



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 8, 2022, 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Tuesday, March 8, 2022, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation: The Commission welcomes citizen participation and comments at all Commission Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. If you speak, you must follow these guidelines:

a) Respect and courtesy:

1. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
2. Show the Commission the same respect that you would like to be shown.
3. End your speaking at the time allotted below.

b) Speaking:

1. First citizen comment period.
 - i. You are required to sign up to speak and you are limited to one 3-minute period.
2. Second citizen comment period.
 - i. You are not required to sign up and you are limited to one 2-minute period.
3. State your name and address before your comments begin.
4. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Commission is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

5. Business Items

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

- a) Approval of Minutes for February 8, 2021, Planning and Zoning Commission Regular Meeting.
- b) Items applicable to the Planning and Zoning Commission discussed at March City Council Meeting, including possible update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.
- c) Petition by Shawn M. Willis on behalf of Pensionmark – San Antonio, for the issuance of a Special Use Permit for Phase 1, for construction and operation of a one (1) story 11,725 square foot office and retail building, with associated sidewalks, parking spaces, driveways, and detention pond on property zoned Neighborhood Services (B-1), located at 19243 FM 2252, Garden Ridge, Texas, further described as a 4.23 acre tract of land lying in Section 96, Abstract 120, of the George M. Dolson Survey, Comal County, Texas, being all of a remaining portion of a 4.402 acre tract of land described to Vaquero Grande, LLC, a Texas Limited Liability Company, recorded in Document 201906028430 of the Official Public Records

9400 Municipal Parkway * Garden Ridge, Texas 78266-2600

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of Comal County, Texas. The property is further located on the east side of FM 2252 across from Hickory Bend in Garden Ridge, Texas.

1. Hold a public hearing.
2. Discuss and make a recommendation regarding the petition.

d) 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. Interview possible candidates for Planning and Zoning Commission Place 7 Vacancy.
2. Make a recommendation to City Council for appointment of Commissioner.

e) Draft Zoning Ordinance.

1. Hold a public hearing.
2. Discuss comments and questions from public hearing.
3. Discuss and make possible recommendations related to the Draft Zoning Ordinance.

f) Future Agenda Items.

1. Commissioners input on agenda items.
2. Announce date, time, and location for next meeting (April 12, 2022, at 6:00 p.m. at City Hall).

6. **Citizen Comment Period** – limited to 20 minutes total
See “Rules for Citizens’ Participation” under Item 4.

7. **Adjournment**

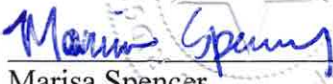
AGENDA NOTICES:

Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Commission Authorized: The Commission may vote or act upon any item within this agenda.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of the City Council, other city boards, commissions, and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council, other city boards, commissions, and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions, and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

This is to certify that I, Marisa Spencer, posted this Agenda at 10:00 a.m. on March 2, 2022, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary