



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, JANUARY 21, 2016 6:00 P.M.

Vice Chair Susie Hardy, called to order the regular meeting of the Planning and Zoning Commission of the City of Granite Shoals at 6:00 p.m., Granite Shoals City Hall, 2221 N. Phillips Ranch Road, Granite Shoals, Texas.

Present:

Claudine Gonzales
Susie Hardy, Vice-Chair
Terry Scott
Shawna Williams
Paul Fletcher

Absent:

Shannon Wilson, Chair

City Staff:

City Manager Ken Nickel
Preston Williams, Code Compliance Officer
(recording)

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.

There were no citizen comments.

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

APPROVAL OF MINUTES / HOUSEKEEPING ITEMS

1. a. Review and consider approval of the minutes from the Planning and Zoning Commission Regular Meeting of November 19, 2015.
- b. Consider Commission accomplishments for 2015 and set priorities and direction for new year 2016.

Commissioner Scott made a motion, and Commissioner Gonzales seconded, to approve the meeting minutes from November 19, 2015, as presented. Motion carried unanimously by a vote of 5-0.

There was a brief discussion of non-conforming ordinance. It will be reviewed at the next P&Z meeting when input from City Council and staff is provided.

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. October 15th and November 19th, the Commissioners reviewed parking and Drive-ways section again. Tonight, they will consider moving forward through the Ordinance.)*

There was an extended discussion regarding Driveways, specifically, whether the Commissioners had come to a consensus related to a maximum and minimum width for driveways.

Commissioners agreed that the current version of the 'red-line' document should reflect the following on all four residential zoning districts descriptions (possibly eventually into a General Compliance for all residential zoning districts sections) to add:

Width of Driveways:

Maximum – width of the garage, or maximum of twenty-five feet.

Minimum – ten feet (10').

There was a discussion of minimum dwelling size. Consensus of Commission was that there should be no less than 1,200 feet of living space per residential dwelling.

The Commissioners determined that there should be parenthetical additions to clarify some terms; fenestration = windows, Industrialized Housing = Modular Homes.

The Commissioners recommended that the rest of the document be checked for any other instances of 'City Building Official' which should be replaced at all instances with 'City Manager, or his designee', as well as 'District' which should always be replaced with 'Zone'.

The definition of Driveways should be uniform and should be in all instances the definition on page 24 of the handout. (the max/min width should be added). There was a discussion of

having some items such as Driveways, height restrictions, fencing, etc., defined and discussed just once in the Zoning Ordinance, and have them in a section called 'General Compliance for all Residential Districts'.

On page 43 of the handout, for 'Off Street Parking Requirements' a.), the Commissioners determined that the formulas for figuring required parking space provisions was too complex, and so they deleted everything from (a) Off-street parking requirements on page 43, deleting everything until page 45, (4) Size of parking spaces. The Commissioners determined it would be best to keep uniform size parking spaces.

When they got to page 47, they determined to wait before reviewing 'Non-Conforming buildings and uses' until the next meeting when recommendations from City Council could also be reviewed.

The Commissioners made no other changes through to page 59, and they stopped their review at Sec. 40-25 Boat Docks. This is where they will pick up at their February meeting.

The Commissioners lack review of non-conforming uses, definitions (at beginning of Ord.) and the last 9 pages of the Zoning Ordinance excerpt (red-line version), that they are working from at this time.

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

There was consensus to bump this item to the next meeting of the Commission.

4. 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.
5. Adjourn. The meeting adjourned at 8:00 PM.

The next meeting of the P&Z will be held on February 18, 2016.

I, Susie Hardy Vice-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 January 21, 2016
Susie Hardy date 4-21-16 -