



City of Garden Ridge

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

AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

WEDNESDAY, AUGUST 10, 2022, 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Wednesday, August 10, 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 May 11, 2022, Planning and Zoning Commission Regular Meeting.
- b) Items applicable to the Planning and Zoning Commission discussed at the June/July/August City Council Meetings, including possible updates on FM 2252 Sewer Project, TxDOT FM 2252 Expansion, and Mayor/Mayor Pro-Tem meeting with Comal County officials concerning new residential development on Bat Cave Road.
- c) Planning and Zoning Commission Activities and Projects.
 1. Water Runoff as it relates to Impervious Cover (Crow).

d) Future Agenda Items.

1. Commissioners input on agenda items.
2. Announce date, time, and location for next meeting (September 14, 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**

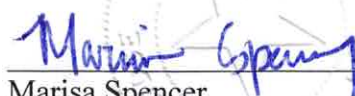
AGENDA NOTICES:

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 11:00 a.m. on August 4, 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



ADDENDUM

AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, AUGUST 10, 2022 6:00 P.M.

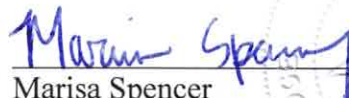
**Garden Ridge City Council Chambers
9400 Municipal Parkway
Garden Ridge, Texas 78266**

ADDITION

5. Business Items

- d) Ordinance No. 210-042022 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 expiring terms (September 30, 2022) of Commissioner Diaz, Commissioner Jacaman, and Commissioner Bates.
 2. Make recommendation to City Council for consideration of reappointment.

This is to certify that I, Marisa Spencer, posted this Addendum to the Agenda at 3:00 p.m. on August 5, 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





City of Garden Ridge

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

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, MAY 11, 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
Commissioner Darren Bates

Commissioners Absent:

None

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary/Communications Specialist
Cynthia Trevino, City Attorney
Mayor Pro-Tem Lisa Swint
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 Wednesday, May 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 March 8, 2022, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Leatherberry, to approve the minutes for March 8, 2022, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

b) Items applicable to the Planning and Zoning Commission discussed at April/May City Council Meetings, 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 April and May City Council Meetings.

City Attorney Cynthia Trevino spoke regarding the zoning variance process as it relates to the Planning and Zoning Commission as outlined in the Local Government Code.

c) Master Development Plan for Guadalupe Ready Mix, LLC, for the development of a Concrete Batch Plant on property located at 20762 FM 2252 in Garden Ridge, Texas.

1. Discuss and make a recommendation to City Council.

Curt Campbell, Civil Engineer, presented the Master Development Plan for Guadalupe Ready Mix, LLC, for the development of a Concrete Batch Plant on property located at 20762 FM 2252 in Garden Ridge, Texas.

The Commission discussed the Master Development Plan and Mr. Campbell addressed questions from Commissioners.

Motion: A motion was made by Commissioner Crow, seconded by Vice-Chair Jacaman, to recommend to City Council approval of the Master Development Plan for Guadalupe Ready Mix, LLC, for the development of a Concrete Batch Plant on property located at 20762 FM 2252 in Garden Ridge, Texas, contingent upon the City Engineer's floodplain review provided to City Council. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

d) Planning and Zoning Commission Activities and Projects.

1. Water Runoff as it relates to Impervious Cover (Crow).

Commissioner Crow requested to table this item and place on a future agenda.

e) Future Agenda Items.

1. Commissioners input on agenda items.

Commissioner Dr. Miller requested to receive an update and additional information related to new residential development on Bat Cave Road outside the City limits in Comal County.

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

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Wednesday, June 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 six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, May 11, 2022, Planning and Zoning Commission Regular Meeting was adjourned at 7:28 p.m. by Chair Diaz.

ATTEST:

Karen Diaz
Chair

Marisa Spencer
City Secretary



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: May 20, 2022
Re: Engineering Report for June 2022 Council Meeting

1. FM 2252 TxDOT Project

- Design plans submitted to utility coordinator for review

2. Public Works

- a. The Woods at Garden Ridge
 - Met with HOA and maintenance group to discuss current drainage issues

3. Land Development Projects

- Guadalupe Readymix: The City Engineer reviewed the master development plan and provided comments.



