



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 13, 2021, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, April 13, 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 March 9, 2021, Planning and Zoning Commission Regular Meeting.
- b) Discussions/Reports/Updates
 1. Items applicable to the Planning and Zoning Commission discussed at the April City Council Regular Meeting.
 2. Update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.
 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 Heier.
 - ii. Interview possible candidates for Planning and Zoning Commission Place 4 and Place 5 (terms expiring September 30, 2021).
 - iii. Make recommendations to City Council for appointment of Commissioners.
 - iv. 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 (May 11, 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**

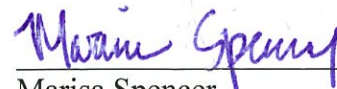
AGENDA NOTICES:

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 2:00 p.m. on April 6, 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



City of Garden Ridge

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

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

Commissioners Present:

Chair Dr. Miller
Vice-Chair Karen Diaz
Commissioner Kerim Jacaman
Commissioner Jesse Valdez
Commissioner David Heier
Commissioner David Dauer
Commissioner Art Porter

Commissioners Absent: None

City Staff, City Councilmembers, or Other Commissioners Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Cynthia Trevino, City Attorney

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Dr. Miller called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, March 9, 2021, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair Dr. Miller led the Pledge of Allegiance.

4. Citizen Comment Period: No one signed up to speak.

5. Business Items

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

Motion: A motion was made by Commissioner Valdez, seconded by Vice-Chair Diaz, to approve the minutes for February 9, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

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.**

Shawn Willis presented the petition on behalf of WMMT Ventures, LLC, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of the property detailed above. He spoke regarding the preliminary plans, the existing use of the property, and the proposed use of the property. He addressed questions from Commissioners.

i. Hold a public hearing.

Chair Dr. Miller opened the public hearing at 6:07 pm.

No one wished to speak, and City Secretary Marisa Spencer stated no written comments were received.

Chair Dr. Miller closed the public hearing at 6:07 p.m.

ii. Discuss and make a recommendation to City Council regarding the petition for rezoning.

Motion: A motion was made by Commissioner Valdez, seconded by Commissioner Heier, to recommend to City Council the approval of the 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 Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

2. Items applicable to the Planning and Zoning Commission discussed at the March City Council Regular Meeting.

Chair Dr. Miller provided the Commission with an update on 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/Map.

The Commission had nothing additional at this time but requested this item to remain on the agenda.

4. Draft Zoning Ordinance.

i. Discuss and make possible recommendations related to the Draft Zoning Ordinance.

Chair Dr. Miller provided the Commission with the status of the Draft Zoning Ordinance and spoke regarding the Technical Committee meetings.

ii. Discuss and make possible recommendations related to the Strategic Committee.

The Commission discussed the purpose and goals of the Strategic Committee, including public education.

iii. Discuss and make possible recommendations related to a Marketing Plan.

The Commission discussed creating a Marketing Plan for implementing the Draft Zoning Ordinance.

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.

The Commission discussed the resignation letter submitted by Commissioner Valdez. The Commission expressed their appreciation of his service on the Planning and Zoning Commission and his future service to the City.

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Dauer, to recommend to City Council to accept the resignation of Commissioner Valdez from the Planning and Zoning Commission effective April 30, 2021. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

ii. Make recommendations related to application of ordinance provisions to commission members, if needed.

None at this time.

c) Future Agenda Items

1. Commissioners input on agenda items.

The Commission requested a presentation and update regarding wastewater plans during a future meeting and the Commission requested to add TxDOT update as a rolling agenda item.

2. Announce date, time, and location for next meeting (April 13, 2021, at 6:00 p.m. at City Hall).

Chair Dr. Miller stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, April 13, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

No one wished to speak.

