

**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, April 8, 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 February 11, 2026, Planning and Zoning Commission Regular Meeting.**

**Motion:** A motion was made by Commissioner Apgar, seconded by Vice-Chair Howard, to approve the Minutes for February 11, 2026, Planning and Zoning Commission Regular Meeting. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

**4.2. Items applicable to the Planning and Zoning Commission discussed at City Council meetings.**

City Manager Ryan Rapelye provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at City Council Meetings.

**4.3. 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 revisions to the Subdivision Ordinance and provided their additional feedback.

**Motion:** A motion was made by Commissioner Bates, seconded by Commissioner Maloney, moving to ensure that the City Engineer, City Attorney, and City Council are aware of the concerns brought up at the Planning and Zoning Commission Meeting for their decision making in the future on changes to Ordinance No. 7 as presented to the Planning and Zoning Commission. The Commission voted one (1) for (Commissioner Bates) and four (4) opposed (Vice-Chair Howard, Commissioner Johnson, Commissioner Maloney, and Commissioner Apgar). The motion failed by a vote of 1-4.

**Motion:** A motion was made by Commissioner Apgar, seconded by Commissioner Maloney, to recommend to City Council approval of the revised Subdivision Ordinance with the following change: modify the wording in Section 3.9 related to existing wells to allow for the option to connect to the public water supply system once water lines are available adjacent to the property instead of the requirement to connect to the public water supply system once water lines are available adjacent to the property. The Commission voted (four) for (Vice-Chair Howard, Commissioner Johnson, Commissioner Maloney, and Commissioner Apgar) and 1 (one) opposed (Commissioner Bates). The motion passed by a vote of 4-1.

**4.4. Future Agenda Items.**

None at this time.

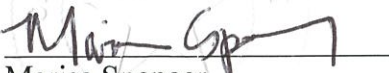
**5. CITIZEN COMMENT PERIOD**

No one wished to speak.

**6. ADJOURNMENT**

There being no further business, the Wednesday, April 8, 2026, Planning and Zoning Commission Regular Meeting was adjourned at 6:56 p.m. by Chair Jacaman.

ATTEST:

  
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Marisa Spencer  
City Secretary

  
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Kerim Jacaman  
Chair