



City of Garden Ridge

"A way of life, not just a place to live"

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 10, 2021, 6:00 P.M.

Commissioners Present:

Chair Dr. James Miller
Vice-Chair Karen Diaz
Commissioner Kerim Jacaman
Commissioner Todd Hill

Commissioners Absent:

Commissioner Jesse Deaver (Voluntary Announced Absence)
Commissioner Art Porter (Voluntary Announced Absence)
Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Kat Balbi, Assistant City Secretary
Cynthia Trevino, City Attorney
Councilmember Jesse Valdez
Councilmember Kay Bower

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Dr. Miller called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, August 10, 2021, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair Dr. Miller led the Pledge of Allegiance.

4. Citizen Comment Period: No one signed up to speak.

5. Business Items

The following items are for discussion, consideration, and action.

a) Approval of Minutes for July 13, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Jacaman, seconded by Commissioner Hill, to approve the minutes for July 13, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted three (3) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates

1. Master Development Plan for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road).

i. Discuss and make recommendation to City Council.

Shawn Willis and Steven Lin presented the Master Development Plan on behalf of Pensionmark Office Center and answered questions from the Commission.

The Planning and Zoning Commission agreed by consensus to recommend to City Council to approve the Master Development Plan for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road).

2. Items applicable to the Planning and Zoning Commission discussed at August City Council Meeting.

Chair Dr. Miller provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the August City Council Meeting.

3. Update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.

Chair Dr. Miller spoke regarding the TxDOT FM 2252 Expansion. Nancy Cain, City Administrator, provided the Commission with an update on the FM 2252 Sewer Project.

4. Master Land Use Plan.

i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.

The Commission had nothing additional at this time but requested this item to remain on the agenda.

5. Draft Zoning Ordinance.

i. Discuss and make possible recommendations related to the Draft Zoning Ordinance, Draft Zoning Ordinance Presentation, and/or Marketing Plan with feedback to/from Councilmember Valdez, City Council Liaison for Ordinance Presentation and Marketing Plan.

The Commission directed City Staff to publish the Draft Zoning Ordinance and the Draft Zoning Ordinance Presentation and to send notice of a public hearing for the next Planning and Zoning Commission Regular Meeting on September 14, 2021, at 6pm. The Commission spoke regarding presenting the Draft Zoning Ordinance Presentation.

The Commission thanked Councilmember Jesse Valdez for his work on the Draft Zoning Ordinance Presentation.

6. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability and savings clause; and providing an effective date.

i. Interview possible candidates for Planning and Zoning Commission Place 6 Vacancy (term expiring September 30, 2023).

The Commission interviewed Albert Haddad and Roy Leatherberry.

ii. Make recommendation to City Council for appointment of Commissioner.

Motion: A motion was made by Commissioner Jacaman, seconded by Vice-Chair Diaz, to recommend to City Council the appointment of Roy Leatherberry to the Planning and Zoning Commission Place 6 Vacancy with term expiring September 30, 2023. The Commission voted three (3) for and none (0) opposed. The motion carried unanimously.

iii. Discuss expiring terms (September 30, 2021) of Commissioner Dr. Miller, Commissioner Hill, and Commissioner Deaver.

The Commission discussed the expiring terms of Commissioner Dr. Miller, Commissioner Hill, and Commissioner Deaver. The Commissioners expressed their desire to continue serving on the Planning and Zoning Commission.

iv. Make recommendation to City Council for consideration of reappointment.

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Jacaman, to recommend to City Council the reappointment of Commissioner Dr. Miller, Commissioner Hill, and Commissioner Deaver to serve another term on the Planning and Zoning Commission with terms expiring September 30, 2023. The Commission voted three (3) for and none (0) opposed. The motion carried unanimously.

- v. **Make recommendations related to application of ordinance provisions to commission members, if needed.**

None at this time.

c) Future Agenda Items

1. Commissioners input on agenda items.

Commissioner Jacaman requested to discuss development of an interactive map on the City's website.

2. Announce date, time, and location for next meeting (September 14, 2021, at 6:00 p.m. at City Hall).

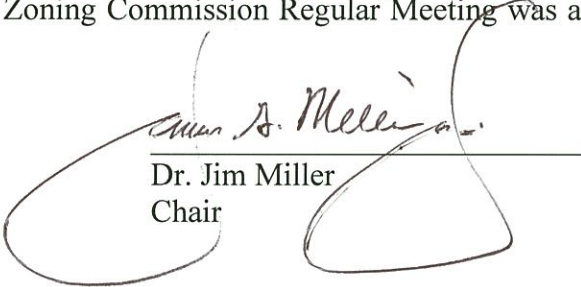
Chair Dr. Miller stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, September 14, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period:

Kay Bower, 8945 Garden Ridge Drive, spoke regarding the TxDOT FM 2252 Expansion.

7. Adjournment

Motion: A motion was made by Commissioner Hill, seconded by Commissioner Jacaman, to adjourn. The Commission voted three (3) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, August 10, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 7:38 p.m. by Chair Dr. Miller.



Dr. Jim Miller
Chair

ATTEST:



Kat Balbi
Assistant City Secretary