

Commissioners Present:

Chair Kerim Jacaman
Vice-Chair Karen Diaz
Commissioner Joe Maloney
Commissioner Richard Howard
Commissioner Darren Bates

Commissioners Absent:

Vacant Position
Vacant Position

City Staff and City Councilmembers Present:

Ryan Rapelye, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary
Dan Jones, City Attorney
Hank Crippen, City Engineer

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, November 12, 2025, 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 October 8, 2025, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Bates, to approve the Minutes for October 8, 2025, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) 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.

c) Per Article V of Ordinance No. 7, the plat shall be drawn to a scale of one (1) inch to one-hundred (100) feet [1"=100'], pursuant to Article III of Ordinance No. 7, the applicant may request a Scale Variance, consider granting applicant's Scale Variance Request of one (1) inch to sixty (60) feet [1"=60'] for the Replat of 8111 Wild Wind Park, being a 1.824 acre tract of land, establishing Lot 91R, comprised of Lots 91 & 92 of the Wild Wind Unit-3 Subdivision Plat, recorded in doc # 202306029451 of the map and plat records of Comal County, Texas.

City Manager Ryan Rapelye and City Engineer Hank Crippen spoke regarding the Scale Variance Request for the Replat of 8111 Wild Wind Park and addressed questions from Commissioners.

Motion: A motion was made by Commissioner Maloney, seconded by Commissioner Bates, to recommend to City Council approval of the Scale Variance Request of one (1) inch to sixty (60) feet [1"=60'] for the Replat of 8111 Wild Wind Park and approval of the Replat of 8111 Wild Wind Park as presented, being a 1.824 acre tract of land, establishing Lot 91R, comprised of Lots 91 & 92 of the Wild Wind Unit-3 Subdivision Plat, recorded in doc # 202306029451 of the map and plat records of Comal County, Texas. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

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. Appointment of Planning and Zoning Commission Chair and Vice-Chair for a one-year term.

The Commission discussed the roles and responsibilities of Chair and Vice-Chair.

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Bates, to appoint Commissioner Jacaman as Chair for a one-year term. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Maloney, seconded by Commissioner Bates, to appoint Commissioner Howard as Vice-Chair for a one-year term. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

e) Future Agenda Items.

None at this time.

5. Citizen Comment Period


No one wished to speak.

6. Adjournment

There being no further business, the Wednesday, November 12, 2025, Planning and Zoning Commission Regular Meeting was adjourned at 6:15 p.m. by Chair Jacaman.


Kerim Jacaman
Chair

ATTEST:


Marisa Spencer
City Secretary

