City of Garden Ridge

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

AGENDA
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 12, 2021, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, January 12, 2021, 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 December 8, 2020, Planning and Zoning Commission Regular Meeting.

   b) Discussions/Reports/Updates
      1. Items applicable to the Planning and Zoning Commission discussed at the January 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 (February 9, 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, Kat Balbi, posted this Agenda at 12:00 p.m. on January 5, 2021, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Kat Balbi
Assistant City Secretary

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

Commissioners Present:
Vice-Chair Karen Diaz
Commissioner Jesse Valdez
Commissioner David Heier
Commissioner David Dauer
Commissioner Art Porter

Commissioners Absent:
Chair Dr. Miller (Excused Absence)
Commissioner Kerim Jacaman (Voluntary Announced Absence)

City Staff, City Councilmembers, or Other Commissioners Present:
Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Cynthia Trevino, City Attorney
Councilmember Kay Bower

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, December 8, 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 November 10, 2020, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dauer, seconded by Commissioner Valdez, to approve the minutes for November 10, 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 December City Council Meeting.

Vice-Chair Diaz provided the Commission with an update on 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.

Nancy Cain, City Administrator, spoke regarding amending the Future Land Use Plan Map to properly reflect the use of the Club at Garden Ridge as a Country Club District and property at the north west corner of FM 3009 and FM 2252 intersection as Retail Anchor.

Motion: A motion was made by Commissioner Porter, seconded by Commissioner Heier, to recommend to City Council an amendment to the Master Land Use Plan and Future Land Use Plan Map to properly reflect the future use of the Club at Garden Ridge as a Country Club District. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

The Commission discussed possible amendments to the Master Land Use Plan and Future Land Use Plan Map and taking any recommendations regarding amendments to City Council all at once after the Commission completes their review of the Future Land Use Plan Map.

3. Draft Zoning Ordinance.

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

Vice-Chair Diaz provided the Commission with an update on the Technical Committee's review of the Draft Zoning Ordinance.

The Commission reviewed and discussed the Zoning Dimensions Regulations Table and agreed by consensus to direct City Staff to update the Zoning Dimensions Regulations Table based on the Commission's discussion.

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

The Commission discussed the purpose and goals of the Strategic Committee, including public education.

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.

The Commission had no matters to discuss at this time.

c) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

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

Vice-Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, January 12, 2021, at 6:00 p.m. at City Hall.

6. <u>Citizen Comment Period</u>

No one wished to speak.

7. <u>Adjournment</u>

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Valdez, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, December 8, 2020, Planning and Zoning Commission Regular Meeting was adjourned at 7:44 p.m. by Vice-Chair Diaz.

