

**Commissioners Present:**

Chair Kerim Jacaman  
Vice-Chair Richard Howard  
Commissioner Christopher Johnson  
Commissioner Joe Maloney  
Commissioner Rodney Apgar  
Commissioner Darren Bates

**Commissioners Absent:**

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  
Mayor 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, February 11, 2026, 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.**

**4.1. Approval of Minutes for November 12, 2025, Planning and Zoning Commission Regular Meeting.**

**Motion:** A motion was made by Commissioner Bates, seconded by Vice-Chair Howard, to approve the Minutes for November 12, 2025, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and one (1) opposed (Commissioner Apgar stated he abstained from voting citing he was not on the Commission in November 2025. This is not recognized as a legal conflict of interest; therefore, there was no affidavit filed with the City Secretary prior to any discussion or action on such item and the abstention is recorded as a “nay” vote). The motion passed by a vote of 4-1.

**4.2. 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.

**4.3. Preliminary Plat establishing Grace Covenant Church, being a total of 2.826 acres inclusive of 0.0446 acre right-of-way dedication establishing Lot 1, Block 1, Garden Ridge, Comal County, Texas, and being that same property conveyed by special warranty deed with vendor's lien to Grace Covenant Presbyterian Church recorded in document #202406004783 of the official public records of Comal County, Texas.**

City Manager Ryan Rapelye spoke regarding the Preliminary Plat establishing Grace Covenant Church and addressed questions from Commissioners.

**Motion:** A motion was made by Commissioner Maloney, seconded by Commissioner Apgar, to recommend to City Council approval of the Preliminary Plat establishing Grace Covenant Church, being a total of 2.826 acres inclusive of 0.0446 acre right-of-way dedication establishing Lot 1, Block 1, Garden Ridge, Comal County, Texas, and being that same property conveyed by special warranty deed with vendor's lien to Grace Covenant Presbyterian Church recorded in document #202406004783 of the official public records of Comal County, Texas. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

**4.4. Subdivision Ordinance.**

City Manager Ryan Rapelye, City Engineer Hank Crippen, and City Attorney Dan Jones spoke regarding the revised Subdivision Ordinance and addressed questions from Commissioners.

The Commission discussed the proposed Subdivision Ordinance and provided their feedback.

**4.5. 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, February 11, 2026, Planning and Zoning Commission Regular Meeting was adjourned at 6:46 p.m. by Chair Jacaman.

  
Kerim Jacaman  
Chair

ATTEST:

  
Marisa Spencer  
City Secretary