



City of Garden Ridge

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

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, OCTOBER 12, 2021, 6:00 P.M.

Commissioners Present:

Chair Karen Diaz
Vice-Chair Kerim Jacaman
Commissioner Dr. Jim Miller
Commissioner Todd Hill
Commissioner Art Porter
Commissioner Jesse Deaver
Commissioner Roy Leatherberry

Commissioners Absent:

None

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Bryce Cox, Planner
Councilmember Jesse Valdez
Councilmember Kay Bower

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Diaz called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, October 12, 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 Diaz 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 September 9, 2021, Planning and Zoning Commission Special Meeting and September 14, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Hill, to approve the minutes for September 9, 2021, Planning and Zoning Commission Special Meeting and September 14, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates

1. Items applicable to the Planning and Zoning Commission discussed at October City Council Meeting.

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

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

City Administrator Nancy Cain spoke regarding the FM 2252 Sewer Project and TxDOT FM 2252 Expansion.

3. Preliminary Plat 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 possible recommendations related to the Preliminary Plat.

Kevin Ethridge presented the Preliminary Plat for Pensionmark Office Center and addressed questions from Commissioners.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Vice-Chair Jacaman, to recommend to City Council the approval of the Preliminary Plat for Pensionmark Office Center. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

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.

Chair Diaz provided the Commission with an update on the current status of the Draft Zoning Ordinance.

Bryce Cox, Planner with Denton Navarro Rocha Bernal & Zech, P.C., discussed architectural/designs standards and regulations and addressed questions from Commissioners. The Commission thanked Bryce Cox for an informative discussion and for providing his assistance.

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

The Commission discussed the number of absences allowed in Ordinance No. 210-022018 related to Commissioner Porter due to his three (3) consecutive absences.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Deaver, to recommend that City Council waive termination for Commission Porter. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

c) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

2. Announce date, time, and location for next meeting (November 9, 2021, at 6:00 p.m. at City Hall).

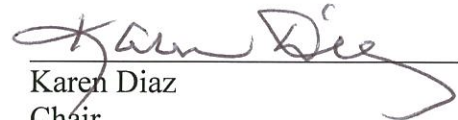
Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, November 9, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

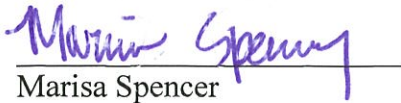
John Peterson, Property Owner on FM 2252, thanked the Commission for their volunteer efforts and spoke regarding aesthetically pleasing development in The Woodlands, Texas.

7. Adjournment

Motion: A motion was made by Commissioner Hill, seconded by Vice-Chair Jacaman, to adjourn. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, October 12, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 7:54 p.m. by Chair Diaz.


Karen Diaz
Chair

ATTEST:


Marisa Spencer
City Secretary