City of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
(830) 598-2424 fax (830) 598-6538
www.graniteshoals.org

FOR A REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
GRANITE SHOALS CITY HALL, 2ND FLOOR COUNCIL CHAMBER
2221 N. PHILLIPS RANCH ROAD
GRANITE SHOALS, TX 78654
THURSDAY, MARCH 17, 2016
6:00 P.M.

Commissioners will consider and may take action on any or all of the following items:

Call meeting to order

Public comment and announcements

At this time, any person with business before the Commission not scheduled on the agenda may speak to the Commission. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called. Anyone wishing to speak under this agenda item must complete a Comment Card and submit to the Chair or the Secretary, prior to addressing the Commission.

City Staff Announcements/Items of Public Interest

APPROVAL OF MINUTES

1. Review and consider approval of the minutes from the Planning and Zoning Commission Regular Meeting of February 18, 2016.

REGULAR AGENDA ITEMS

2. Continue to review and discuss the Granite Shoals Zoning Ordinance, as supplemented.
(The P&Z Commissioners have been reviewing the entire Zoning Ordinance, which is Chapter 40 in the city code. At their meeting on June 18, 2015, the Commissioners reviewed sections 40.8 through 40.11, at their July 16th meeting they reviewed Section 40.12 General Business District GB-1 through Section 40.14 Industrial District item d. #9. At their August 20, 2015 meeting, the Commissioners resumed reviewing Industrial District and reviewed through 40.17 Height and area restrictions, generally. September 17th, the Commissioners discussed regulations of non-conforming structures, Administration, and the Board of Adjustments and also discussed driveways. At their meetings last year October 15th and November 19th, and January 21th, the Commissioners reviewed parking and Drive-ways section again. February 18th the Commission reviewed the Ordinance related to signs, boat docks and Vacation Home

Rentals. Tonight, the Commission will consider moving forward through the Ordinance, starting with Planned Development Districts (PD)).

3. Discuss, consider and possibly take action related to Granite Shoals zoning ordinance related to fencing.

4. Discuss, consider and possibly take action related to reviewing and sending recommendations to City Council related to issues with the Non-Conforming Ordinance.

5. Discuss, consider and possibly take action related to clarifying the Commission recommendations related to driveways and parking.

6. Identify future agenda items
   - Non-conforming Ordinance
   - Annexation Plan for the City
   - Review of draft amendment to the City Comprehensive Plan for Road Improvements – review proposal and Streets and Water Advisory Group recommendations at future meeting.

7. Adjourn.

CERTIFICATION

I certify that the foregoing agenda has been posted at Granite Shoals City Hall inside bulletin board, the new six panel outside Park Information and City Public Notice bulletin board case and the official city website at www.graniteshoals.org , a place accessible at all times, on Friday, March 11, 2016 before 6:00 PM and will remain there continuously from such time until after the conclusion of the P&Z Meeting on the night of Thursday, March 17, 2016.

City Hall Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 8 hours prior to this meeting. Please contact the City Secretary at (830) 598-2424 for further information.

Elaine Simpson

Elaine Simpson, TRMC/MMC
City Secretary

Item #1

City of Granite Shoals
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MEETING MINUTES
FOR A REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
GRANITE SHOALS CITY HALL, 2ND FLOOR COUNCIL CHAMBER
2221 N. PHILLIPS RANCH ROAD
GRANITE SHOALS, TX 78654
THURSDAY, FEBRUARY 18, 2016 6:00 P.M.

Chair Shannon Wilson, called to order the regular meeting of the Planning and Zoning Commission of the City of Granite Shoals at 6:06 p.m., Granite Shoals City Hall, 2221 N. Phillips Ranch Road, Granite Shoals, Texas.

Present:
Shannon Wilson, Chair
Claudine Gonzales
Susie Hardy, Vice-Chair
Terry Scott

Absent:
Shawna Williams
Paul Fletcher

City Staff:
City Manager Ken Nickel
Elaine Simpson, City Secretary (recording)
Preston Williams, Code Compliance Officer

Public comment and announcements

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Jim Davant, 310 South Shorewood, Granite Shoals, TX: spoke related to his concerns regarding 'Non-Conforming' issues within the city.