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: July 7, 2022
Re: Engineering Report for July 2022 Council Meeting

1. FM 2252 TxDOT Project

- Design plans submitted to utility coordinator for review
 - Comments received from utility coordinator (06/28/22); Trihydro is in the process of addressing comments

2. Land Development Projects

- Guadalupe Readymix: The City Engineer reviewed the master development plan and provided comments.
- Potential Developments: The City Engineer has met with a couple of developers to discuss city requirements for potential development projects along FM 2252.



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: July 27, 2022
Re: Engineering Report for August 2022 Council Meeting

1. FM 2252 TxDOT Project

- Design plans submitted to utility coordinator for review
 - Trihydro is in the process of addressing comments

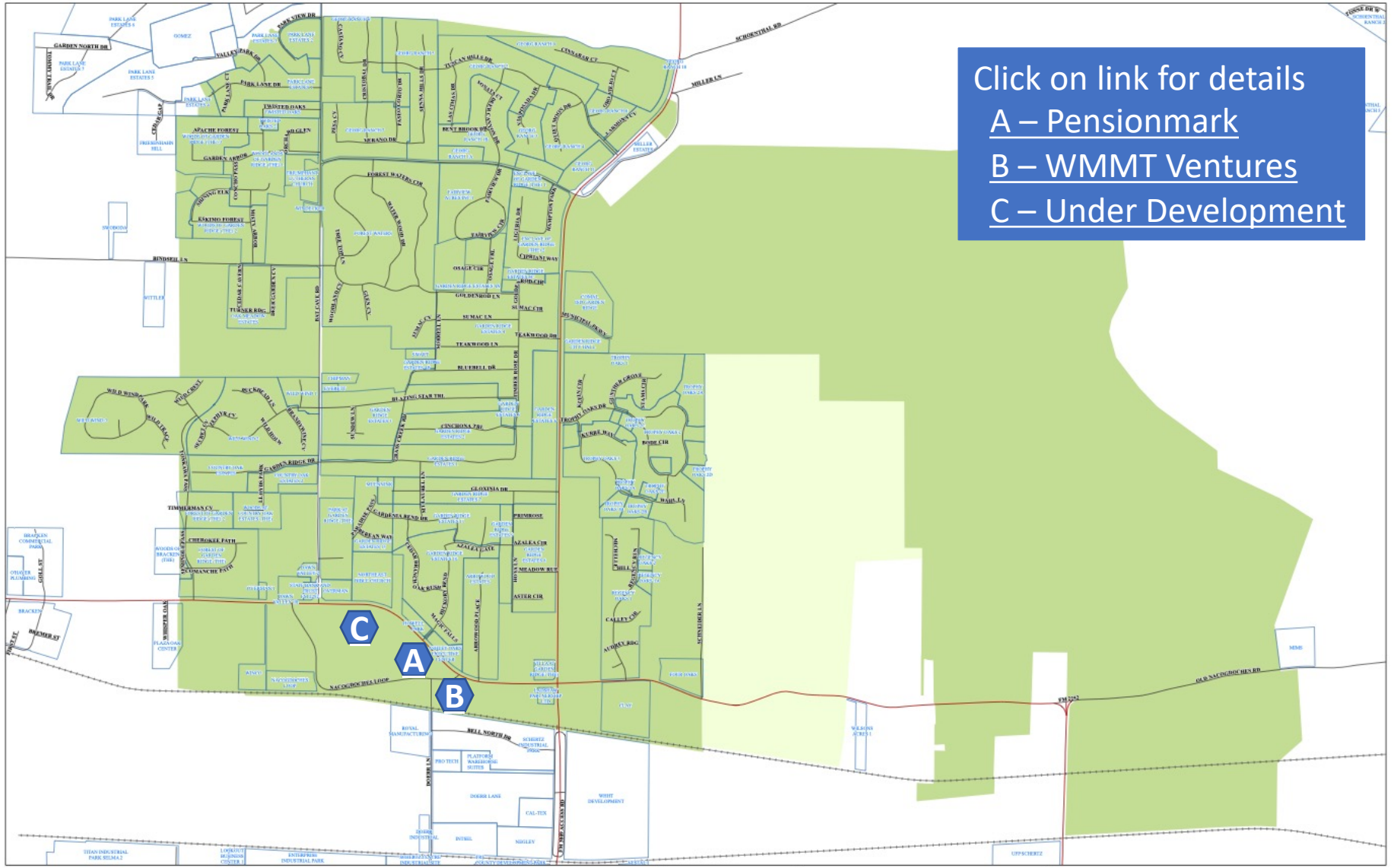
2. Land Development Projects

- Guadalupe Readymix: The City Engineer reviewed the master development plan and provided comments.
- Potential Developments: The City Engineer has met with a couple of developers to discuss city requirements for potential development projects along FM 2252.

What's Developing in Garden Ridge 2022

What's Developing in Garden Ridge

Click on link for details
[A – Pensionmark](#)
[B – WMMT Ventures](#)
[C – Under Development](#)



COMAL COUNTY
 Engineer's Office

Legend

- Farm to Market Road
- Street
- Rail Road
- Subdivisions
- City Limits
- City ETJ



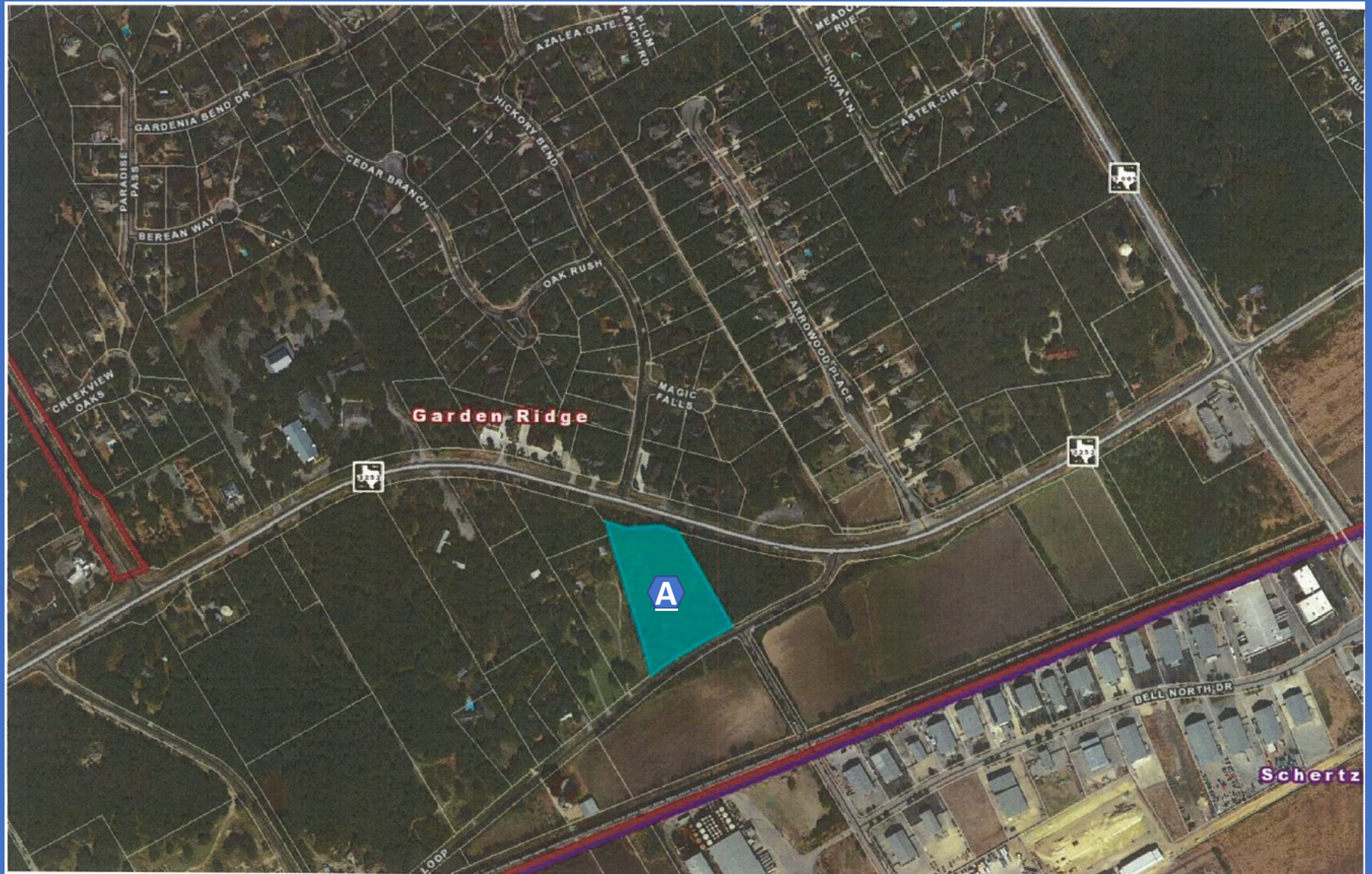
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For information concerning the source of the data, please contact:
 Comal County Engineer's Office
 195 David Jonas Dr
 New Braunfels, TX 78132
 (830)608-2090

