



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

AGENDA PLANNING AND ZONING COMMISSION REGULAR SESSION TUESDAY, SEPTEMBER 13, 2016 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a scheduled regular meeting at 6:00 p.m., Tuesday, September 13, 2016 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 on September 9, 2016 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Citizen Comments – limited to 3 minutes each

Rules for Citizen's Participation:

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

- a) Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- b) Show the Commission the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 3 and to three (3) minutes per citizen during Item 6.
- d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 6.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 4, below, if such comments pertain to such Business Item

*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.*

4. Business Items

- a) Discussion on Vision of the Future of Garden Ridge (Comprehensive Land Use Master Plan).

- b) Discussion on proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.

5. Administrative Items

The Commission may discuss, consider and/or take possible action on the following items:

- a) Minutes of the August 9, 2016 Planning and Zoning Commission Meeting
- b) Items discussed at the September 7, 2016 City Council Regular Meeting
- c) Set date, time and location for next meeting

6. Citizen's Participation: - 3 minute limit per citizen.

See "Rules for Citizen's Participation" under Item 3.

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 Council Authorized:

The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney

that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the City Council, other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the 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.


Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 11:50 pm September 9, 2016 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin, TRMC
City Secretary



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MINUTES OF PLANNING & ZONING COMMISSION REGULAR SESSION TUESDAY, AUGUST 9, 2016

Commissioners present:

Chairman Sam Stocks
Commissioner Kay Bower
Commissioner Greg Czerniak
Commissioner David Heier
Commissioner Kitty Owen

Commissioners Absent:

Vice Chairman Frank Dansby
Commissioner Shawn Willis

Also Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:02 p.m. on Tuesday, August 9, 2016 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen Comments

No one wished to speak.

3. Business Items

The Commission may discuss, consider and/or make recommendations to Council to approve or disapprove the following items:

- a) Entrance and sign design for The Woods of Garden Ridge at Misty Arbor and Bindseil Lane**

Eugene Patillo, The Woods of Garden Ridge, reviewed the entrance and sign design which will be located at Misty Arbor and Bindseil Lane. He stated the measurements would be 6' sign mounted on top of a 2' footer, 2' wide and 18'8 1/2" long.

The Planning and Zoning Commission discussed the proposed sign and the specs of signs allowed in Ordinance 55.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Czernick, to recommend to the City Council the approval of the entrance and sign design for The Woods of Garden Ridge at Misty Arbor and Bindseil Lane. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

b) Discuss and possible recommendation of reappointment of Commissioners Bower, Stocks and Owen due to expiring terms of office (September 30, 2016).

Sam Stocks, Planning and Zoning Commission Chair, reported all three Commissioners have agreed to serve another term.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Czernick, to recommend to City Council the reappointment of Planning and Zoning Commissioners Place 2-Kay Bower, Place 3-Sam Stocks and Place 7- Kitty Owen, to a two year term of office expiring September 30, 2018. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

c) Proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.

Cynthia Trevino, City Attorney, reviewed the comments she has received regarding the Ordinance, but has not made the changes yet because of possible court rulings.

The Planning and Zoning Commission discussed the proposed amended Ordinance, real estate signs and election signs. They also discussed a fee for sign variances.

Cynthia Trevino, City Attorney, stated if anyone else had questions or comments to please forward them to the City Administrator or City Secretary, by September 3rd so she can incorporate the changes into the ordinance.

4. Administrative Items

The Commission may discuss, consider and/or take possible action on the following items:

a) Minutes of the July 12, 2016 Planning and Zoning Commission Meeting

Motion: Upon a motion made by Commissioner Owen, and seconded by Commissioner Heier, to approve the minutes of July 12, 2016 Planning and Zoning Commission, with corrections. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

b) Items discussed at the August 3, 2016 City Council Regular Meeting

No Planning and Zoning Commission were discussed at the August 3, 2016 City Council Regular Meeting.

c) Set date, time and location for next meeting

Tuesday, September 13, 2016 at 6:00 p.m.

Nancy Cain, City Administrator, also stated the Comprehensive Land Use Master Plan will be presented at the Town Hall Meeting on September 8, 2016 at 6:00 p.m.

5. Citizen's Participation: - 3 minute limit per citizen.

Shelby Trial, Forest Waters, inquired to whether the Sign Ordinance will consider a flag a sign.

6. Adjournment

Motion: Upon a motion made by Commissioner Owen and a second by Commissioner Heier, the meeting was adjourned at 7:30 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary