



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 11, 2020, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, August 11, 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. Approvals and Authorizations

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

- a) Approval of Minutes for June 10, 2020, Planning and Zoning Commission Regular Meeting.
- b) Petition by Tony Overman for a Garden Home development on property zoned Neighborhood Services (B-1), for a depth into the property along F.M. 2252 of three hundred (300) feet, and remainder of property zoned Office and Professional (B-2), located at 19780 F.M. 2252, Garden Ridge, Texas, further described as Lot 1, Clay Subdivision. The petition requests the following variances to Ordinance No. 13-122018:
 - 5.1.2.4. Garages. Every house shall have at least a two (2) car garage, either attached or detached. The petition requests a minimum of a one (1) car garage.
 - 5.1.2.5.2. Impervious Cover. Total impervious cover for a lot including residence, driveway, pools, outbuildings, and other structures shall not exceed thirty-five (35) percent of the lot area. The petition requests seventy-five (75) percent.

- 5.1.7.2.1. Lot Size. Any lot or tract of land located within the City of Garden Ridge and served by a public water supply system shall have a minimum area of thirty-two thousand six hundred seventy (32,670) square feet. The petition requests a minimum lot size of four thousand four hundred (4,400) square feet.
- 5.1.7.2.2. Lot Width. Each lot shall front upon a public street and shall have a minimum of one hundred twenty (120) feet at the front property line as shown on the plat. On a cul-de-sac, the frontage shall be a minimum of fifty (50) feet at the front property line. The petition requests a minimum of forty (40) feet per lot fronting a public street and minimum of twenty-eight (28) feet for lots on a cul-de-sac.
- 5.1.7.2.3. Front Yard. There shall be a front yard having a minimum setback of forty-five (45) feet. The petition requests fifteen (15) feet.
- 5.1.7.2.4.1. Side Yards: Corner Lots. The street-adjacent side yards of corner lots shall have a minimum setback of twenty-five (25) feet. The side yard adjacent to the street shall have a minimum setback of fifteen (15) feet, or as modified for interior lots. The petition requests eight (8) feet for corner lot side setback.
- 5.1.7.2.4.2. Side Yards: Interior Lots. There shall be a side yard on each side of all interior lots of not less than fifteen (15) feet. The petition requests a five (5) foot interior lot setback.
- 5.1.7.2.5. Rear Yard. There shall be a rear yard having a depth of at least twenty-five (25) feet. The petition requests a minimum fifteen (15) foot rear yard depth.
- 5.1.9. House Size. The main residential structure on each lot, exclusive of basements, porches, garages, breezeways, and residential outbuildings, shall contain at least two thousand (2,000) square feet of habitable space. The petition requests a minimum of one thousand six hundred (1,600) square feet.
- 8.4.9. Fences. Side or rear fences facing any paved street shall be of metal, rock or brick masonry, cement or stucco finished cement block, wood, or chain link. The petition requests vinyl fences up to a maximum of four (4) feet in height for front, side, and rear yards.
- 8.4.11. Fences. Fences over two (2) foot high and forward of the front plane of the residence shall be metal, brick, rock or cent masonry, columns, or support structure matching that of the main structure. The petition requests vinyl picket fences up to four (4) feet in height for front, side, and rear yards.
- Appendix 2, Sign Regulations. 3.c. Master Pylon Signs. One free standing master pylon sign not exceeding six (6) feet in width and sixteen (16) feet in height. The petition requests to have extended entrance masonry rock signage nineteen (19) feet in length and five (5) feet in height.

The petition requests the following variances to Ordinance No. 7-042006:

- Article 1, Section 3, Definitions. A. Alley: A minor public right of way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties abutting on a street. The petition requests primary access to residences from an alley instead of a street.
 - Section 7. Standards and Specifications. B. Streets. 10.a. All streets in such subdivision shall have a right of way of at least sixty (60) feet and a pavement width (exclusive of curbing) of at least twenty-four (24) feet. The petition requests a forty-six (46) foot right of way and twenty (20) foot pavement width.
1. Hold a public hearing.
 2. Discuss and make a recommendation regarding the petition.
- c) Petition by Tony Overman, for the issuance of a Special Use Permit for a Garden Home development consisting of approximately sixty-five (65) to seventy (70) garden homes, with associated streets, alleys, and drainage, on property zoned Neighborhood Services (B-1), for a depth into the property along F.M. 2252 of three hundred (300) feet, and remainder of property zoned Office and Professional (B-2), located at 19780 F.M. 2252, Garden Ridge, Texas, further described as Lot 1, Clay Subdivision.
1. Hold a public hearing.
 2. Discuss and make a recommendation regarding the petition.

6. **Business Items**

The following are for discussion, consideration, and action.

a) Discussions/Reports/Updates

1. Items applicable to the Planning and Zoning Commission discussed at the July and August City Council Meetings.
2. Update on TxDOT projects.
3. 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. Make recommendations related to application of ordinance provisions to commission members, if needed.
4. Draft Zoning Ordinance.
 - i. Discuss and make possible recommendations related to the Draft Zoning Ordinance.
 - ii. Discuss and make possible recommendations related to the Strategic Committee.
 - iii. Discuss and make possible recommendations related to City Staff's role and future workload.

b) Future Agenda Items

1. Commissioners input on agenda items.
2. Announce date, time, and location for next meeting (September 8, 2020, at 6:00 p.m. at City Hall).

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

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

8. **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 10:00 a.m. on August 5, 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