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Pensionmark Office Center





Pensionmark Office Center



Conceptional Drawing – not final design

[Return to Map](#)



WMMT Ventures Phase 1 Site Plan

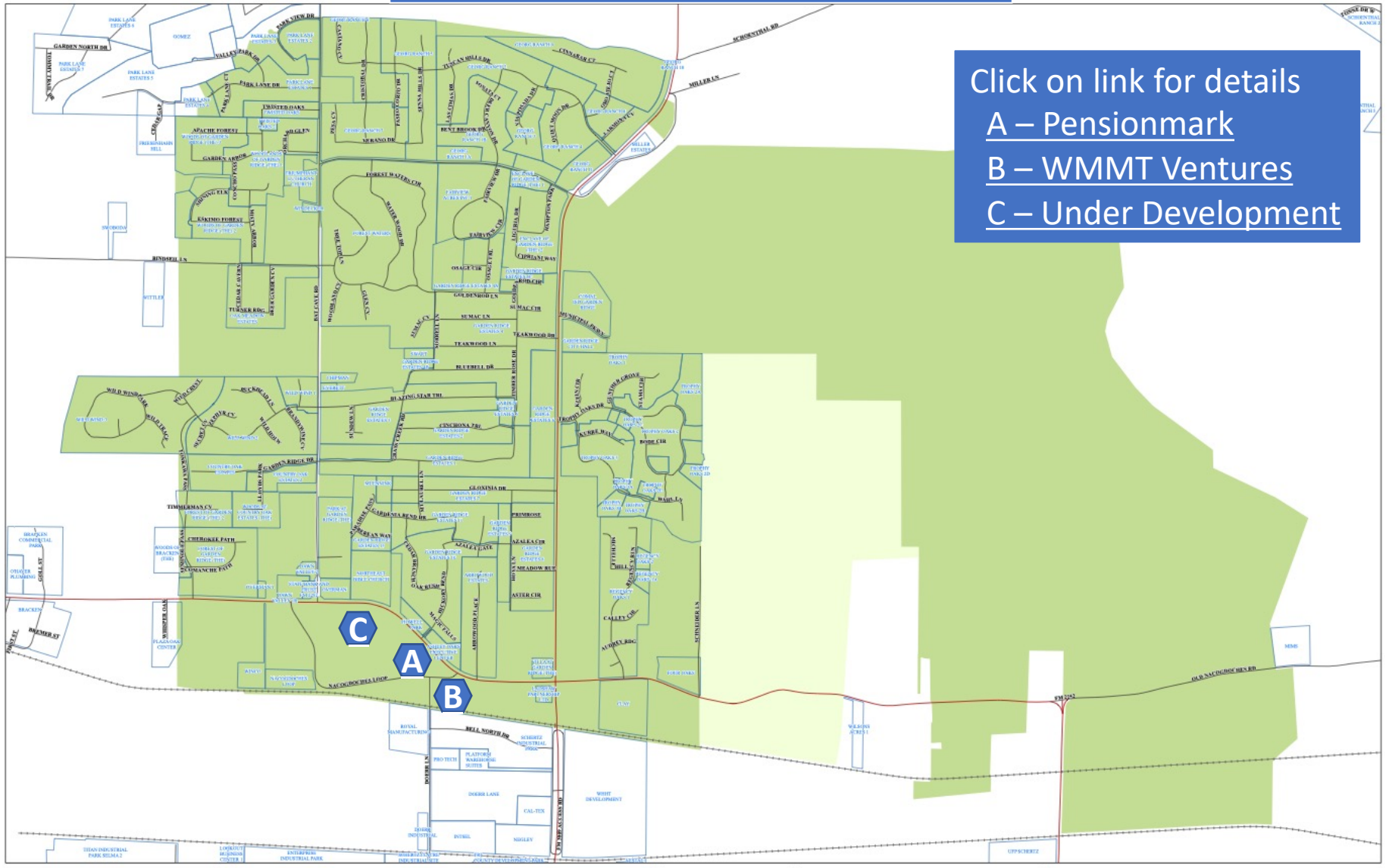


Phase 1

[Return to Map](#)

What's Developing in Garden Ridge

