

Commissioners Present:

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

Commissioners Absent:

None

City Staff and City Councilmembers Present:

Nancy Cain, City Manager
Marisa Spencer, City Secretary
Michelle Hinojosa, Administrative Coordinator
Cyndi Simmons, Assistant City Secretary/Communications Specialist
Sam Johnson, City Engineer
Cynthia Trevino, City Attorney
Bryce Cox, Planner
Mayor Robb Erickson
Mayor Pro-Tem Lisa Swint

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, April 10, 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

Wes Kleckley, 19515 Windswept Cove, spoke regarding proposed development in the City of Garden Ridge.

Nicolas Guerra, 7711 Ramble Ridge, spoke regarding proposed development in the City of Garden Ridge.

Scott Miller, 9312 Berean Way, spoke regarding proposed development in the City of Garden Ridge.

Marc Mulkey, 7634 Ramble Ridge, spoke regarding proposed development in the City of Garden Ridge.

Sharilyn Krauss, 19522 Creekview Oaks, spoke regarding proposed development in the City of Garden Ridge.

4. Business Items

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

a) Approval of Minutes for February 14, 2024, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Bates, to approve the Minutes for February 14, 2024, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.



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

Bryce Cox, Planner, presented the Natural Features Overlay (NFO) District Technical Committee Update and addressed questions from Commissioners.

c) Petition by Eric Fischer for three (3) Specific Use Permits for The Revival to be located on a 1.707-acre tract and a 1.40-acre tract totaling 3.107 acres zoned as Community Commercial (CC) District, and further located at 19186 FM 2252, Garden Ridge, Texas.

Eric Fischer presented the petition for three (3) Specific Use Permits for The Revival to be located on a 1.707-acre tract and a 1.40-acre tract totaling 3.107 acres zoned as Community Commercial (CC) District, located at 19186 FM 2252.

1. Restaurant or Cafeteria, Bar/Tavern: To be allowed an indoor/outdoor bar area serving beer, wine, and mixed drinks with inside and outside seating on premises.

1.1 Hold a public hearing.

Chair Jacaman opened the public hearing at 7:08 p.m.

The following nine (9) citizens spoke regarding the petition:

- Steve Stedman, 20011 Hickory Bend
- Rickie Baker, 21029 Hickory Bend
- Jereme Jump, 211 S Main Street
- Brian Krauss, 19522 Creekview Oaks
- David Biersner, 19446 Arrowood Place
- Eric Fischer, 7703 Ramble Ridge
- Marc Mulkey, 7634 Ramble Ridge
- Katie Guerra, 7711 Ramble Ridge
- Daniel Hodgson, 9428 Bluebell Drive

City Secretary Marisa Spencer read five (5) written comments submitted by the following citizens:

- Bharat Shah, 21018 Plum Ranch Road
- Shirin Blackwell, 9303 Berean Way
- Tim Sturman, 9404 Gardenia Bend Drive
- Jennifer and Jason Pickett, 19423 Arrowood Place
- Kenneth Smith Jr., 19435 Arrowood Place

Chair Jacaman closed the public hearing at 7:38 p.m.

1.2 Discuss and make a recommendation.

The Commission discussed the Petition, the Zoning Ordinance, and Master Land Use Plan.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Vice-Chair Diaz, to recommend to City Council the approval of the petition by Eric Fischer for a Specific Use Permit for The Revival located at 19186 FM 2252 to allow an indoor/outdoor bar area serving beer, wine, and mixed drinks with inside and outside seating on premises. The Commission voted three (3) for (Commissioner Estrada, Commissioner Dr. Miller, and Vice-Chair Diaz) and three (3) opposed (Commissioner Bates, Commissioner Howard, and Commissioner Maloney). Due to a tie vote, Chair Jacaman voted in favor and the motion passed by a vote of 4-3.

2. Amusement, Commercial (Outdoors): To be allowed up to four (4) pickleball courts on premises.

2.1. Hold a public hearing.

Chair Jacaman opened the public hearing at 8:09 p.m.

The following four (4) citizens spoke regarding the petition:

- Scott Miller, 9312 Berean Way
- Eric Fischer, 7703 Ramble Ridge
- Nicolas Guerra, 7711 Ramble Ridge
- Brian Krauss, 19522 Creekview Oaks

City Secretary Marisa Spencer stated all written comments were read during the first public hearing.

Chair Jacaman closed the public hearing at 8:19 p.m.

2.2. Discuss and make a recommendation.

The Commission discussed the Petition, the Zoning Ordinance, and Master Land Use Plan.

Motion: A motion was made by Commissioner Bates, seconded by Commissioner Howard, to recommend to City Council the denial of the petition by Eric Fischer for a Specific Use Permit for The Revival located at 19186 FM 2252 to allow up to four (4) pickleball courts on premises. The Commission voted one (1) for (Commissioner Bates) and five (5) opposed. The motion failed by a vote of 1-5.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Vice-Chair Diaz, to recommend to City Council the approval of the petition by Eric Fischer for a Specific Use Permit for The Revival located at 19186 FM 2252 to allow up to four (4) pickleball courts on premises. The Commission voted five (5) for and one (1) opposed (Commissioner Bates). The motion passed by a vote of 5-1.

Chair Jacaman recessed the meeting for a short break at 8:29 p.m and reconvened the meeting at 8:37 p.m.

3. Food Truck and Mobile Retail Park: To be allowed up to four (4) food trucks with electric and water hookups on premises.

3.1. Hold a public hearing.

Chair Jacaman opened the public hearing at 8:37 p.m.

The following one (1) citizen spoke regarding the petition:

- Scott Miller, 9312 Berean Way

City Secretary Marisa Spencer stated all written comments were read during the first public hearing.

Chair Jacaman closed the public hearing at 8:40 p.m.

3.2. Discuss and make a recommendation.

The Commission discussed the Petition, the Zoning Ordinance, and Master Land Use Plan.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Maloney, to recommend to City Council the approval of the petition by Eric Fischer for a Specific Use Permit for The Revival located at 19186 FM 2252 to allow up to four (4) food trucks with electric and water hookups on premises. The Commission voted one (1) for (Commissioner Dr. Miller) and five (5) opposed. The motion failed by a vote of 1-5.

Motion: A motion was made by Commissioner Maloney, seconded by Commissioner Estrada, to recommend to City Council the denial of the petition by Eric Fischer for a Specific Use Permit for The Revival located at 19186 FM 2252 to allow up to four (4) food trucks with electric and water hookups on premises. The Commission voted five (5) for and one (1) opposed (Commissioner Dr. Miller). The motion passed by a vote of 5-1.

d) Garden Ridge Walkable Community Workshop Report findings related to speed limits and marked crosswalks.

Chair Jacaman stated due to time this item will be tabled and placed on a future agenda.

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) Future Agenda Items.

1. Commissioners input on agenda items.

None at this time.

2. Announce date, time, and location for next meeting (May 8, 2024, at 6:00 p.m. at City Hall).

Chair Jacaman stated the next meeting is scheduled for May 8, 2024, at 6:00 p.m. at City Hall.

5. Citizen Comment Period

Marc Mulkey, 7634 Ramble Ridge, spoke regarding food truck regulations related to proposed development in the City of Garden Ridge.

6. Adjournment

There being no further business, the Wednesday, April 10, 2024, Planning and Zoning Commission Regular Meeting was adjourned at 8:59 p.m. by Chair Jacaman.

ATTEST:



Marisa Spencer
City Secretary



Kerim Jacaman
Chair