
The Planning and Zoning Commission will meet in a regular session on Wednesday, October 8, 2025, 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/Roll Call**2. Pledge of Allegiance****3. Citizen Comment Period – limited to 30 minutes total**

Rules for Citizens' Participation: The Commission welcomes citizen participation and comments at all Commission Meetings. 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.
 - 1.1. You are required to sign up to speak and you are limited to one 3-minute period.
2. Second citizen comment period.
 - 2.1. 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 City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

4. Business Items

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

- a) Presentation from City Attorney's Office.
- b) Approval of Minutes for November 20, 2024, Planning and Zoning Commission Regular Meeting.
- c) Items applicable to the Planning and Zoning Commission discussed at City Council meetings.
- d) Ordinance No. 210-102022 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, 2025) of Commissioner Dr. Miller, Commissioner Maloney, Commissioner Estrada, and Commissioner Howard.
 2. Make a recommendation to City Council for consideration of reappointment.
- e) Future Agenda Items.

5. Citizen Comment Period – limited to 20 minutes total
*See "Rules for Citizens' Participation" under Item 3.***6. 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 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 are 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 4:00 p.m. on September 30, 2025, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer

Marisa Spencer
City Secretary

Commissioners Present:

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

Commissioners Absent:

None

City Staff and City Councilmembers Present:

Nancy Cain, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary
Megan Santee, City Attorney

1. Call to Order/Roll Call

With a quorum of the Planning and Zoning Commissioners present, Chair Jacaman called the special meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Wednesday, November 20, 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:

Scott Miller, 9312 Berean Way, spoke regarding The Revival.

4. Business Items

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

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

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

b) Petition by Eric Fischer for two (2) Specific Use Permit Extensions for The Revival, located at 19186 FM 2252 on 3.107 acres zoned as Community Commercial (CC) District.**1. The Revival #1 062024 Specific Use Permit Authorized for 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.**

City Manager Nancy Cain spoke regarding the Specific Use Permit regulations contained in Ordinance No. 13 and recommended that the 9-month extension be granted for The Revival #1 062024 Specific Use Permit Authorized for Restaurant or Cafeteria, Bar/Tavern.

Eric Fischer and Christian Laijas spoke regarding the petition and addressed questions from Commissioners.

1.1. Discuss and make a recommendation.

The Commission discussed the petition for a Specific Use Permit Extension.

Motion: A motion was made by Commissioner Maloney, seconded by Commissioner Dr. Miller, to recommend to City Council the approval of the petition by Eric Fischer for a 9-month extension to Specific Use Permit No. The Revival #1 062024 Specific Use Permit Authorized for 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. The Commission voted five (5) for and one (1) opposed (Commissioner Bates). The motion passed by a vote of 5-1.

2. The Revival #2 062024 Specific Use Permit Authorized for Amusement, Commercial (Outdoors): To be allowed up to four (4) pickleball courts on premises.

City Manager Nancy Cain spoke regarding the Specific Use Permit regulations contained in Ordinance No. 13 and recommended that the 9-month extension be granted for The Revival #2 062024 Specific Use Permit Authorized for Amusement, Commercial (Outdoors).

Eric Fischer and Christian Laijas spoke regarding the petition and addressed questions from Commissioners.

2.1. Discuss and make a recommendation.

The Commission discussed the petition for a Specific Use Permit Extension.

Motion: A motion was made by Commissioner Maloney, seconded by Commissioner Howard, to recommend to City Council the approval of the petition by Eric Fischer for a 9-month extension to Specific Use Permit No. The Revival #2 062024 Specific Use Permit Authorized for Amusement, Commercial (Outdoors): To be allowed 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.

c) Garden Ridge Walkable Community Workshop Report Subcommittee Update.

Commissioner Maloney and Commissioner Dr. Miller provided the Commission with an update regarding the Garden Ridge Walkable Community Workshop Report findings related to speed limits and marked crosswalks.

d) 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.

e) Ordinance No. 210-102022 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. Receive recommendations and consideration of appointment of Planning and Zoning Commission Chair and Vice-Chair for a one-year term.

The Commission discussed the appointment of Chair and Vice-Chair for a one-year term.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Bates, to appoint Commissioner Jacaman as Chair and Commissioner Diaz as Vice-Chair for a one-year term. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

f) Future Agenda Items.

1. Commissioners input on agenda items.

The Commission agreed by consensus to remove the Garden Ridge Walkable Community Workshop Report Subcommittee Update from the agenda.

Commissioner Dr. Miller requested to discuss the Planning and Zoning Commission's role related to roadways sustaining future development, if appropriate.

Commissioner Bates requested to discuss the purpose and mission of the Planning and Zoning Commission as well as the vision and goals contained in the City's Master Land Use Plan.

2. Announce date, time, and location for next meeting (December 11, 2024, at 6:00 p.m. at City Hall).

Chair Jacaman stated the next meeting is scheduled for December 11, 2024, at 6:00 p.m. at City Hall.

5. Citizen Comment Period

Eric Fischer, 7703 Ramble Ridge, spoke regarding The Revival.

6. Adjournment

There being no further business, the Wednesday, November 20, 2024, Planning and Zoning Commission Special Meeting was adjourned at 6:57 p.m. by Chair Jacaman.

ATTEST:

Kerim Jacaman
Chair

Marisa Spencer
City Secretary

PLANNING AND ZONING COMMISSION TERMS OF OFFICE

Name	Place	Appointment & Expiration	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	September 2023 September 2025	
Karen Diaz <i>(current Vice-Chair)</i>	2	October 2017 September 2018	September 2018 September 2020	October 2020 September 2022	September 2022 September 2024	September 2024 September 2026	
Kerim Jacaman <i>(current Chair)</i>	3	July 2019 September 2020	October 2020 September 2022	September 2022 September 2024	September 2024 September 2026		
Joe Maloney	4	February 2023 September 2023	September 2023 September 2025				
Gwen Estrada	5	December 2023 September 2025					
Richard Howard	6	December 2023 September 2025					
Darren Bates	7	April 2022 September 2022	September 2022 September 2024	September 2024 September 2026			