Click on link for details
[A – Pensionmark](#)
[B – WMMT Ventures](#)
[C – Under Development](#)



Legend

- Farm to Market Road
- Rail Road
- City Limits
- Street
- Subdivisions
- City ETJ



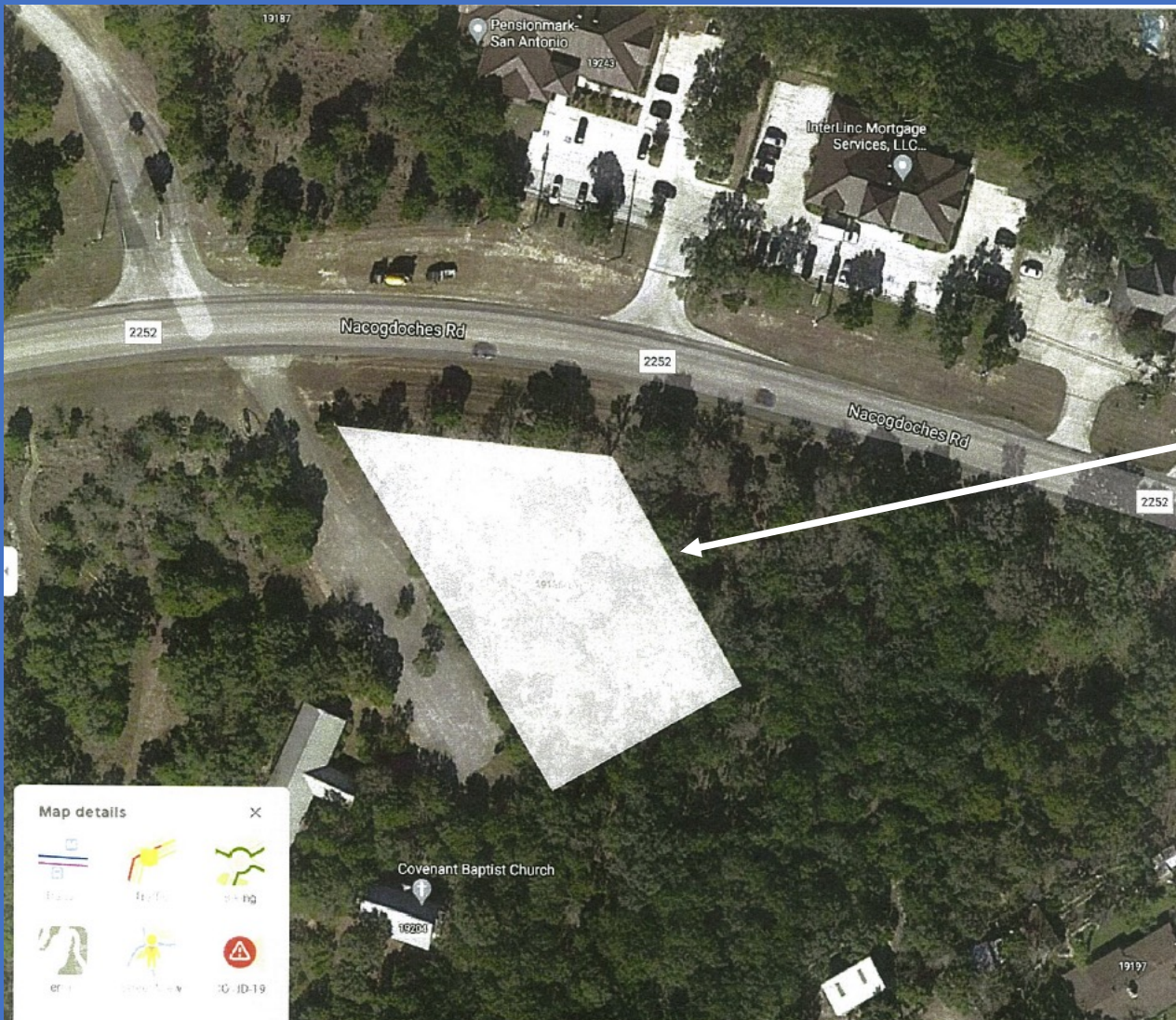
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Under Development

