textual wording of the sign to the ground.

Sign supports. The structural members which support and/or surround the sign face.

Street banner. A banner suspended above a right-of-way.

Temporary sign. Any sign not permanently affixed or attached to the ground or to a structure, which can be removed without special handling and intended for temporary display.

Trailer sign. A permanent or temporary sign affixed to a trailer. The primary purpose of said display is to attract the attention of the public to the subject matter advertised on the sign rather than to serve the customary identification purpose of said trailer.

Variance. Written approval to depart from the strict application of the provisions of this ordinance.

Vehicular sign. A permanent or temporary sign attached to, affixed to, or otherwise displayed on a vehicle. The primary purpose of said display is to attract the attention of the public to the subject matter advertised on the sign rather than to serve the customary identification purpose of said vehicle.

Vintage sign. A sign that is representative of events or dates from a period older than forty (40) years and is for decorative purposes only.

Wall sign. A sign erected parallel to or painted on the surface or integral with the outside wall of any building.

Window sign. A permanent or temporary sign attached to, affixed to or otherwise displayed on a window.

Section 7. Prohibited Signs. The following signs are prohibited within the City or its ETJ:

- A. Advertising benches
- B. Animated or moving signs
- C. Bandit signs
- D. Billboards
- E. Bill poster
- F. Electric sign
- G. Flashing sign – except in the case of emergency notifications
- H. Inflatable signs
- I. Pole signs

- J. Portable signs – except those used by the City to inform its citizens of special events.
- K. Trailer signs
- L. Changeable electronic variable message signs (CEVMS), including but not limited to a new CEVMS and the conversion of an existing non-CEVMS sign to a CEVMS, within the sign code application area.
- M. Other signs: Painted, mounted or otherwise displayed on any roof surface, walls, or fences or installed so that it faces contiguous residential property or any other signs not specifically authorized under this ordinance.

Section 8. Exemptions for Certain Types of Signs. The following are exempt from regulation under this ordinance:

- A. Any sign attached to a window, not exceeding ten percent (10%) of the gross glass area, or door of a building, for example sign indicating open/closed, business hours or help wanted.
- B. Commemorative plaques and historical markers mounted on the face of a building or erected on a site as a freestanding monument sign when placed or approved by a governmental entity, historical society, religious organization, or other nonprofit entity to commemorate a person, event, or other matter of historical interest.
- C. Any sign installed or required to be installed by any governmental entity or public utility to give information, directions, or warnings to the general public, regardless of the sign's location on public or private property.
- D. Vintage or historic signs.
- E. Holiday signs, lights, or decoration with no commercial message.
- F. Signs or banners primarily displayed on Comal Independent School District or other school property of an accredited public or private school promoting or recognizing student success and school activities.
- G. Signs and monuments displaying the address of a commercial building shall not constitute a sign in terms of limiting or eliminating the rights to a sign as allowed in other sections of this ordinance.

Section 9. General Regulations.

- A. Identification of signs. All signs installed after the date of the adoption of this ordinance shall have the sign permit number affixed.
- B. Historic signs. Historic signs existing prior to the effective date of this ordinance that are part of the unique architectural, historic, or scenic characteristics of the building, that

2. Any applicant whose permit application is denied by the code enforcement officer may appeal the denial to the board of adjustment. Such an appeal must be filed, in writing, with the City Secretary, within ten (10) days after receipt of the denial. The board shall review the denial and determine if the code enforcement officer incorrectly concluded the proposed sign did not comply with the requirements of this ordinance and all other regulations of the City. If the code enforcement officer fails to grant or deny any application by the forty-fifth (45th) day after the application is administratively complete, the applicant may appeal the refusal to grant or deny the application to the board of adjustment as if it were a denial.
 3. If the board of adjustment does not issue a ruling within thirty (30) days after a written appeal is filed with the City Secretary, the sign application shall be automatically deemed denied.
- F. Modifications. After a sign permit has been issued by the code enforcement officer or at the direction of the board of adjustment, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the permit without prior written approval by the code enforcement officer or the board.

Section 20. Variances.

