



City of Garden Ridge

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

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING

THURSDAY, FEBRUARY 20, 2020, 6:00 P.M.

Commissioners Present:

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

Commissioners Absent:

Commissioner Jesse Valdez (Voluntary Announced Absence)

City Staff, City Councilmembers, or Other Commissioners Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Cynthia Trevino, City Attorney
Mayor Larry Thompson
Mayor Pro-Tem John McCaw
Councilmember Lisa Swint
Councilmember Bryan Lantzy
Councilmember Todd Arvidson
Councilmember Kay Bower

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 Thursday, February 20, 2020, in the City Council Chambers of 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. Approvals and Authorizations

The following are for discussion, consideration, and action.

- a) Petition by Shawn M. Willis on behalf of ACTC Investments, for property zoned Office and Professional (B-2), located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision. The petition requests the following variances to Ordinance No. 13-122018, Section 6, Commercial Zones, 6.1. Office and Professional District (B-2):
 - 6.1.4.5. Impervious Cover: Impervious coverage (buildings, pavements, etc.) shall not be more than one-third (1/3) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal. The petition requests impervious cover of forty-two percent (42%).
 - 6.1.4.3. Side Yard: Alley rights-of-way of fifteen (15) feet down each side property line shall provide access to the rear alley. The City shall determine required right-of-way improvements based upon location, type, and density of projected structures. The petition requests to eliminate the side yard alley due to interference with natural drainage of the property.

Shawn Willis, ACTC Investments, spoke regarding the property located at 18875 F.M. 2252 and presented the petition requesting two (2) variances to Ordinance No. 13-122018, Section 6. Commercial Zones, 6.1. Office and Professional District (B-2). He stated the petition requests a variance to Paragraph 6.1.4.5. Impervious Cover to increase impervious cover from one-third (1/3) of the lot area to forty-two percent (42%), and Paragraph 6.1.4.3. Side Yard to eliminate the side yard alley due to interference with natural drainage of the property. Tracey Blackwell spoke regarding her involvement in the community, her business, and the purchase and development process of the property.

1. Hold a public hearing.

Chair Dr. Miller opened the public hearing at 6:22 p.m. to receive comments for or against the petition.

Twelve (12) citizens spoke during the public hearing (see attached).

Chair Dr. Miller closed the public hearing at 6:51 p.m. He thanked the citizens for providing their input and spoke regarding the process of the Planning and Zoning Commission being a recommending body appointed by the City Council; therefore, the Commission does not contain any elected officials nor do they have the ability to make any final decisions.

2. Discuss and make a recommendation regarding the petition.

The Commission discussed questions and concerns with the City Engineer, the City Attorney, and City Staff regarding impervious cover, side yard alley rights-of-way, signage, and previous variances.

Motion: A motion was made by Commissioner Dauer, seconded by Vice-Chair Diaz, to recommend to City Council the approval of the petition by Shawn M. Willis on behalf of ACTC Investments requesting a variance to Ordinance No. 13-122018, Section 6, Commercial Zones, 6.1 Office and Professional District (B-2), 6.1.4.5. Impervious Cover, allowing impervious cover of forty-two percent (42%) for the property located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Jacaman, to recommend to City Council the approval of the petition by Shawn M. Willis on behalf of ACTC Investments requesting a variance to Ordinance No. 13-122018, Section 6, Commercial Zones, 6.1 Office and Professional District (B-2), 6.1.4.3. Side Yard, eliminating the side yard alley due to interference with natural drainage of the property located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Petition by Shawn M. Willis on behalf of ACTC Investments, for the issuance of a Special Use Permit for construction and operation of a one (1) story 8,974 square foot professional business office building, with associated sidewalks and parking spaces, on property zoned Office and Professional (B-2), located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision.

Shawn Willis provided a presentation regarding the issuance of a Special Use Permit for construction and operation of a one (1) story 8,974 square foot professional business office building. He spoke regarding the proposed building materials, architectural elevations, site lighting, signage, landscaping plans, vegetative screening, and the wood fence originally proposed being removed from the architectural site plan.