7. Adjournment

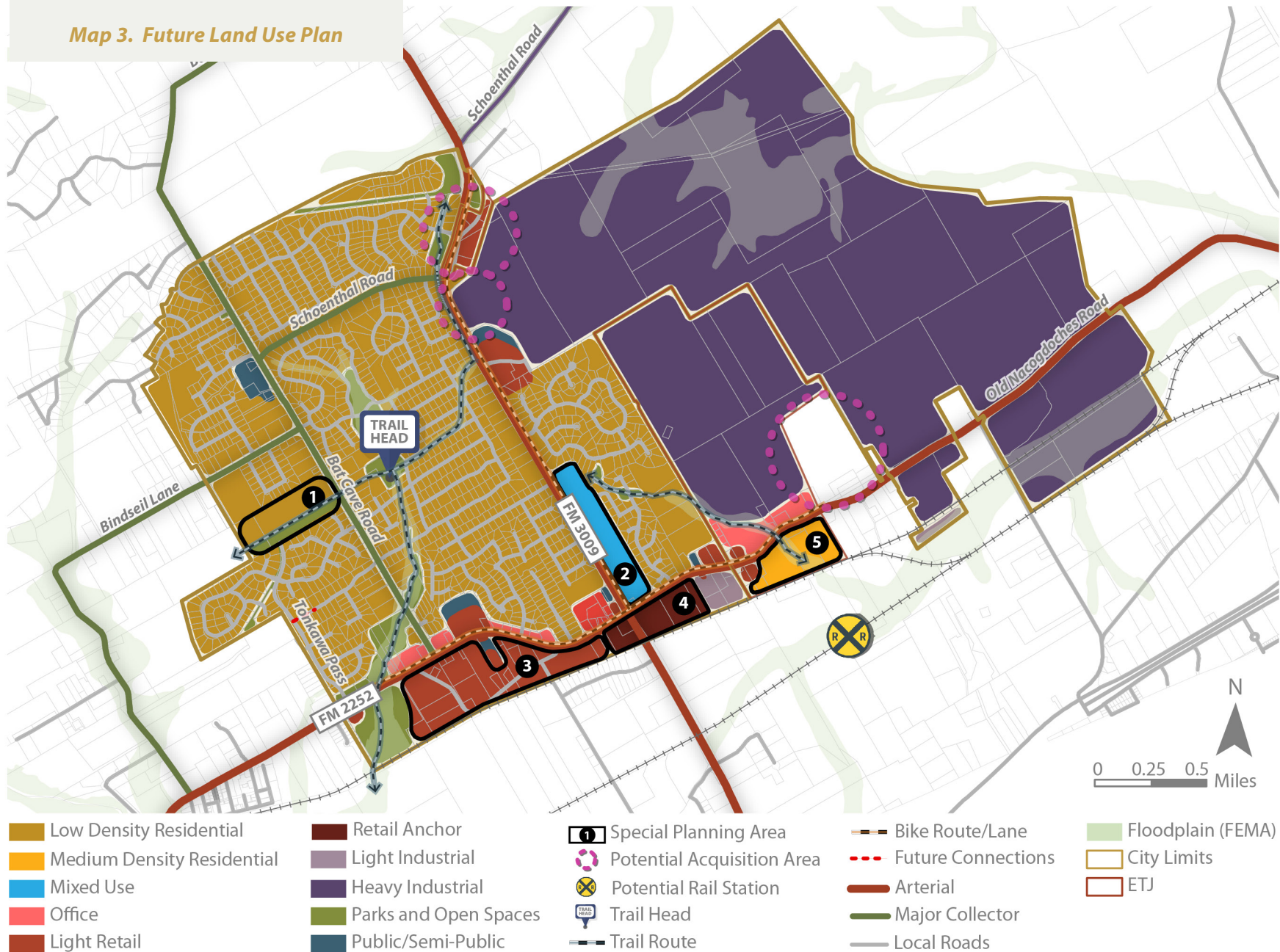
Motion: A motion was made by Commissioner Dauer, seconded by Commissioner Heier, to adjourn. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, March 9, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 6:23 p.m. by Chair Dr. Miller.