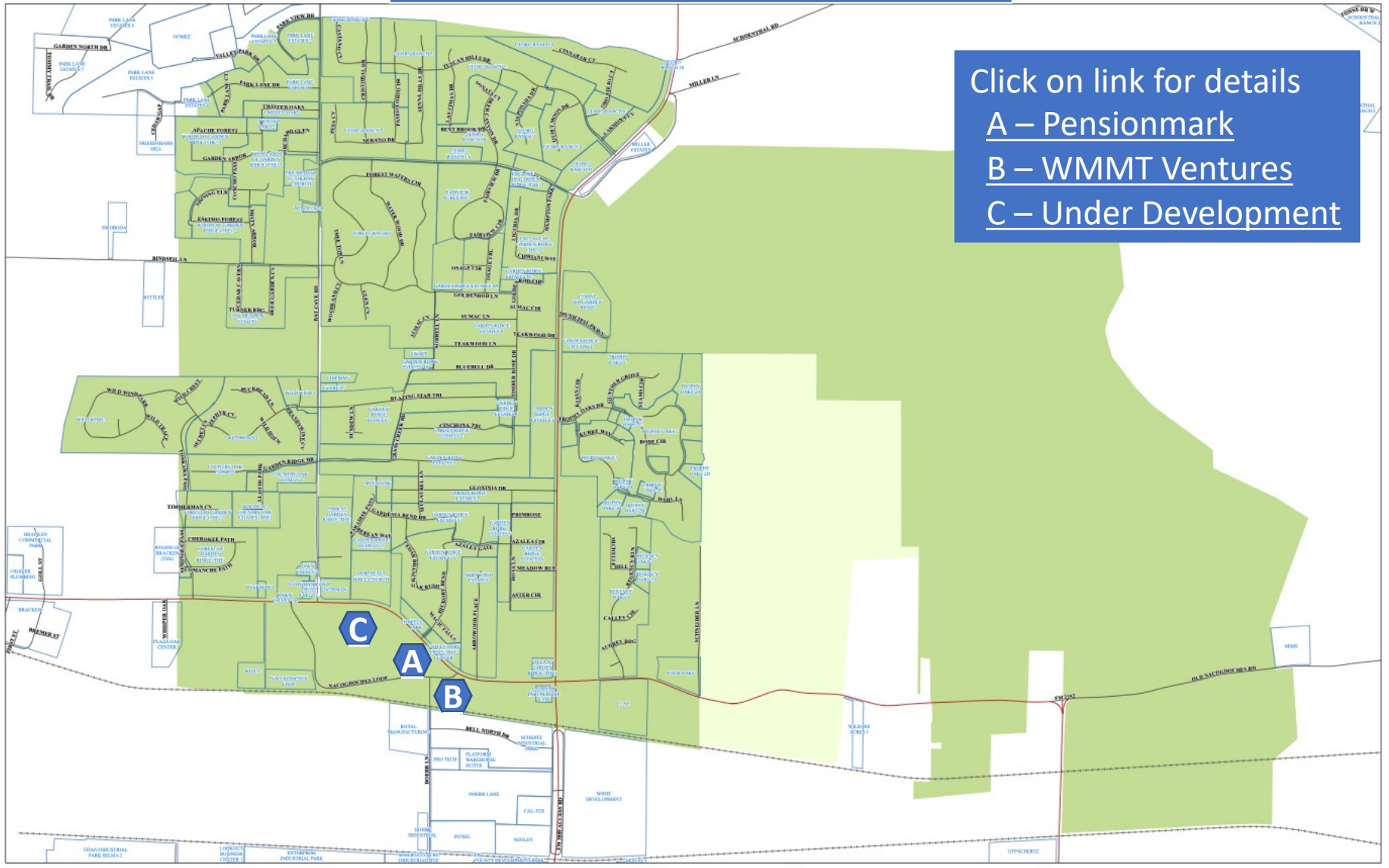


Rezoned RA to B-1

Return to Map

What's Developing in Garden Ridge

Click on link for details
[A – Pensionmark](#)
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Legend

- Farm to Market Road
- Rail Road
- City Limits
- Street
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GARDEN RIDGE

TEXAS

GOVERNMENT

DEPARTMENTS

COMMUNICATIONS

CITY SERVICES



Ordinances

What's Developing in Garden Ridge?

Zoning Map

[Home](#) › [Government](#) › [Boards & Commissions](#) › [Planning & Zoning Commission](#)

PLANNING & ZONING COMMISSION

The Planning and Zoning Commission, established in 1988, reviews and considers master plans and plats and makes recommendations to the [City Council](#) on comprehensive plan amendments, specific use permits, and zoning requests.

<https://www.ci.garden-ridge.tx.us/107/Planning-Zoning-Commission>

PLANNING AND ZONING COMMISSION TERMS OF OFFICE

Name	Place	Appointment & Expiration	Appointment & Expiration	Appointment & Expiration	Appointment & Expiration	Appointment & Expiration
Dr. Jim Miller	1	March 2016 September 2017	September 2017 September 2019	September 2019 September 2021	September 2021 September 2023	
Karen Diaz (Appointed Chair October 2021-current)	2	October 2017 September 2018 (P)	September 2018 September 2020	October 2020 September 2022		
Kerim Jacaman (Appointed Vice-Chair October 2021-current)	3	July 2019 September 2020	October 2020 September 2022			
Vacant	4					