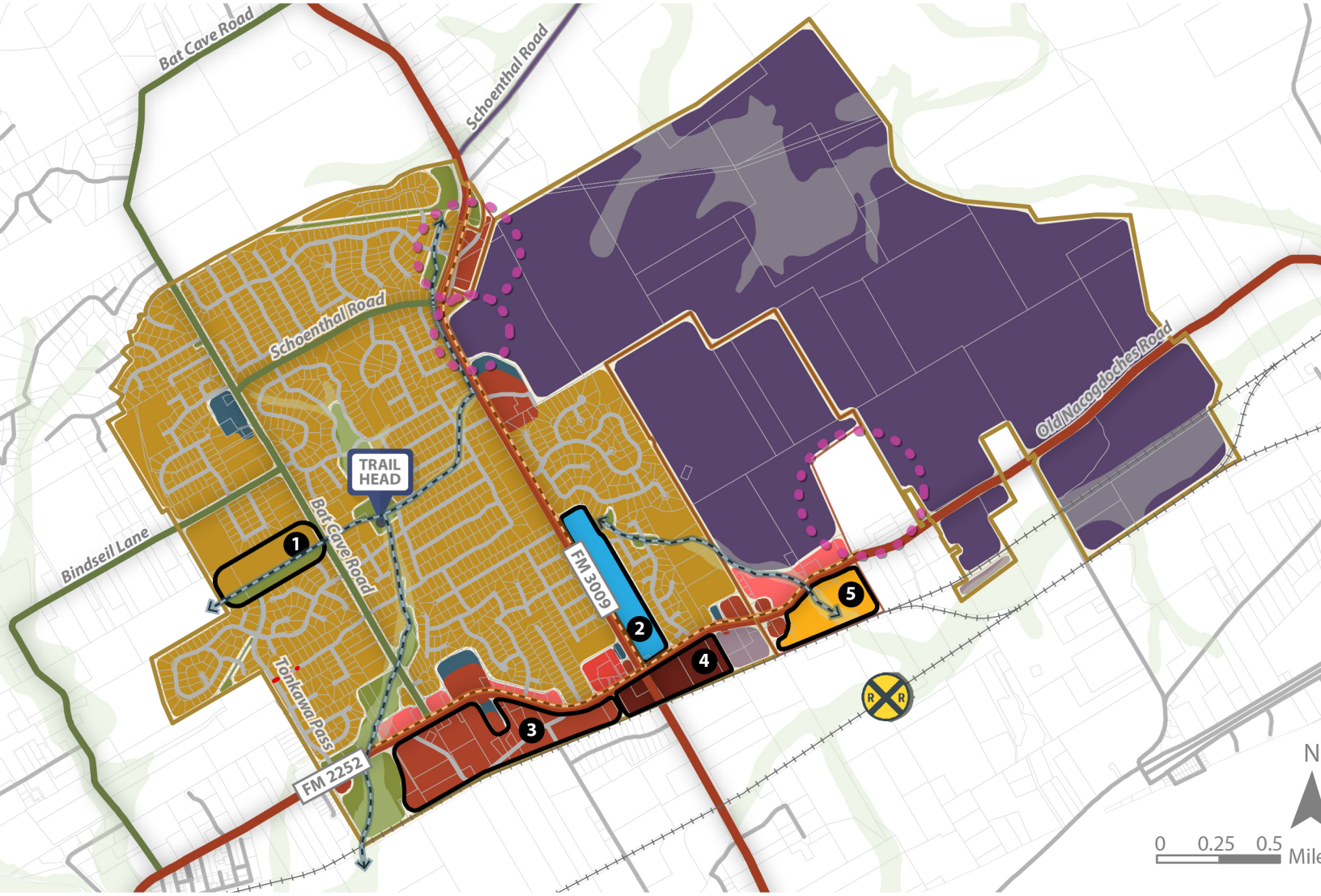
_____

Karen Diaz
Vice-Chair

ATTEST:

_____

Marisa Spencer
City Secretary



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

Future Agenda Items

Planning and Zoning Commission

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

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

March 9, 2021 Regular Meeting

14 days before Meeting	(02/23/2021)	Commission and Staff items are due
8 days before Meeting	(03/01/2021)	City Administrator and Chair review agenda.
		City Attorney is sent the agenda for approval.
7 days before Meeting	(03/02/2021)	Post Agenda and Commission will receive packet
4 days before Meeting	(03/05/2021)	Post Agenda Packet to City Website
3 days before Meeting	(03/06/2021)	(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
Municipal Court = Gray
City Holiday = 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/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)

Planning and Zoning Commission Rolling Attendance

Commissioner	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	12/08/20 Regular Meeting
Miller	P	P	P	A	P	P	P	P	E	E
Diaz	P	P	P	P	P	P	P	P	P	P
Jacaman	P	P	P	A	P	P	P	P	P	A
Valdez	P	A	P	P	P	P	P	P	P	P
Heier	A	P	P	P	E	P	P	P	A	P
Dauer	P	U	P	P	P	P	E	P	P	P
Art Porter									P	P

P	Present	P-QNM	Present but quorum not met	E	Excused for reasons allowed in Ord. 210
U	Unannounced Absence		Not member yet	A	Voluntary Announced Absense

Planning and Zoning Commission's Attendance at City Council Regular

Commissioners	1/2/20 Regular Meeting	2/5/20 Regular Meeting	3/4/20 Regular Meeting	6/3/20 Regular Meeting	7/1/20 Regular Meeting	8/5/20 Regular Meeting	9/2/20 Regular Meeting	10/7/20 Regular Meeting	11/4/20 Regular Meeting	12/2/20 Regular Meeting	Total for year
Miller	P	P	P	P	P	P	P	P			8
Diaz		P		P					P	P	4
Jacaman											0
Valdez	P	P	P	P	P	P	P	P	P	P	10
Heier									P		1
Dauer											0
Art Porter									P		1

	Met requirements		Not met requirements