

**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**

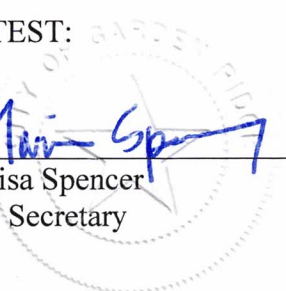
Eric Fischer, 7703 Ramble Ridge, spoke regarding The Revival.

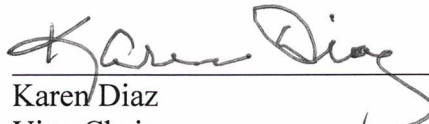
**6. Adjournment**

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:

  
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Marisa Spencer  
City Secretary



  
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Karen Diaz  
Vice-Chair