1. Hold a public hearing.

Chair Dr. Miller opened the public hearing at 7:32 p.m. to receive comments for or against the petition.

Four (4) citizens spoke during the public hearing (see attached).

Chair Dr. Miller closed the public hearing at 7:40 p.m.

2. Discuss and make a recommendation regarding the petition.

The Commission discussed questions and concerns with the City Engineer, the City Attorney, and City Staff regarding the Special Use Permit, signage, fencing, utility easements, and building permits.

Shawn Willis stated the property owner would add the six foot (6') wooden fence back to the site plan between the property line of Lot 8, Block 12, The Woods of Bracken Subdivision and Lot 10, Block 12, Forest of Garden Ridge Subdivision. He further stated that installation of the fence will conform to the standards of the Garden Ridge Bracken Homeowners Association.

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Owen, to recommend to City Council the approval of the petition by Shawn M. Willis on behalf of ACTC Investments for the issuance of a Special Use Permit for construction and operation of a one (1) story 8,974 square foot professional business office building, with associated sidewalks and parking spaces, on property zoned Office and Professional (B-2), located at 18875 F.M. 2252, Garden Ridge, Texas, further described as Lot 10, Block 12, Forest of Garden Ridge Subdivision. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

5. Citizen Comment Period – limited to 20 minutes total

Chair Dr. Miller reviewed the rules for Citizen Comment Period.

Billy Chamberlin, 8810 Comanche Path, spoke regarding the Special Use Permit requested for the property located at 18875 FM 2252, stating he appreciates the owner compromising by adding the fence back to the site plans.

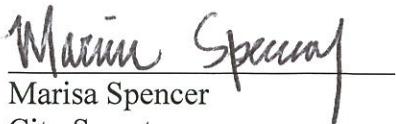
Rod Chamberlain, 8807 Cherokee Path, spoke regarding the Special Use Permit requested for the property located at 18875 FM 2252, stating he appreciates the owner compromising by adding the fence back to the site plans.

6. Adjournment

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Owen, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Thursday, February 20, 2020, Planning and Zoning Commission Regular Meeting was adjourned at 7:53 p.m. by Chair Dr. Miller.


Karen Diaz
Vice-Chair

ATTEST:


Marisa Spencer
City Secretary

FEBRUARY 20, 2020, PLANNING AND ZONING COMMISSION REGULAR MEETING

PUBLIC HEARING(1) – PETITION FOR VARIANCES

PLEASE WRITE YOUR NAME AND ADDRESS.

1. ~~Billy Chamberlin 8810 Comanche Path~~
2. Billy Chamberlin 8810 Comanche Path
3. Terry Erney 5802 Wildwood Lane
4. ~~Rod Chamberlin 8807 Cherokee Path~~
5. Charles Reed 8903 Comanche Path
6. Rebecca Sassette 8914 Comanche Path
7. Jennie Kuenzel 19003 Seminole Pass
8. Mary Ann Hummel 8910 Comanche Path
9. Stephen Gallett 8907 Comanche Path
10. Wes Kleckley 19515 Windswept Cove
11. Keith Kuenzel 19003 Seminole Pass
12. Rebecca Nante 8730 Bindseil Lane S
13. Clyde Minkus 4439 CR433 Stockdale TR. 78160
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

(Signed here before meeting began / before public hearing was opened)
Spoke w/ him (Kat) ✓ (MS)

FEBRUARY 20, 2020, PLANNING AND ZONING COMMISSION REGULAR MEETING

PUBLIC HEARING(2) – PETITION FOR SPECIAL USE PERMIT

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Billy Chamberlain 8810 Comanche Path
2. Rob Chamberlain 8807 CITRONELLE PATH
3. Herb Heenandy 8910 Comanche Path
4. Keith Hunt 19003 Seminole PASS

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FEBRUARY 20, 2020

PLANNING AND ZONING COMMISSION REGULAR MEETING

CITIZEN COMMENT PERIOD

	NAME	ADDRESS	SUBJECT
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2.	Rob Chamberlin	8807 Citereke Path	
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