



City of Garden Ridge

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

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, MARCH 8, 2022, 6:00 P.M.

Commissioners Present:

Chair Karen Diaz
Vice-Chair Kerim Jacaman
Commissioner Dr. Jim Miller
Commissioner Todd Hill
Commissioner Michael Crow
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
Adolfo Ruiz, City Attorney
Bryce Cox, City Attorney's Office Planner
Mayor Robb Erickson
Councilmember Jesse Valdez
Councilmember Kay Bower

A quorum of the City Council was in attendance at the meeting to listen and receive information, but did not consider or take action on any item posted on the agenda.

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, March 8, 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

Jim Voeller, 8223 Wild Wind Park, spoke regarding short-term rentals.

5. Business Items

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

a) Approval of Minutes for February 8, 2022, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Crow, seconded by Commissioner Dr. Miller, to approve the minutes for February 8, 2022, 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 March 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 March City Council Meeting.

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

Shawn Willis presented the petition on behalf of Pensionmark – San Antonio for the issuance of a Special Use Permit for Phase 1 of the Pensionmark Office Center development.

1. Hold a public hearing.

Chair Diaz opened the public hearing at 6:10 p.m.

No one wished to speak and City Secretary Marisa Spencer stated no written comments were submitted.

Chair Diaz closed the public hearing at 6:11 p.m.

2. Discuss and make a recommendation regarding the petition.

The Commission discussed the petition and Shawn Willis addressed questions from Commissioners.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Vice-Chair Jacaman, to recommend to City Council approval of the 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. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

- 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.

The Commission conducted interviews for the Planning and Zoning Commission Place 7 Vacancy.

2. Make a recommendation to City Council for appointment of Commissioner.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Hill, to recommend to City Council the appointment of Darren Bates to the Planning and Zoning Commission Place 7 with term expiring September 30, 2022. The Commission voted four (4) for and one (1) opposed (Commissioner Crow). The motion passed by a vote of 4-1.

- e) **Draft Zoning Ordinance.**

1. Hold a public hearing.

Chair Diaz opened the public hearing at 6:57 p.m.

Seven (7) citizens spoke regarding the Draft Zoning Ordinance and City Secretary Marisa Spencer read one (1) written comment submitted.

Chair Diaz closed the public hearing at 7:15 p.m.

2. Discuss comments and questions from public hearing.

The Commission discussed comments and questions raised during the public hearing.

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

The Commission discussed potential revisions to the Draft Zoning Ordinance.

Motion: A motion was made by Commissioner Hill, seconded by Commissioner Leatherberry, to change the maximum impervious cover for Residential Estate (RE) District from fifty percent (50%) to thirty-five percent (35%) in the Draft Zoning Ordinance consistent with the current Ordinance No. 13-122018. The Commission voted four (4) for and one (1) opposed (Commissioner Dr. Miller). The motion passed by a vote of 4-1.

Motion: A motion was made by Commissioner Hill, seconded by Vice-Chair Jacaman, to recommend to City Council approval of the Draft Zoning Ordinance. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

f) Future Agenda Items.

1. Commissioners input on agenda items.

Commissioner Crow requested to discuss rain harvesting and additional compliance options.
Chair Diaz requested to discuss future variances.

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

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, April 12, 2022, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

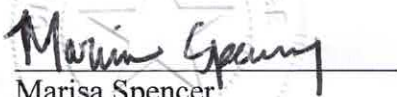
Robert Balch, 20592 Timber Rose Drive, spoke regarding building permits.

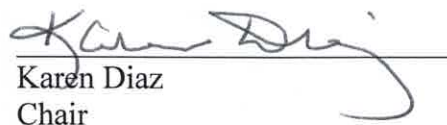
Stephen Demory, 9497 Cinchona Trail, spoke regarding the aesthetics and ambiance of the City of Garden Ridge.

7. Adjournment

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Crow, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, March 8, 2022, Planning and Zoning Commission Regular Meeting was adjourned at 7:50 p.m. by Chair Diaz.

ATTEST:


Marisa Spencer
City Secretary


Karen Diaz
Chair