ATTEST:

Dr. Jim Miller
Chair

Marisa Spencer
City Secretary

Map 3. Future Land Use Plan



City Secretary

From: City Administrator
Sent: Wednesday, April 7, 2021 12:34 PM
To: City Secretary
Subject: FW: [EXTERNAL] P and Z

From: David Heier
Sent: Wednesday, April 7, 2021 12:05 PM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: [EXTERNAL] P and Z

Nancy

Please accept my resignation from the Planning and Zoning Commission. We are changing our official residence to Pennsylvania out of necessity regarding a real estate purchase. It has been my pleasure to work with City staff and the other volunteers for the past 18 years and I hope to do so again in the future.

Thanks
Dave Heier

Planning and Zoning Commission

Rolling Attendance

	6/9/20 Regular Meeting	8/11/20 Regular Meeting	9/8/20 Regular Meeting	10/13/20 Regular Meeting	11/10/20 Regular Meeting	12/8/20 Regular Meeting	1/12/21 Regular Meeting	2/9/21 Regular Meeting	3/9/21 Regular Meeting	4/13/21 Regular Meeting
Miller	P	P	P	P	E	E	P	P	P	
Diaz	P	P	P	P	P	P	P	P	P	
Jacaman	P	P	P	P	P	VAA	P	P	P	
Valdez	P	P	P	P	P	P	P	P	P	
Heier	E	P	P	P	VAA	P	P	P	P	
Dauer	P	P	E	P	P	P	E	VAA	P	
Porter					P	P	P	P	P	

P: Present

E: Excused allowed in Ordinance 210

VAA: Voluntary Announced Absence

UA: Unannounced Absence

Gray: Not member yet

Planning and Zoning Commission's Attendance for 2021 City Council Regular Meetings

	1/6/21 Regular Meeting	2/3/21 Regular Meeting	3/3/21 Regular Meeting	4/7/21 Regular Meeting	5/5/21 Regular Meeting	6/2/21 Regular Meeting	7/7/21 Regular Meeting	8/4/21 Regular Meeting	9/1/21 Regular Meeting	10/6/21 Regular Meeting	11/3/21 Regular Meeting	12/1/21 Regular Meeting	Total for year
Miller		P	P	P									3
Diaz	P			P									2
Jacaman													0
Valdez	P	P	P	P									4
Heier													0
Dauer													0
Porter													0



Met requirements in Ordinance 210
NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

May 11, 2021 Regular Meeting

- | | | |
|-------------------------------|--------------|---|
| 14 days before Meeting | (04/27/2021) | Commission and Staff items are due |
| 8 days before Meeting | (05/03/2021) | City Administrator and Chair review agenda.
City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (05/04/2021) | Post Agenda and Commission will receive packet |
| 4 days before Meeting | (05/07/2021) | Post Agenda Packet to City Website |
| 3 days before Meeting | (05/08/2021) | (72 hours) – Local Govt. Code requirement for posting |

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

City Holiday = Orange

Election Day = Yellow

Sun	Mon	Tues	Wed	Thur	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Approvals/Discussions/Reports

1. Minutes
2. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting

June 8, 2021 Regular Meeting

- | | | |
|-------------------------------|--------------|---|
| 14 days before Meeting | (05/29/2021) | Commission and Staff items are due |
| 8 days before Meeting | (05/31/2021) | City Administrator and Chair review agenda.
City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (06/01/2021) | Post Agenda and Commission will receive packet |
| 4 days before Meeting | (06/04/2021) | Post Agenda Packet to City Website |
| 3 days before Meeting | (06/05/2021) | (72 hours) – Local Govt. Code requirement for posting |

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

Sun	Mon	Tues	Wed	Thur	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Approvals/Discussions/Reports

1. Minutes
2. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting

PENDING FUTURE AGENDA ITEMS

- Interactive Map
- Ordinance No. 55 (temporary signs/time restriction on temporary signs)