

Commissioners Present:

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

Commissioners Absent:

Commissioner Gwen Estrada
Commissioner Richard Howard

City Staff and City Councilmembers Present:

Nancy Cain, City Manager
Marisa Spencer, City Secretary

1. Call to Order/Roll Call

With a quorum of the Planning and Zoning Commissioners present, Chair Jacaman called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Wednesday, February 14, 2024, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Chair Jacaman led the Pledge of Allegiance.

3. Citizen Comment Period

No one signed up to speak.

4. Business Items

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

a) Approval of Minutes for December 13, 2023, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Bates, seconded by Vice-Chair Diaz, to approve the Minutes for December 13, 2023, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Development Application by Comal Independent School District for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Public and Institutional (P) District, for an 18.00-acre tract known as Lot 1, Block 1, Comal ISD Garden Ridge, located at 9401 Municipal Parkway, Garden Ridge, Texas. The property is further described as the location of Garden Ridge Elementary School.

1. Hold a public hearing.

Chair Jacaman opened the public hearing at 6:03 p.m.

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

Chair Jacaman closed the public hearing at 6:04 p.m.

2. Discuss and make a recommendation.

The Commission discussed the Development Application by Comal Independent School District for a zoning change from Agriculture and Agricultural Homestead (AG) District to Public and Institutional (P) District.



Motion: A motion was made by Commissioner Maloney, seconded by Commissioner Dr. Miller, to recommend to City Council the approval of a Development Application by Comal Independent School District for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Public and Institutional (P) District, for an 18.00-acre tract known as Lot 1, Block 1, Comal ISD Garden Ridge, located at 9401 Municipal Parkway, Garden Ridge, Texas, and further described as the location of Garden Ridge Elementary School. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

c) Master Development Plan for Cedar Hollow Subdivision.

1. Discuss and make a recommendation.

City Manager Nancy Cain stated the applicant withdrew the Master Development Plan for Cedar Hollow Subdivision.

d) Preliminary Plat for Cedar Hollow Subdivision.

1. Discuss and make a recommendation.

City Manager Nancy Cain stated the applicant withdrew the Preliminary Plat for Cedar Hollow Subdivision.

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

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

f) Natural Features Overlay (NFO) District Technical Committee Update.

Chair Jacaman provided the Commission with an update related to the Natural Features Overlay (NFO) District Technical Committee.

g) Future Agenda Items.

1. Commissioners input on agenda items.

Commissioner Maloney requested to discuss the findings related to speed limits and marked crosswalks contained in the Garden Ridge Walkable Community Workshop Report.

2. Announce date, time, and location for next meeting (March 13, 2024, at 6:00 p.m. at City Hall).

Chair Jacaman stated the next meeting is scheduled for March 13, 2024, at 6:00 p.m. at City Hall.

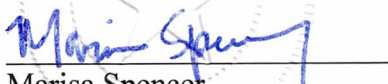
5. Citizen Comment Period

No one wished to speak.

6. Adjournment

There being no further business, the Wednesday, February 14, 2024, Planning and Zoning Commission Regular Meeting was adjourned at 6:17 p.m. by Chair Jacaman.

ATTEST:



Marisa Spencer
City Secretary


Kerim Jacaman
Chair