

Commissioners Present:

Chair Karen Diaz
Vice-Chair Kerim Jacaman
Commissioner Dr. Jim Miller
Commissioner Michael Crow
Commissioner Roy Leatherberry
Commissioner Darren Bates
Commissioner Joe Maloney

Commissioners Absent: None

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Courtney Billi, Assistant City Secretary/Communications Specialist
Cynthia Trevino, City Attorney
Mayor Robb Erickson
Councilmember Jesús 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 Wednesday, May 10, 2023, 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, 2022, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Bates, to approve the Minutes for November 9, 2022, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

b) Petition by Eric T. Fischer for rezoning from Resident-Agriculture (RA) District also known as Agriculture and Agricultural Homestead (AG) District to Neighborhood Service (B-1) District also known as Community Commercial (CC) District, on a 1.707 acre tract of land out of the George M. Dolson Survey 96, Abstract 120, Comal County, Texas, and being out of a called 1.734 acre tract described in Document No. 201406013130 of the Official Public Records of Comal County, Texas. The property is located adjacent to FM 2252 south of 19295 FM 2252 in Garden Ridge, Texas.

1. Applicant Presentation.

Eric Fischer presented his petition for rezoning from Resident-Agriculture (RA) District also known as Agriculture and Agricultural Homestead (AG) District to Neighborhood Service (B-1) District also known as Community Commercial (CC) District.

2. Hold a Public Hearing.

Chair Diaz opened the public hearing at 6:05 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 6:05 p.m.

3. Discuss and take action.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Bates, to recommend to City Council approval of the petition by Eric T. Fischer for rezoning from Resident-Agriculture (RA) District also known as Agriculture and Agricultural Homestead (AG) District to Neighborhood Service (B-1) District also known as Community Commercial (CC) District, on a 1.707 acre tract of land out of the George M. Dolson Survey 96, Abstract 120, Comal County, Texas, and being out of a called 1.734 acre tract described in Document No. 201406013130 of the Official Public Records of Comal County, Texas, and adjacent to FM 2252 south of 19295 FM 2252 in Garden Ridge, Texas. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

- c) Petition by Guadalupe Ready Mix c/o Jeffrey L. Earl, Attorney for Applicant, for the issuance of a Special Use Permit for construction and operation of a concrete batch plant, on seven and one-half (7.5) acres leased out of A-671 SUR-95 E Woodruff, Acres 34.083, owned by Lehigh Hanson Materials South, LLC. The property is zoned Industrial Zone (Z-1) District also known as Heavy Industrial (HI) District and located at 20762 FM 2252, Garden Ridge, Texas.**

1. Applicant Presentation.

The Applicant was not in attendance; therefore, City Administrator Nancy Cain spoke regarding the petition by Guadalupe Ready Mix c/o Jeffrey L. Earl, Attorney for Applicant, for the issuance of a Special Use Permit for construction and operation of a concrete batch plant.

2. Hold a Public Hearing.

Chair Diaz opened the public hearing at 6:14 p.m.

One (1) citizen spoke regarding the petition and City Secretary Marisa Spencer read one (1) written comment submitted (see attached).

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

3. Discuss and take action.

The Commission discussed the Application for Special Use Permit and related Attachments and Exhibits. The Commission discussed the submitted site plan not complying with regulations contained in Ordinance No. 13-122018 related to the maximum height of structures, screening regulations, and impervious cover regulations.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Leatherberry, to recommend to City Council denial of the petition as submitted by Guadalupe Ready Mix c/o Jeffrey L. Earl, Attorney for Applicant, for the issuance of a Special Use Permit for construction and operation of a concrete batch plant on seven and one-half (7.5) acres owned by Lehigh Hanson Materials South, LLC, and located at 20762 FM 2252, due to the submitted site plan not complying with regulations contained in Ordinance No. 13-122018 related to the maximum height of structures, screening requirements, and impervious cover regulations. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

d) Items applicable to the Planning and Zoning Commission discussed at City Council meetings.

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

e) Planning and Zoning Commission Activities and Projects.

1. Alternate Compliance Options as it relates to Impervious Cover (Crow and Bates).

The Commission discussed removing this item from the agenda.

f) Future Agenda Items.

1. Commissioners input on agenda items.

Commissioner Dr. Miller requested to discuss the Planning and Zoning Commission's duties and responsibilities.

2. Announce date, time, and location for next meeting (June 14, 2023, at 6:00 p.m. at City Hall).

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Wednesday, June 14, 2023, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

No one wished to speak.

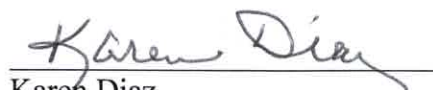
7. Adjournment

Motion: A motion was made by Commissioner Bates, seconded by Commissioner Crow, to adjourn. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, May 10, 2023, Planning and Zoning Commission Regular Meeting was adjourned at 6:31 p.m. by Chair Diaz.

ATTEST:

A circular seal for the City of Garden Ridge, featuring a five-pointed star in the center. The words "CITY OF GARDEN RIDGE" are written around the perimeter of the seal.
A handwritten signature in blue ink that reads "Marisa Spencer".

Marisa Spencer
City Secretary

A handwritten signature in black ink that reads "Karen Diaz".

Karen Diaz
Chair

MAY 10, 2023, PLANNING AND ZONING COMMISSION REGULAR MEETING

PUBLIC HEARING—GUADALUPE READY MIX SPECIAL USE PERMIT

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Dawn Hatch 8377 Twisted Oaks
2. Janice West Rose 20469 FM 2252
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