

Giddings City Council and Planning and Zoning Commission – Joint Special Meeting Minutes
October 30, 2017 at 6:00 p.m.

1. Call to Order

The meeting was called to order by Mayor Dowell at 6:00 p.m. with the following present:

Council Members Present: Mayor John Dowell; Mayor Pro Tem Fred Jones; Council Members Joel Lopez, Alan Casey, and Linda Pruitt.

Council Members Absent: Council Member Frank Castro

Planning and Zoning

Commission Members Present: Tony Raiford, Gina Reat, Julie Lucas, and Wayne Bennett

Commission Members Absent: Kevin Schkade

Staff Present: City Manager Ricky Jorgensen, City Attorney Charlie Crossfield, City Secretary Lola Hazel, Police Chief Haril Walpole, Captain Farah Ramsey, Finance Director Clifton Wachsmann, and Public Works Director Spencer Schneider.

2. Pledges to the U.S. and Texas Flags

Pledges were said.

3. Invocation and Welcome

City Manager Ricky Jorgensen gave the invocation and Mayor Dowell welcomed all in attendance.

4. Announcements

There were no announcements.

5. Citizens Comments

There were no citizen comments.

6. Consent Agenda

a. Consider approval of Minutes for Regular Meeting held on September 25, 2017.

A motion was made by Mayor Pro Tem Fred Jones and seconded by Council Member Linda Pruitt to approve the Consent Agenda.

Motion carried by the following vote:

Ayes: Council Members Jones, Lopez, Casey, and Pruitt

Nays: None

7. Public Hearing

- a. **Conduct a Joint Public Hearing with the Planning and Zoning Commission to allow public comment on the addition of recreational vehicle parks (RV parks) as an allowed use in certain zoning districts of the Zoning Land Use Matrix.**

Mayor Dowell opened the public hearing at 6:03 p.m.

The following comments were made in reference to the proposed ordinance.

1. Adam Awad spoke to the following sections of the proposed RV park ordinance: Location and Fencing, and Size of Individual RV Site; Pad Requirements; Landscaping
2. Tonya Britton, EDC Director, echoed Mr. Awad's comments.

With no one else desiring to speak, Mayor Dowell closed the public hearing at 6:15 p.m.

8. Planning Commission Discussion/Recommendation

- a. **Receive staff report on the addition of RV parks.**

Public Works Director, Spencer Schneider, went over each section of the proposed ordinance with the Planning and Zoning Commission and the City Council.

The following changes were discussed:

- Section I., Location and Fencing, (2); change distance requirement from 200 feet to the following: thirty-five (35) feet from any single-family residential (R-1) zoning district, and twenty-five (25) from and multifamily (R-2, R-3) zoning district.
 - Section K., Size of Individual RV Sites; Pad Requirements; Landscaping, (1); change minimum area width requirement from thirty-two (32) to thirty-four (34) feet wide.
 - Section R., Wastewater Facilities, (1)(f); remove (f) in reference to installation of a sample well site.
 - Section S., Electrical Service, (e); add 30 amp receptacle.
 - Throughout ordinance, change references of RV "site" to "space"
 - Add Section DD., Minor Deviations, in reference to approval of certain minor deviations through the Conditional Use Permit process.
- b. **Planning and Zoning Commission to recommend approval or denial of Ordinance No. 833, amending the City of Giddings Code of Ordinances, Chapter 14. Zoning, adding Section 14.02.180 Recreational Vehicle Parks, creating rules and regulations for RV parks.**

A motion was made by Board Member Wayne Bennett and seconded by Board Member Gina Reat to recommend approval of Ordinance No. 833 amending the City of Giddings Code of Ordinances, Chapter 14. Zoning, adding Section 14.02.180 Recreational Vehicle Parks, creating rules and regulations for RV parks; incorporating the following changes to the ordinance:

- Section I., Location and Fencing, (2); change distance requirement from 200 feet to the following: thirty-five (35) feet from any single-family residential (R-1) zoning district, and twenty-five (25) from and multifamily (R-2, R-3) zoning district.
- Section K., Size of Individual RV Sites; Pad Requirements; Landscaping, (1); change minimum area width requirement from thirty-two (32) to thirty-four (34) feet wide.
- Section R., Wastewater Facilities, (1)(f); remove (f) in reference to installation of a sample well site.
- Section S., Electrical Service, (e); add 30 amp receptacle.
- Throughout ordinance, change references of RV "site" to "space"

- Add Section DD., Minor Deviations, in reference to approval of certain minor deviations through the Conditional Use Permit process.

Motion carried by the following vote:

Ayes: Commission Members Bennett, Reat, Lucas, and Raiford

Nays: None

Absent: Commission Member Kevin Schkade

Commission Chairman Tony Raiford adjourned the meeting of the Planning and Zoning Commission at 7:08 p.m.

City Council continued their meeting.

