



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 8, 2020, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, December 8, 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) Approval of Minutes for November 10, 2020, Planning and Zoning Commission Regular Meeting.
- b) Discussions/Reports/Updates
 - 1. Items applicable to the Planning and Zoning Commission discussed at the December City Council Meeting.
 - 2. Master Land Use Plan.
 - i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.
 - 3. 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.

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 and savings clause; and providing an effective date.
 - i. Make recommendations related to application of ordinance provisions to commission members, if needed.

c) Future Agenda Items

1. Commissioners input on agenda items.
2. Announce date, time, and location for next meeting (January 12, 2021, at 6:00 p.m. at City Hall).

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

See “Rules for Citizens’ Participation” under Item 4.

7. **Adjournment**

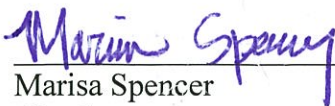
AGENDA NOTICES:

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 5:30 p.m. on December 2, 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 10, 2020, 6:00 P.M.

Commissioners Present:

Vice-Chair Karen Diaz
Commissioner Kerim Jacaman
Commissioner Jesse Valdez (Present Virtually)
Commissioner David Dauer
Commissioner Art Porter

Commissioners Absent:

Chair Dr. Miller, Excused Absence
Commissioner David Heier, Voluntary Announced Absence

City Staff, City Councilmembers, or Other Commissioners Present:

Nancy Cain, City Administrator
Kat Balbi, Assistant City Secretary
Cynthia Trevino, City Attorney

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Vice-Chair Diaz called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, November 10, 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: Vice-Chair Diaz led the Pledge of Allegiance.

4. Citizen Comment Period: No one signed up to speak.

5. Business Items

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

a) Approval of Minutes for October 13, 2020, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dauer, seconded by Commissioner Jacaman, to approve the minutes for October 13, 2020, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) 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 City Council Meeting.

Vice-Chair Diaz provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the October City Council Meeting.

2. Master Land Use Plan.

i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.

Nancy Cain, City Administrator, spoke regarding changing the current Master Land Use Plan to properly reflect the future use of the Club at Garden Ridge as Country Club District and property at the north west corner of FM

3009 and FM 2252 intersection as Retail Anchor. Vice-Chair Diaz spoke regarding findings tracts of land for garden homes.

3. Draft Zoning Ordinance.

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

Vice-Chair Diaz spoke regarding the Technical Committee meeting on November 23, 2020, and stated any edits will be brought to the next Planning and Zoning Commission meeting.

ii. Discuss and make recommendations related to the Strategic Committee.

The Commission discussed the purpose and goals of the Strategic Committee and the education process to Garden Ridge residents. Cynthia Trevino, City Attorney, stated the Zoning Ordinance workshop must follow Texas Open Meeting Act rules and be publicly posted.

4. Planning and Zoning Commission Activities and Projects.

i. Development of Interactive Map.

Commissioner Valdez spoke regarding the City of Garden Ridge creating an interactive map similar to the Schertz's Planning and Zoning Division map which would provide information concerning development occurring on property.

5. 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 and savings clause; and providing an effective date.

i. Make recommendations related to application of ordinance provisions to commission members, if needed.

The Commission had no further matters to discuss at this time.

c) Future Agenda Items

1. Commissioners input on agenda items.

The Commission requested to leave the Draft Zoning Ordinance and Master Land Use Plan items on the agenda.

2. Announce date, time, and location for next meeting (December 8, 2020, at 6:00 p.m. at City Hall).

Vice-Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, December 8, 2020, at 6:00 p.m. at City Hall.

