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

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.

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.

(k) was modified, Electrical was modified. National was crossed out, 'currently adopted' was added and (NEC) was deleted.

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.'

Related to the 'Burden of Proof' – verbiage 'person claiming such status' was deleted and changed to 'property owner'.

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, Susie Hardy 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

Susie Hardy date 4-21-16