



City of Garden Ridge

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

AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 14, 2020, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, January 14, 2020, 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 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 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 must follow these guidelines:

a) Respect and courtesy:

1. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
2. Show the Commission the same respect that you would like to be shown.
3. End your speaking at the time allotted below.

b) Speaking:

1. First citizen comment period.
 - i. You are required to sign up to speak and you are limited to one 3-minute period.
2. Second citizen comment period.
 - i. You are not required to sign up and you are limited to one 2-minute period.
3. State your name and address before your comments begin.
4. 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 following items are for discussion, consideration, and action.

a) Approvals

1. Approval of Minutes for November 12, 2019, Planning and Zoning Commission Regular Meeting.

b) Discussions/Reports/Updates

1. Items applicable to the Planning and Zoning Commission discussed at the December 4, 2019, and January 2, 2020, City Council Regular Meetings.
2. Recap of 2019 and looking into 2020.
 - i. TxDOT: FM 2252 Expansion.
 - ii. Blackwell Office at FM 2252/Tonkawa Pass.
 - iii. Structure on Bat Cave Road.

- iv. Davenport High School.
- v. City Zoning Map.
- vi. The Woods of Garden Ridge.
- vii. FM 2252 Sewer Project.

3. Resolution No. 439-092018 A Resolution of the City of Garden Ridge setting the day, time, and place of regular meetings of the Planning and Zoning Commission of the City of Garden Ridge, Texas.

- i. Discuss and make possible recommendations to City Council.

4. 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.

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

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

- i. Discuss and make possible recommendations related to the Draft Zoning Ordinance.

c) Future Agenda Items

- 1. Commissioners input on agenda items.
- 2. Announce date, time, and location for next meeting (February 11, 2020, at 6:00 p.m. at City Hall).

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

See “Rules for Citizen’s Participation” under Item 4.

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.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of the City Council, other city boards, commissions, and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council, 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 4:30 p.m. on January 9, 2020, 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, NOVEMBER 12, 2019, 6:00 P.M.

Commissioners Present:

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

Commissioners Absent:

None

City Staff, City Councilmembers, or Other Commissioners Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Cynthia Trevino, City Attorney
Councilmember Kay Bower
Councilmember Bryan Lantzy

1. Call to Order

With a quorum of the Planning and Zoning Commissioners 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, November 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

Rod Chamberlain, 8807 Cherokee Path, spoke regarding property at FM 2252 and Tonkawa Pass.

5. Business Items

The following items are for discussion, consideration, and/or action.

a) Approvals

1. Approval of Minutes for September 19, 2019, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Owen, seconded by Vice-Chair Diaz, to approve the minutes for September 19, 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

1. Items applicable to the Planning and Zoning Commission discussed at the October 2, 2019, and November 6, 2019, City Council Regular Meetings.

Chair Dr. Miller updated the Commission on the items applicable to the Planning and Zoning Commission discussed at the October 2, 2019, and November 6, 2019, City Council Regular Meetings. The Commission discussed the City Engineer updating the Zoning Map and City Council approving all reappointments of Commissioners.

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

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

Chair Dr. Miller introduced Chance Sparks, Freese and Nichols, Inc. and stated he is requesting clarification and direction from the Commission related to the Draft Zoning Ordinance.

Chance Sparks, Freese and Nichols, Inc., spoke regarding identifying areas in the Draft Zoning Ordinance that were affected by legislative changes. Mr. Sparks discussed accessory buildings, accessory dwellings, short-term rentals, and regulatory incentive plans with the Commission.

The Commission discussed regulatory incentives as well as possible next steps in moving forward with the Zoning Ordinance rewrite assistance.

c) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

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

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Valdez, to cancel the Planning and Zoning Commission regular meeting scheduled for Thursday, November 21, 2019. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

6. Citizen Comment Period – limited to 20 minutes total

No one wished to speak.

7. Adjournment

Motion: A motion was made by Commissioner Diaz, seconded by Commissioner Heier, to adjourn. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, November 12, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 7:32 p.m. by Chair Dr. Miller.