6. Citizen Comment Period: No one wished to speak.

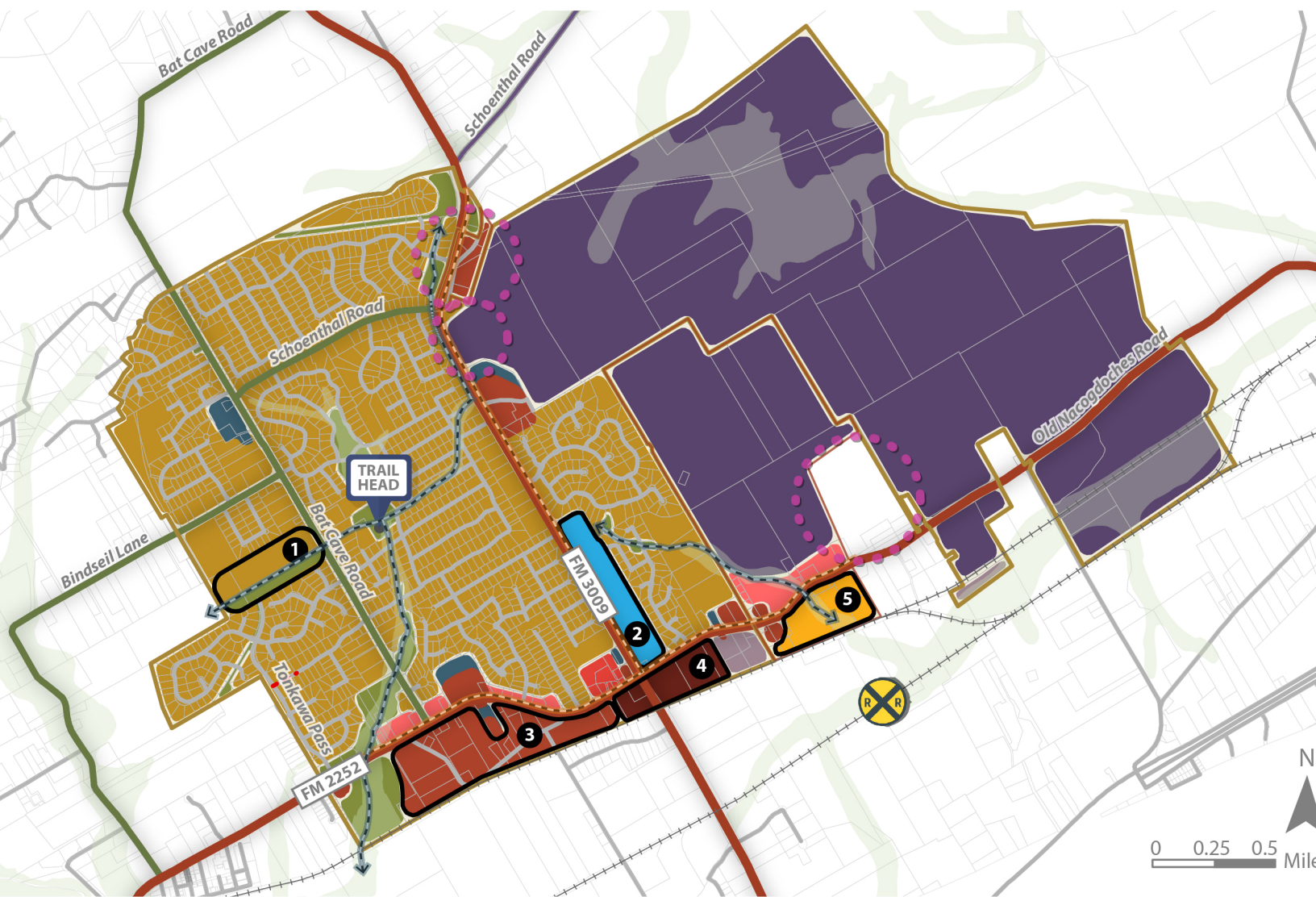
7. Adjournment

Motion: A motion was made by Commissioner Dauer, seconded by Commissioner Jacaman, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, November 10, 2020, Planning and Zoning Commission Regular Meeting was adjourned at 7:17 p.m. by Vice-Chair Diaz.