City Staff Announcements/Items of Public Interest: City Manager Ken Nickel invited the Committee members to volunteer for the upcoming Big Birthday Bash for the City, which will be held Saturday, April 23, 2016, and will be a celebration of the city's 50th Anniversary.

APPROVAL OF MINUTES

1. Review and consider approval of the minutes from the Planning and Zoning Commission Regular Meeting of January 21, 2016.

On page 3 of the meeting minutes, the word 'January' needs to be corrected to 'February'.

Commissioner Scott made a motion to approve the meeting minutes with this correction and Commissioner Gonzales seconded the motion. The motion passed unanimously by a 4-0 vote.

City Secretary Simpson agreed to make the correction and bring the corrected minutes to the next P&Z Commission meeting for signature.

REGULAR AGENDA ITEMS

2. Continue to review and discuss the Granite Shoals Zoning Ordinance, as supplemented.
(The P&Z Commissioners have been reviewing the entire Zoning Ordinance, which is Chapter 40 in the city code. At their meeting on June 18, 2015, the Commissioners reviewed sections 40.8 through 40.11, at their July 16th meeting they reviewed Section 40.12 General Business District GB-1 through Section 40.14 Industrial District item d. #9. At their August 20, 2015 meeting, the Commissioners resumed reviewing Industrial District and reviewed through 40.17 Height and area restrictions, generally. September 17th, the Commissioners discussed regulations of non-conforming structures, Administration, and the Board of Adjustments and also discussed driveways. At their meetings last year October 15th and November 19th, and last month on January 21, 2016, the Commissioners reviewed parking and Drive-ways section again. Tonight, they will consider moving forward through the Ordinance.)

There was a brief discussion about use of 'Hardy Plank' as a building material instead of masonry. The Zoning Ordinance currently allows use of 'Cement Board' as building material. Permits are currently being issued for structures using 'Cement Board'.

The Committee resumed discussion of Boat Docks. The Commission agreed to continue to replace "Building Official" at every occurrence of the term with 'City Manager or his designee'. (This is global change for the entire document)

The Commissioners determined that the height of Boat Docks would be up to 18 feet.

There was an extended discussion of the responsibility of Lower Colorado River Authority (LCRA) to restrict Boat Docks, and concerns regarding whether the city should prohibit items like outdoor kitchens and restrooms on the docks.

The Commissioners added a requirement that all Boat Docks be required to have plans approved by a professional structural engineer prior to building permit being issued.

They removed Sec. 40.25 Boat Docks, section (d) Code.
They modified Sec. 40.25 Boat Docks, section (f) Private Facilities to read as thus:
'(f) Facilities, Private and Commercial' must conform to all LCRA regulations.'
They removed item (i) Special permits.

Proceeding on to Sec. 40-26 Vacation home rental use, under section (b) Existing vacation home rentals. The commissioners changed 'date of this ordinance' to the specific date of 'February 28, 2012.'

The Commissioners discussed adding the following verbiage on page 61. b.) 'along with proof of inspection by Fire Marshal and valid occupancy certificate'

On #6 under Vacation Home Rentals, the Commissioners wished to clarify 'Registration of a vacation home rental terminates upon any transfer of ownership'.

The Commissioners discussed at length requirements to assure that vacation homes were not rented out for use by more people than could safely occupy the structure, per Fire Marshal.

The Commissioners did not proceed to the Planned Development section of the Ordinance. They will start there at their March meeting.

3. Discuss, consider and possibly take action related to reviewing and sending recommendations to City Council related to issues with the Non-Conforming Ordinance.

City Manager Ken Nickel discussed that the Non-conforming Ordinance, as referenced tonight by Mr. Davant, is being reviewed by City Council. They have held one workshop on this topic and plan to hold another. After the Council holds their workshop, where they will discuss the Ordinance, the City Council members recommended changes, the city staff recommended changes and the input of the City attorney and the public so far, the Commissioners will get to review this in workshop session.

