



City of Garden Ridge

"A way of life, not just a place to live"

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 9, 2021, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, March 9, 2021, 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

2. Roll Call

3. Pledge of Allegiance

4. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation: The Commission welcomes citizen participation and comments at all Commission Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. 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.
 - i. You are required to sign up to speak and you are limited to one 3-minute period.
2. Second citizen comment period.
 - i. 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 Commission is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

5. Business Items

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

a) Approval of Minutes for February 9, 2021, Planning and Zoning Commission Regular Meeting.

b) Discussions/Reports/Updates

1. Consider a petition by Shawn Willis on behalf of WMMT Ventures, LLC, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of a 14.0836 acre tract of land lying in the G.M. Dolson Survey 96, Comal County, Texas, being all of a called 14.8 acres of land described and conveyed to Joan Catherine Fritze Crowell in Clerk's file number 201006026819 of the Official Public Records of Comal County, Texas, SAVE AND EXCEPT a called 0.611 acre tract deeded to the State of Texas in Volume 314, Page 124, of the Deed Records of Comal County, Texas. The property is further located on the east side of FM 2252 across from Arrowood Place located in the Arrowood Estates Subdivision in Garden Ridge, Texas.
 - i. Hold a public hearing.
 - ii. Discuss and make a recommendation to City Council regarding the petition for rezoning.

2. Items applicable to the Planning and Zoning Commission discussed at the March City Council Regular Meeting.
 3. Master Land Use Plan.
 - i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.
 4. Draft Zoning Ordinance.
 - i. Discuss and make possible recommendations related to the Draft Zoning Ordinance.
 - ii. Discuss and make possible recommendations related to the Strategic Committee.
 - iii. Discuss and make possible recommendations related to a Marketing Plan.
 5. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability and savings clause; and providing an effective date.
 - i. Discuss and accept the resignation of Commissioner Valdez.
 - ii. Make recommendations related to application of ordinance provisions to commission members, if needed.
- c) Future Agenda Items
1. Commissioners input on agenda items.
 2. Announce date, time, and location for next meeting (April 13, 2021, at 6:00 p.m. at City Hall).
6. **Citizen Comment Period – limited to 20 minutes total**
See “Rules for Citizens’ Participation” under Item 4.
7. **Adjournment**

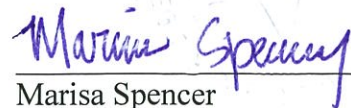
AGENDA NOTICES:

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 City Council, 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 is 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 5:00 p.m. on March 2, 2021, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary