



City of Garden Ridge

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

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 14, 2021, 6:00 P.M.

Commissioners Present:

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

Commissioners Absent:

Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary/Communications Specialist
Bryce Cox, Planner
Mayor Robb Erickson
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 6:01 p.m. on Tuesday, December 14, 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 November 9, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Leatherberry, to approve the minutes for November 9, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Items applicable to the Planning and Zoning Commission discussed at December City Council Meeting, including feedback from Mayor Erickson.

Vice-Chair Jacaman provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the December City Council Meeting.

Mayor Erickson thanked the Commission for their volunteer service to the community and provided feedback regarding the Commission's recommendations.

- c) **Master Development Plan for WMMT Ventures Phase 1 project, located on a 14.0836 acre tract on the south side of FM 2252 at the intersection of Arrowood Place in Garden Ridge, Texas.**

1. Discuss and make possible recommendations related to Master Development Plan.

Shane Klar and Shawn Willis presented the Master Development Plan for WMMT Ventures Phase 1 project and addressed questions from Commissioners.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Hill, to recommend to City Council approval of the Master Development Plan for WMMT Ventures Phase 1 project, located on a 14.0836 acre tract on the south side of FM 2252 at the intersection of Arrowood Place in Garden Ridge, Texas. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

d) Draft Zoning Ordinance / Master Land Use Plan.

1. 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, City Planner, provided input regarding development in the Natural Features Overlay District and architectural design standards.

2. 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.

- e) **Ordinance No. 210-112021 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting board and commission policies and procedures; providing a cumulative and savings clause; providing for severability; and declaring an effective date.**

1. Discuss and/or make recommendations related to application of ordinance provisions to commission members, if needed.

The Commission discussed amendments to Ordinance No. 210 that were approved by City Council in November.

f) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

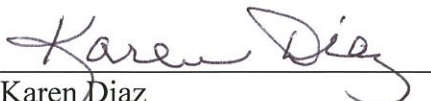
2. Announce date, time, and location for next meeting (January 11, 2022, at 6:00 p.m. at City Hall).

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, January 11, 2022, at 6:00 p.m. at City Hall.

6. Citizen Comment Period: No one wished to speak.

7. Adjournment

Motion: A motion was made by Commissioner Leatherberry, seconded by Commissioner Dr. Miller, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, December 14, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 7:51 p.m. by Chair Diaz.


Karen Diaz
Chair

ATTEST:


Marisa Spencer
City Secretary