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
TUESDAY, JULY 19, 2016
6:00 P.M.

Call to Order by Chair Shannon Wilson at 6:02 PM.

Commissioners Present:
Shannon Wilson
Susie Hardy
Steven Dooley
Terry Scott
Paul Fletcher

Absent:
Claudine Gonzales
Shawna Williams

Staff present:
Ken Nickel, City Manager
Preston Williams, Sr. Code Compliance Officer
Elaine Simpson, City Secretary - recording ---

The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.

Public comment and announcements / City Staff Announcements/Items of Public Interest

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 Manager Ken Nickel noted that the nomination period for the John Rinehart Memorial Award for Outstanding Community Service 2017 is now open. Nomination forms are available from the reception desk at City Hall, or on the city website http://www.graniteshoals.org/DocumentCenter/View/687

There were no public comments.

APPROVAL OF MINUTES

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

Commissioner Scott motioned, and Commissioner Dooley seconded, to approve, as presented, the Planning and Zoning Commission Regular Meeting minutes from June 21, 2016. Motion carried unanimously by a 5-0 vote.

REGULAR AGENDA ITEMS:

2) Discuss, consider and possibly take action related to forwarding a recommendation to City Council regarding modifications to Granite Shoals zoning ordinance related to fencing in residential zoning districts, as discussed at previous P&Z meetings on March 17, 2016, April 21, 2016, May 17, 2016 and June 21, 2016.

The Commissioners reviewed some of the issues discussed at previous meetings on this topic:

- Desire to not impose 'more government', onerous rules, only common-sense and safety-minded regulations where needed.
- Desire to accommodate all residents equally, whether waterfront or inland.
- Desire not to create unnecessary 'non-conforming' issues.
- Desire that regulations adopted be 'enforceable', not too broad and/or subjective.
- Discussion of possible need to issue building permits for fencing, if this ordinance, as modified, cannot be enforced.

The Commissioners returned to the Fence Regulations that are currently enforced. These regulations allow a fence on the property line. Fences of this type are commonly known as 'Perimeter Fencing'.

The Commissioners agreed that the maximum height for a perimeter fence could be raised to six feet, a common height for a privacy fence.

There was a brief discussion of allowed materials, as established in the Ordinance, for (perimeter) fencing. There were no recommended changes.

The solid perimeter fencing at six foot all around posed a safety concern; homeowners pulling out of their driveway. It was determined that there were reasons for the current regulations on fence density. Commissioners agreed that fencing on the front yard property line (and the first ten feet back on each side) should be built with 50% transparency.

This should allow motorists to see a child or dog running toward the road from the yard. If the property owner wishes to build a solid privacy fence (or greater than 50% density) all around the property, the fence must have a ten foot setback from the front property line.

On 40.6 letter (p) Fencing. Strike all words after 'property/lot lines' in the first sentence.

In item (1) Fence Materials.

Leave a-d items under Fence Material as it is currently in the ordinance.

(2) Fence Height (again this is referring to Perimeter outside fences), should be modified to read:

> *(2) Fence height.*
> *a. Front yard lot line maximum height six feet. Front yard fencing on property line must have no more than 50 percent density. If setback 10' from the front lot line, fence may have greater than 50 percent density (i.e. solid).*
> *b. Side yard lot lines may maintain six feet maximum height. On each side for first 10 feet back from the front yard lot line, the fence must be no greater than 50 percent density.*
> *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, each side facing a street shall be subject to the same fence height and setback restrictions that apply to a front yard.*

Commissioner Fletcher motioned, and Commissioner Scott seconded, to approve the modifications for 'Fence Height' section, as read. Motion carried by a vote of 4 Ayes, 0 Nays, and 1 Abstention (Hardy).

The Commissioners then began to discuss the original issue from March; garden enclosure/interior fencing.

The Commissioners determined that instead of changing the perimeter fence to any allowed materials, or changing perimeter fence height to eight feet, they would create a section (3) for this section (section (p) Fencing) to deal with these special enclosure fences.

The Commissioners determined that they would recommend only four types of interior fences/garden fences allowed: Garden Fences (deer proof), landscape fencing (possibly decorative fencing inside the yard), patio fencing (e.g.: gazebos or lattice-work fencing) or dog runs/dog enclosures. These would be restricted to no taller than eight feet (8') in height. The materials allowed would simply be required to be 'new and of good quality'. This language mirrors the language for perimeter fencing.

City Secretary read the proposed section #3) Interior Fences.

3.) Interior Fences: Property owners may build garden fencing, patio fencing, landscape fencing and dog runs within the property lines. These interior fences shall:

a. Be constructed of new and good-quality material.

b. Be no taller than 8 feet maximum height.

Commissioner Fletcher motioned, and Commissioner Scott seconded, to approve, as read, the proposed section on Interior Fences be incorporated into the recommended modifications to send forward to City Council related to Chapter 40.6 (p) Fences. Motion carried with a unanimous vote of 5-0.

3) 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, the Board of Adjustments and also driveways. At their meetings 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. On March 17, 2016 the Commissioners reviewed requirements for annual inspection of Vacation Home Rentals. In April, May and June, Commissioners did not review the Ordinance due to time constraints. Tonight, the Commission will consider moving forward through the Ordinance, starting with Planned Development Districts (PD)).

Without objection, the Commissioners decided:

- Planned Development Districts section of the Zoning Chapter did not need any modification. It is a fairly new section (2012), and there are no Planned Development districts in the city currently. Considering the space requirements for most planned developments, it is doubtful the city will be approached for a Planned Development District for some time.

- The Commissioners like the 'Summary Table' of allowed uses that was composed by Brad Young's office and presented to them as a 'Sample'. Several revisions will need to be made to customize this sample to meet the needs of the city.

- Commissioners are ready to see their 2 years of recommended changes incorporated into the Zoning Chapter. City staff requested to provide one red-line copy, one clean copy. If possible, staff asked to provide these next week, to allow sufficient time for review for the August 16th Commission meeting.

4) Identify future agenda items

Table of Allowable Uses in Each Zoning District
Definitions from beginning of City Code Chapter 40 Zoning.

New, updated working draft of Chapter 40, with all recommended changes noted.

5) Adjourn.

With no other items on the agenda, and no objections from the Commissioners, Chair Wilson adjourned the meeting at 7:51 PM.

The next meeting of the P&Z will be held on August 16, 2016.

I, Shannon Wilson 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 July 19, 2016

_____ date 8-16-16