- A. Application. All requests for variances to this ordinance, with exception in (Item B) 6 (herein), shall be made in writing; they must be signed; and they must be filed with the City Secretary for subsequent presentation to the Planning & Zoning Commission for review and consideration. It is the responsibility of the applicant to apply to the Planning & Zoning Commission for a desired presentation of his or her request for variance. The Planning & Zoning Commission shall have a minimum of thirty (30) days and a maximum of ninety (90) days for review and consideration of such requests and will, upon completion of such review and consideration, forward their recommendations to the City Council with a recommendation for approval or disapproval. Any variance approved by the City Council is valid for a period of one year from the date of approval.
- B. Standards for approval. The City may approve a variance only if it makes affirmative findings, reflected in the minutes of the City Council's proceedings, as to all of the following
1. The variance will not authorize a type of sign which is specifically prohibited by this ordinance;
 2. The variance is not contrary to the goals and objectives outlined by the City;
 3. The variance is not contrary to the public interest;
 4. Due to special conditions applying to the land, buildings, topography, vegetation, sign structures, or other unique matters on adjacent lots or within the adjacent right-of-way, a literal enforcement of this ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly

classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement;

5. The spirit and purpose of this ordinance will be observed and substantial justice will be done; and
 6. The applicant has not sought a variance from the Planning and Zoning Commission within the past twelve (12) months.
- C. **Conditions.** The City Council may impose such conditions or requirements in a variance as are necessary in the City Council's judgment to achieve the fundamental purposes of this ordinance. A violation of such conditions or requirements shall constitute a violation of this ordinance. A variance, if granted, shall be for a specific event, use, or other application of a business and shall not continue with the property. If a variance is granted and the sign so authorized is not substantially under construction within three (3) months of the date of approval of the variance, the variance shall lapse and become of no force or effect.

Section 21. Enforcement.

- A. **Generally.** The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations.
- B. **Criminal prosecution: penalty.** Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding five hundred (\$500.00) dollars, except that the fine for a violation that relates to fire safety, zoning, or public health and sanitation may not exceed two-thousand (\$2,000.00) dollars. Each day that a provision of this ordinance is violated shall constitute a separate offense. An offense under this ordinance is a Class C Misdemeanor.
- C. **Civil remedies.** Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law, including but not limited to the following:
1. Injunctive relief to prevent specific conduct that violates this ordinance or to require specific conduct that is necessary for compliance with this ordinance;
 2. A civil penalty up to two-hundred fifty (\$250.00) dollars a day, except that a fine for a violation that relates to fire safety, zoning, or public health and sanitation may not exceed one thousand (\$1,000.00) dollars, when it is shown that the defendant was actually notified of the provisions of this ordinance and after receiving notice committed acts in violation of this ordinance or failed to take action necessary for compliance with this ordinance; and
 3. Any and all other available relief allowed by law.

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	UA	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	7/9/19 Regular Meeting	7/18/19 Regular Meeting										
Miller	P	P	P	P	P	P	P											
Diaz	P	P	P	P	VAA	P	P	VAA										
Jacaman							P											
Valdez		P	P	P	P	P	P											
Heier	P	P	P	P	P	P	VAA											
Dauer	E	P	P	P	P	P	P											
Owen	P	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	7/3/19 Regular Meeting					Total for year
Miller	P	P	P	P	P	P	P					7
Diaz	P		P	P	P	P						5
Jacaman							P					1
Valdez	P	P	P	P	P	P	P					7
Heier	P	P		P	P	P	P					6
Dauer			P		P	P	P					4
Owen						P						1

	Met requirements in Ordinance 210
	NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

August 13, 2019 Regular Meeting

- | | | |
|-------------------------------|------------|--|
| 14 days before Meeting | (07/30/19) | Commission and Staff items are due |
| 9 days before Meeting | (08/04/19) | City Administrator and Chair review agenda. City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (08/06/19) | Post Agenda on bulletin board and Commission will receive packet |
| 6 days before Meeting | (08/05/19) | Post Agenda Packet to City Website |
| 3 days before Meeting | (08/10/19) | (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
 Oak Wilt Public Education Session = Orange

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/Discussion/Reports

1. July Minutes
2. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting (August 15/September 10, 2019, at 6pm)

August 15, 2019 Regular Meeting

- | | | |
|-------------------------------|------------|--|
| 14 days before Meeting | (08/01/19) | Commission and Staff items are due |
| 10 days before Meeting | (08/05/19) | City Administrator and Chair review agenda. City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (08/08/19) | Post Agenda on bulletin board and Commission will receive packet |
| 6 days before Meeting | (08/09/19) | Post Agenda Packet to City Website |
| 3 days before Meeting | (08/12/19) | (72 hours) – Local Government Code requirement for posting |

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25	26	27	28	29	30	31

Approvals/Discussions/Reports

1. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
2. Future Agenda Items: Commissioner Input / Set next meeting (if necessary) September 10, 2019, at 6pm