4. Identify future agenda items

- Non-conforming Ordinance -

Commissioners requested that city staff provide samples of how other cities handle 'Non-Conforming' structures.

- Review regulations regarding 'Mini-warehouses' being used as dwellings.

5. Adjourn.

With no other items on the agenda, and no objections from the Commissioners, Shannon Wilson adjourned the meeting at 7:53 PM.

The next meeting of the P&Z will be held on March 17, 2016.

I, _____ Chair of the Planning and Zoning Commission for the City of Granite Shoals, Texas, certify that the attached are true and correct minutes taken from recordings and notes of the Planning and Zoning Commission Regular meeting held on February 18, 2016

_____ date _____-

(p) Fencing. Fences may be located directly on the property/lot lines, i.e. front, side(s) and rear yard lot lines. Front yard fencing must have no more than 50 percent density.

(1) Fence materials. All fences shall be constructed with new and of good quality materials. Allowable materials are milled wood, split-rails, masonry, rock, stone, chain link and/or wrought iron.

a. Chain link fences are required to have a top rail, bottom guide wire and traditional chain link fence hardware.

b. Cinder block shall not be considered a masonry product.

c. Except as provided in subsection (p)(1)d., agriculture fence materials such as pipe, drill stem, T-Post, rolled wire fence, stranded wire, barbed wire, cow panel, corral panel, non-milled cedar posts, and all other types of agriculture fencing shall not be allowed in any residential district.

d. Sheets of galvanized welded wire panels of 20 feet or less, framed in wood, metal or masonry are allowed.

(2) Fence height.

a. Front yard lot line maximum height five feet.

b. Side yard lot lines shall maintain five feet maximum height, 20 feet back from the front yard lot line, and may increase to six feet maximum height to the rear yard lot line.

c. Rear yard lot line maximum height six feet

d. All posts, pillars, columns, arches, decorative tops, lights, and gates shall not exceed allowed fence heights by greater than 12 inches (one foot).

e. For through lots (street to street), each parallel side of the lot facing a street shall be subject to the same fence height and setback restrictions that apply to a front yard.

f. For corner lots, the side of the lot that faces the street that corresponds to the building's street address shall be considered the front yard, and the side of the lot that faces the intersecting street shall be subject to a maximum fence height of five feet and a minimum setback from the lot line of ten feet.

(q) Easements. No structure, or portion thereof, including sidewalk/flatwork, may encroach on any easement.

(r) House addresses. The primary dwelling at each address shall display that address so as to be readable from the street, conforming to city ordinance.

(s) Exterior lighting. No lighting shall be done in such a manner as to provide a direct or reflected glare into a nearby residence or into a public street that creates a driving hazard. Lighting shall be hooded or shielded. This excludes streetlights.

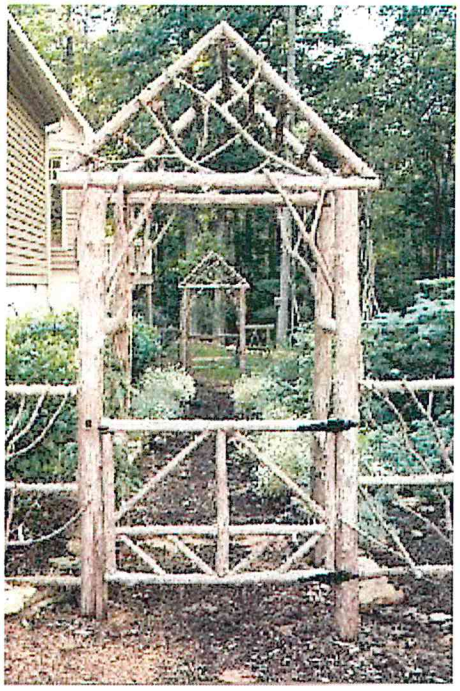
(t) Driveways. Each location having a driveway for ingress/egress onto the property shall have a driveway approach with drainage culvert, if required. The driveway drainage design, and placement of culverts, shall be determined by city staff. All