Dr. Jim Miller, Chair

ATTEST:

Marisa Spencer
City Secretary

**SIGN IN TO SPEAK AT THE NOVEMBER 12, 2019
PLANNING AND ZONING COMMISSION REGULAR MEETING
CITIZEN COMMENT PERIOD**

Rules for Citizens' Participation:

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- 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:

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NAME	ADDRESS	TELEPHONE NUMBER (OPTIONAL)	SUBJECT
1. Rod Chamberlain	8807 CHEROKEE PATH	213 864 4807	FM2252 S TONYKAWA PACS
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

RESOLUTION 439-092018

**A RESOLUTION OF THE CITY OF GARDEN RIDGE SETTING THE DAY,
TIME AND PLACE OF REGULAR MEETINGS OF THE PLANNING AND
ZONING COMMISSION OF THE CITY OF GARDEN RIDGE, TEXAS.**

WHEREAS, the Planning and Zoning Commission of the City of Garden Ridge, Texas is a recommending body to the City Council; and

WHEREAS, the Planning and Zoning Commission conducts business of the Commission in meetings which are open to the public; and

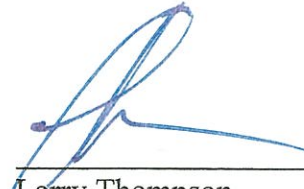
WHEREAS, business before the Planning and Zoning may require conducting multiple meetings to review and complete projects, conduct public hearings and develop recommendations related to the duties and business before Planning and Zoning Commission; and

WHEREAS, the City Council of the City of Garden Ridge desires to set the day, time and place of the Planning and Zoning Commission's regular monthly meetings.

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

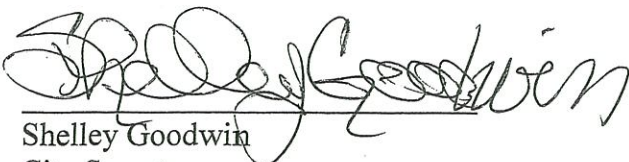
Two regular meetings of the Planning and Zoning Commission be set for the second Tuesday and third Thursday of each month at 6:00 p.m. in the City Council Chambers located at 9400 Municipal Parkway, Garden Ridge, Texas.

PASSED AND APPROVED ON this 5th day of September, 2018.



Larry Thompson
Mayor

ATTEST:



Shelley Goodwin
City Secretary

Planning and Zoning Commission

Rolling Attendance

	02/12/19 Regular Meeting	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	6/20/19 Regular Meeting	7/9/19 Regular Meeting	7/18/19 Regular Meeting	8/13/19 Regular Meeting	9/19/19 Regular Meeting	11/12/19 Regular Meeting	1/14/2020 Regular Meeting
Miller	P	P	P	P	P	P	P	P	P	P	P	P	P	
Diaz	P	P	P	P	P	VAA	P	P	P	VAA	P	P	P	
Jacaman									P	P	P	P	P	
Valdez			P	P	P	P	P	VAA	P	P	P	P	P	
Heier	P	P	P	P	P	P	P	P	VAA	P	VAA	P	P	VAA
Dauer	P	E	P	P	P	P	P	P	P	P	P	E	P	
Owen	P	P	P	P	P	P	P	P	P	P	P	P	P	

P: Present

E: Excused allowed in Ordinance 210

VAA: Voluntary Announced Absence

UA: Unannounced Absence

Gray: Not member yet

Planning and Zoning Commission's Attendance for 2020 City Council Regular Meetings

	1/2/2020 Regular Meeting	2/5/2020 Regular Meeting	3/4/2020 Regular Meeting	4/1/2020 Regular Meeting	5/6/2020 Regular Meeting	6/3/2020 Regular Meeting	7/1/2020 Regular Meeting	8/5/2020 Regular Meeting	9/2/2020 Regular Meeting	10/7/2020 Regular Meeting	11/4/2020 Regular Meeting	12/2/2020 Regular Meeting	Total for year
Miller	P												1
Diaz													
Jacaman													
Valdez	P												1
Heier													
Dauer													
Owen													

Met requirements in Ordinance 210

NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

January 16, 2020 Regular Meeting - CANCELLED

February 11, 2020 Regular Meeting

14 days before Meeting	(01/28/2020)	Commission and Staff items are due
8 days before Meeting	(02/03/2020)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
5 days before Meeting	(02/06/2020)	Post Agenda on bulletin board and Commission will receive packet
4 days before Meeting	(02/07/2020)	Post Agenda Packet to City Website
3 days before Meeting	(02/08/2020)	(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
 City Holiday = Orange
 Comal County Early Voting = Yellow

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

Approvals/Discussions/Reports

1. Minutes
2. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting

PENDING FUTURE AGENDA ITEMS

- Ordinance No. 55 (temporary signs/time restriction on temporary signs)