Michael Crow	5	March 2022 September 2023				
Roy Leatherberry	6	September 2021 September 2023				
Darren Bates	7	April 2022 September 2022 (P)				

(P)= Partial term of less than ½ the term remaining

Future Agenda Items

Planning and Zoning Commission

September 14, 2022, Regular Meeting

14 days before Meeting	(08/31/2022)	Commission and Staff items are due
8 days before Meeting	(09/06/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
5 days before Meeting	(09/09/2022)	Post Agenda & Packet to City Website
3 days before Meeting	(09/11/2022)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

Municipal Court = Gray

City Event = Yellow (First Friday/Pizza with the Police)

City Holiday = Orange

Sun	Mon	Tues	Wed	Thur	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October 12, 2022, Regular Meeting

14 days before Meeting	(09/28/2022)	Commission and Staff items are due
8 days before Meeting	(10/04/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
5 days before Meeting	(10/07/2022)	Post Agenda Packet to City Website
3 days before Meeting	(10/09/2022)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Planning & Zoning = Green

Water Commission = Blue

Municipal Court = Gray

City Event = Yellow (National Night Out/First Friday)

City Holiday = Orange

Sun	Mon	Tues	Wed	Thur	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

PENDING FUTURE AGENDA ITEMS

- Interactive Map
- Ordinance No. 55 (temporary signs/time restriction on temporary signs)