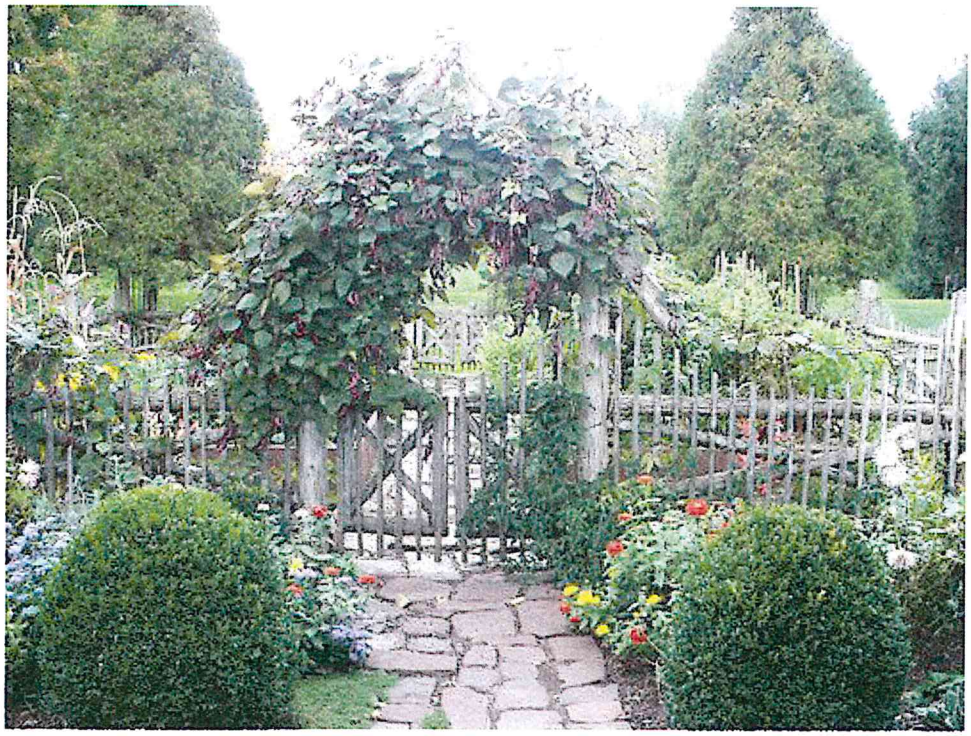
Our Garden Fence

Our Garden Fence

Natural cedar blends with the surrounding trees and is termite resistant. The rolled wire is virtually transparent. A 6' chain link fence would obstruct our neighbor's views more that what we currently have.

Examples of Natural Cedar Fences





Examples of "Approved Fencing"

A MODERN DIY FIX FOR A CHAIN LINK FENCE

Not this...

Natural Cedar Used For Entrance at Double Horn Creek

Petition To Amend Fencing Codes

March 10, 2016

Purpose

We, the citizens of Granite Shoals, respectfully demand that the city codes under Single Family Residential District R-1, regarding allowable fence materials and fence height be amended to include the use of natural cedar posts and rolled wire deer fencing. We also demand that the maximum height be increased from 6' to 8', as it is in the Multifamily Residential District, as long as it does not obstruct anyone's view and is made mostly of transparent materials. Alternatively, that the 8' maximum height is only allowed around gardens and to be of mostly transparent material that does not obstruct views. The current codes do not support modern and economically or environmentally friendly fencing materials, nor do they take into account our rural location and the needs of gardeners to keep deer and other animals from destroying crops and vegetation. More details are as follows.

Pros Of Cedar

Natural Cedar is an attractive, locally sourced, and termite/rot resistant material. It weathers better than milled wood and is known to be much more durable. You won't worry about warping or shrinkage with this fence, also a credit to the performance of this material. Cedar is fully biodegradable and is an economically friendly choice. Natural oils in the wood act as a deterrent to rot and insect infestation, thereby helping homeowners to avoid the use of dangerous chemicals and pesticides. Aesthetically pleasing, these cedar posts blend in with our natural surroundings and don't detract from the beauty of the land.

