



City of Garden Ridge

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

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 11, 2022, 6:00 P.M.

Commissioners Present:

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

Commissioners Absent:

Commissioner Jesse Deaver (resignation submitted)
Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Michelle Hinojosa, Utility Clerk
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, January 11, 2022, 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 December 14, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Vice-Chair Jacaman, to approve the minutes for December 14, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Items applicable to the Planning and Zoning Commission discussed at January City Council Meeting, including possible update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.

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

c) Petition by Brenda L. Elliott for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.3.4. to allow the parking of a Recreational Vehicle (RV) in a portion of a driveway within the exterior side yard of the property at 9404 Azalea Gate, further known as Lot 4, Block 2, Garden Ridge Estates, Garden Ridge, Texas. Parking of an RV is only allowed in rear or interior side yards.

1. Hold a public hearing.

Chair Diaz opened the public hearing at 6:08 p.m.

Three (3) citizens spoke regarding the petition and City Secretary Marisa Spencer read four (4) written comments submitted by citizens.

Chair Diaz closed the public hearing at 6:19 p.m.

2. Discuss and make a recommendation regarding the petition.

Brenda Elliott spoke regarding the petition for a variance to Ordinance No. 13 to allow the parking of a Recreational Vehicle (RV) in a portion of a driveway within the exterior side yard of the property at 9404 Azalea Gate and addressed questions from the Commission.

Motion: A motion was made by Commissioner Leatherberry, seconded by Commissioner Hill, to recommend to City Council denial of the petition by Brenda L. Elliott for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.3.4. to allow the parking of a Recreational Vehicle (RV) in a portion of a driveway within the exterior side yard of the property at 9404 Azalea Gate, further known as Lot 4, Block 2, Garden Ridge Estates, Garden Ridge, Texas. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

d) Final Plat for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road).

1. Discuss and make a recommendation regarding the Final Plat.

City Administrator Nancy Cain reviewed the Final Plat for Pensionmark Office Center and stated it has been reviewed by the City Engineer.

Kevin Ethridge, Engineer representing Pensionmark Office Center, spoke regarding the Final Plat for Pensionmark Office Center and addressed questions from the Commission.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Hill, to recommend to City Council approval of the Final Plat for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road). The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

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. Make a recommendation regarding the resignation of Jesse Deaver from the Planning and Zoning Commission.

The Commission discussed Ordinance No. 210-112021 and the resignation letter submitted by Jesse Deaver.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Hill, to recommend to City Council approval of the resignation of Jesse Deaver from the Planning and Zoning Commission. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

f) Draft Zoning Ordinance / Master Land Use Plan.

1. Discuss and make possible recommendations related to the Draft Zoning Ordinance.

Chair Diaz stated Bryce Cox, Planner, was unable to attend the meeting so this item would be tabled at this time, and the Commission discussed scheduling a special meeting for Thursday, January 20th at 6pm for a final review of the Draft Zoning Ordinance.

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

The Commission had nothing additional at this time.

g) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

2. Announce date, time, and location for next meeting (February 8, 2022, at 6:00 p.m. at City Hall).

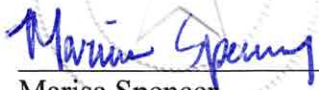
Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, February 8, 2022, at 6:00 p.m. at City Hall.

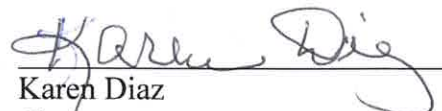
6. Citizen Comment Period: No one wished to speak.

7. Adjournment

Motion: A motion was made by Commissioner Hill, seconded by Vice-Chair Jacaman, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, January 11, 2022, Planning and Zoning Commission Regular Meeting was adjourned at 7:04 p.m. by Chair Diaz.

ATTEST:



Marisa Spencer
City Secretary


Karen Diaz
Chair

JANUARY 11, 2022, PLANNING AND ZONING COMMISSION REGULAR MEETING
PUBLIC HEARING – BRENDA ELLIOTT (9404 AZALEA GATE) VARIANCE REQUEST

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Bill Pugh 21016 Hickory Bend.
2. Dawn Hatch 8377 Twisted Oaks
3. Brenda Elliott 9404 Azalea Gate

4.

5.

City Secretary Marisa Spencer read written comments submitted by the following citizens:

7. Hilbert Lieke Jr. 21025 Hickory Bend
8. Ralph Griffith 9409 Azalea Gate
9. Johnida Evans 9405 Azalea Gate
10. Cynthia and Rickie Baker 21029 Hickory Bend

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