9. Council Action on Planning and Zoning Recommendation

- Discussion and possible action on recommendation from the Planning and Zoning Commission and public comments regarding Ordinance No. 833, amending the City of Giddings Code of Ordinances, Chapter 14. Zoning, adding Section 14.02.180 Recreational Vehicle Parks, creating rules and regulations for RV parks.**

A motion was made by Mayor Pro Tem Fred Jones and seconded by Council Member Alan Casey to approve Ordinance No. 833, amending the City of Giddings Code of Ordinances, Chapter 14. Zoning, adding Section 14.02.180 Recreational Vehicle Parks, creating rules and regulations for RV parks; incorporating the following changes to the ordinance:

- Section I., Location and Fencing, (2); change distance requirement from 200 feet to the following: thirty-five (35) feet from any single-family residential (R-1) zoning district, and twenty-five (25) from and multifamily (R-2, R-3) zoning district.
- Section K., Size of Individual RV Sites; Pad Requirements; Landscaping, (1); change minimum area width requirement from thirty-two (32) to thirty-four (34) feet wide.
- Section R., Wastewater Facilities, (1)(f); remove (f) in reference to installation of a sample well site.
- Section S., Electrical Service, (e); add 30 amp receptacle.
- Throughout ordinance, change references of RV "site" to "space"
- Add Section DD., Minor Deviations, in reference to approval of certain minor deviations through the Conditional Use Permit process.

Motion carried by the following vote:

Ayes: Council Members Jones, Lopez, Casey, and Pruitt

Nays: None

Absent: Council Member Frank Castro

10. New Business

- Discussion and possible action to approve the Giddings-Lee County Airport Budget for FY 2017-2018.**

A motion was made by Council Member Joel Lopez and seconded by Council Member Linda Pruitt to approve the Giddings-Lee County Airport Budget for FY 2017-2018.

Motion carried by the following vote:

Ayes: Council Members Jones, Lopez, Casey, and Pruitt

Nays: None

Absent: Council Member Frank Castro

- b. **Consider approval of Ordinance No. 831, amending the City of Giddings Code of Ordinances, Chapter 3, Building Regulations, updating and adopting various Standard Codes related to building, fire prevention, gas, mechanical, and plumbing activities.**

A motion was made by Mayor Pro Tem Fred Jones and seconded by Council Member Alan Casey to approve Ordinance No. 831, amending the City of Giddings Code of Ordinances, Chapter 3, Building Regulations, updating and adopting various Standard Codes related to building, fire prevention, gas, mechanical, and plumbing activities.

Motion carried by the following vote:

Ayes: Council Members Jones, Lopez, Casey, and Pruitt

Nays: None

Absent: Council Member Frank Castro

- c. **Consider approval of Ordinance No. 832, amending the City of Giddings Code of Ordinances, Chapter 3, Building Regulations, adding an exception regarding the use of series 8000 aluminum conductors.**

A motion was made by Council Member Alan Casey and seconded by Mayor Pro Tem Fred Jones to approve Ordinance No. 832, amending the City of Giddings Code of Ordinances, Chapter 3, Building Regulations, adding an exception regarding the use of series 8000 aluminum conductors.

Motion carried by the following vote:

Ayes: Council Members Jones, Lopez, Casey, and Pruitt

Nays: None

Absent: Council Member Frank Castro

- d. **Consider rescinding Agreement with GEDC for Construction Management and Reimbursement under Texas Capital Fund Grant Contract #7216132 (CEFCO Project) dated February 13, 2017.**

A motion was made by Council Member Alan Casey and seconded by Mayor Pro Tem Fred Jones to rescind an Agreement with GEDC for Construction Management and Reimbursement under Texas Capital Fund Grant Contract #7216132 (CEFCO Project) dated February 13, 2017.

Motion carried by the following vote:

Ayes: Council Members Jones, Lopez, Casey, and Pruitt

Nays: None

Absent: Council Member Frank Castro

- e. **Consider Award of Construction Contract for decel lane and traffic signal to Aaron Concrete Contractors, LP in the amount of 448,573.00, subject to receiving a cashier's check from Fikes, Wholesale, Inc. in the amount of \$168,573.00.**

- a. **The balance of the construction financing is \$280,000 being derived from TCF grant funds provided to the City of Giddings under Grant Contract #7216132 from the Texas Department of Agriculture.**

A motion was made by Council Member Alan Casey and seconded by Mayor Pro Tem Fred Jones to Award Construction Contract for decel lane and traffic signal to Aaron Concrete Contractors, LP in the amount of 448,573.00, subject to receiving a cashier's check from Fikes, Wholesale, Inc. in the amount of \$168,573.00; and subject to EDC's release of contract.

Motion carried by the following vote:
Ayes: Council Members Jones, Lopez, Casey, and Pruitt
Nays: None
Absent: Council Member Frank Castro

f. Discussion and possible action to authorize the sale of an alleyway abutting property located at 1209 S. Main Street, Giddings, Texas.

A motion was made by Council Member Linda Pruitt and seconded by Council Member Alan Casey to authorize the sale of a street abutting property located at 1209 S. Main Street, Giddings, Texas in the amount of \$1,000.00.

Motion carried by the following vote:
Ayes: Council Members Jones, Lopez, Casey, and Pruitt
Nays: None
Absent: Council Member Frank Castro

11. City Manager's Report, And Announcements

1. PD Halloween event
2. Two officer openings
3. Bullet proof vest grant
4. Final budget
5. Audit questionnaire
6. Building projects for FY 2016-2017
7. Cemetery improvement fund
8. October sales tax
9. Lift station grant surveys
10. Lee County Golf Association

Mayor Pro Tem Fred Jones commended the police department for the way they handled a recent situation involving underage drinking.

12. Adjournment

Mayor Dowell adjourned the meeting at 7:47 p.m.