While it seems unbelievable, cedar can help temper the extremes of winter and summer! In winter, air pockets inside the wood help block cold gusts of wind. In summer, those air pockets help dissipate heat. Cedar will not get hot to the touch in the heat of summer; it will remain cool to the touch, even in direct sunlight!

(Source:http://www.wisegeek.com/what-are-the-advantages-of-cedar-fence-posts.htm)

Pros Of Rolled Wire

Rolled wire deer fencing is a cost effective and necessary material. It is much more attractive, updated, and less obstructive to views than the other allowed materials. We do live in a rural location with a large deer population. This fencing will help encourage people to garden which will improve the quality of life of our residents.

Residents who currently have a 6' or less garden fence have had to attach unsightly extensions onto the fence to keep deer from jumping them. We would rather have a uniform 8' fence that does not obstruct views, than shorter fences with extensions added.

"Large areas often require more substantial fencing designs to achieve a level of protection similar to small areas. In general, blocks larger than 50 acres usually require eight-foot-high, woven-wire or high-tensile fencing to reliably prevent deer from entering the area if feeding pressure is high. It may be necessary to utilize this fence type on smaller areas if a landowner's tolerance for deer damage is low. Keep in mind that standard or high-tensile game fences at least 8 feet in height are the ONLY full-proof deer exclusion fences."

(Source: https://tpwd.texas.gov/publications/pwdpubs/media/pwd_bk_w7000_1196.pdf)

Closing

We all care about our community and want to improve it. We request that the city council and all of its members, committees, and volunteers always keep in mind that one of the main attractions of our area is the rustic Texas country feel of it. People come here to "get away" from the city life and relax in the beauty of nature. Let's continue to move our city forward using materials that reflect and enhance the natural beauty of our city and not turn it into just another neighborhood.

Item #5 Driveways & Parking

Elaine Simpson

From: Shawna <shawnak@utexas.edu>
Sent: Tuesday, February 16, 2016 8:50 PM
To: 'Elaine Simpson'
Subject: REVIEW FOR P&Z Agenda complete packet for Thursday, February 18, 2016

Importance: High

Elaine,

Sorry, but I won't make it to the P&Z meeting Thursday. I was concerned about the review we did on driveways and parking since we realized last month that the changes we discussed two months before that were not in the revised ordinances. While we did try to revise the ordinances by memory, just want to make sure we have everything covered.

Specifically want to have specifics for:

- Minimum driveway width
- Maximum driveway width
- Materials required for designated driveways
- Requirements that driveways must lead to garage, carport or be immediately adjacent to homes. (We didn't want driveways to "nowhere" or to trees.)
- While we didn't address this specifically, I would suggest we require some type of ribbon for driveway material if it is not concrete, because I've seen a lot of runoff of granite gravel, and other materials from driveways into ditches. This is cause for concern since it is probably blocking drainage/culverts.

On a related note, we also discussed not allowing cars to be parked in yards and not on a designated driveways (unless they have room in the city right of way (off street parking) as long as vehicles are not impeding traffic.

Thanks, Elaine.

Shawna

From: Elaine Simpson [mailto:citysecretary@graniteshoals.org]
Sent: Tuesday, February 16, 2016 5:42 PM
To: 'Claudine Gonzales' <claudinegonzales@aol.com>; Mayor Brugger <mayor@graniteshoals.org>; Paul Fletcher <plfletcher5@gmail.com>; Shannon Wilson, Chair of P and Z <shannonpaigewilson1@gmail.com>; Shawna Williams <shawnak@utexas.edu>; 'Susie Hardy' <dlthardy@[illegible].net>; Terry Scott <terry@[illegible].com>
Cc: Ken Nickel <citymanager@graniteshoals.org>; Peggy Allen-Smith <gspw@graniteshoals.org>
Subject: The P&Z Agenda complete packet for Thursday, February 18, 2016

Good afternoon, Everyone!

I just posted the P&Z complete packet agenda packet to the city website at http://www.graniteshoals.org/AgendaCenter/Planning--Zoning-Commission-7/ .