ATTEST:

Karen Diaz
Vice-Chair

Kat Balbi
Assistant City Secretary



Low Density Residential	Retail Anchor	1 Special Planning Area	Bike Route/Lane	Floodplain (FE)
Medium Density Residential	Light Industrial	Potential Acquisition Area	Future Connections	City Limits
Mixed Use	Heavy Industrial	Potential Rail Station	Arterial	ETJ
Office	Parks and Open Spaces	Trail Head	Major Collector	
Light Retail	Public/Semi-Public	Trail Route	Local Roads	

2.05.07. Zoning Dimensional Regulations Table

	Agriculture and Agricultural Homestead (AG) District	Residential Estate (RE) District	Residential Neighborhood (RN) District	Neighborhood Commercial (NC) District	Community Commercial (CC) District	Neighborhood Mixed-Use (NMU) District	Community Mixed-Use (CMU) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Public and Institutional (P) District
Minimum Front Yard Setback (ft)	35	45	15	20	40	15	15	40	50	-
Minimum Side Yard Setback (Interior/Corner) (ft)	20/25	15/25	5/10	0/15	0/25	0/15	0/15	0/20	0/25	-
Minimum Rear Yard Setback (ft)	30	15	10	20	35	15	15	40	50	-
Minimum Lot Area (sq. ft.)** or Maximum Dwelling Units per Acre (DUA)***	120,000	32,670	10,000 4 DUA	-	-	- 8 DUA	- 14 DUA	-	-	-
Minimum Lot Frontage (ft)	100	50	40	50	75	50	50	75	90	-
Minimum Lot Width (Interior/Corner) (ft)	200	120	40/45	50/65	100/105	50/65	50/65	100/105	180/185	-
Minimum Lot Depth (ft)	300	200	90	125	150	125	150	200	200	-
Maximum Height (ft)	35	35	35	35	35	35	35	35	35	-
Maximum Building Coverage (%)	25	25	55*	50*	50*	60*	60*	40	25	-
Maximum Impervious Cover (%)	35	35	60*	55*	55*	65*	65*	50	35	-

* The building coverage and impervious cover are granted an additional ten (10) percent when meeting 2.06.11. C Low-Impact Site Development. If served by on-site sewerage facilities (OSSF/Septic), the maximum building coverage and impervious cover are reduced to thirty-five (35) percent.

** If the property is served by OSSF/Septic, the minimum lot area shall be 32,670 sq. ft. If a lot or tract is located partially or entirely over Edwards Aquifer Recharge Zone, or not served by a public water supply system, then the minimum lot area shall be 43,560 sq. ft.

*** Maximum Dwelling Units per Acre is provided for instances when multiple units are located on a single parcel.

Planning and Zoning Commission

Rolling Attendance

	1/14/20 Regular Meeting	2/11/20 Regular Meeting	2/20/20 Regular Meeting	3/10/20 Regular Meeting	6/9/20 Regular Meeting	8/11/20 Regular Meeting	9/8/20 Regular Meeting	10/13/20 Regular Meeting	11/10/20 Regular Meeting	12/8/20 Regular Meeting
Miller	P	P	P	VAA	P	P	P	P	E	
Diaz	P	P	P	P	P	P	P	P	P	
Jacaman	P	P	P	VAA	P	P	P	P	P	
Valdez	P	P	VAA	P	P	P	P	P	P	
Heier	VAA	P	P	P	E	P	P	P	VAA	
Dauer	P	UA	P	P	P	P	E	P	P	
Porter									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	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	P	P	P	P	P	P	P			8
Diaz		P		P					P		3
Jacaman											0
Valdez	P	P	P	P	P	P	P	P	P		9
Heier					P				P		2
Dauer											0
Porter									P		1



Met requirements in Ordinance 210
NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

January 12, 2021 Regular Meeting

14 days before Meeting	(12/29/2020)	Commission and Staff items are due
11 days before Meeting	(01/01/2021)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(01/05/2021)	Post Agenda and Commission will receive packet
4 days before Meeting	(01/08/2021)	Post Agenda Packet to City Website
3 days before Meeting	(01/09/2021)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

City Holiday = Orange

Municipal Court = Gray

Sun	Mon	Tues	Wed	Thur	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Approvals/Discussions/Reports

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

February 9, 2021 Regular Meeting

14 days before Meeting	(01/26/2021)	Commission and Staff items are due
8 days before Meeting	(02/01/2021)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(02/02/2021)	Post Agenda and Commission will receive packet
4 days before Meeting	(02/05/2021)	Post Agenda Packet to City Website
3 days before Meeting	(02/06/2021)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

City Holiday = Orange

Event = Yellow (Tree Lighting)

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						

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)