



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 8, 2021, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, June 8, 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 May 11, 2021, Planning and Zoning Commission Regular Meeting.

b) Discussions/Reports/Updates

1. Items applicable to the Planning and Zoning Commission discussed at the June City Council 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, Strategic Committee, and/or 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. Interview possible candidates for Planning and Zoning Commission Place 5 vacancy (term expiring September 30, 2021).
 - ii. Make recommendations to City Council for appointment of Commissioners.
 - iii. 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 (July 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**

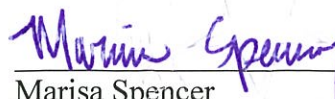
AGENDA NOTICES:

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 10:00 a.m. on June 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



City of Garden Ridge

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

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 11, 2021, 6:00 P.M.

Commissioners Present:

Chair Dr. Miller
Vice-Chair Karen Diaz
Commissioner Kerim Jacaman (arrived at 6:14 p.m.)
Commissioner David Dauer
Commissioner Art Porter

Commissioners Absent:

Vacant Position
Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Cynthia Trevino, City Attorney
Councilmember Kay Bower
Councilmember Jesse Valdez

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 6:02 p.m. on Tuesday, May 11, 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

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

a) Approval of Minutes for April 13, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dauer, seconded by Vice-Chair Diaz, to approve the minutes for April 13, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates

Chair Dr. Miller reordered the agenda items as follows.

4. Draft Zoning Ordinance.

i. Discuss and make possible recommendations related to the Draft Zoning Ordinance, Strategic Committee, and/or Marketing Plan.

The Commission discussed the Draft Zoning Ordinance and conducting workshop sessions to present the information contained within the Draft Zoning Ordinance to the public and City Council. Chair Dr. Miller requested Commissioners provide 4-5 topics to be included in the Draft Zoning Ordinance presentation.

1. Items applicable to the Commission discussed at the May City Council Meetings.

Chair Dr. Miller provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the May City Council Meetings.

2. Update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.

Nancy Cain, City Administrator, provided the Commission with an update on the 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/Map.

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

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. Interview possible candidates for Planning and Zoning Commission Place 4 and Place 5 vacancies (terms expiring September 30, 2021).

The Commission interviewed Todd Hill for the Planning and Zoning Commission Place 4 vacancy.

ii. Make recommendations to City Council for appointment of Commissioners.

Motion: A motion was made by Commissioner Dauer, seconded by Commissioner Jacaman, to recommend to City Council the appointment of Todd Hill to the Planning and Zoning Commission Place 4 vacancy with term expiring September 30, 2021. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

iii. 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.

Commissioner Jacaman requested an update on the action plan areas contained in the Master Land Use Plan.

2. Announce date, time, and location for next meeting (June 8, 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, June 8, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

Kay Bower, 8947 Garden Ridge Drive, spoke regarding the Draft Zoning Ordinance, the Master Land Use Plan, and social media.

7. Adjournment

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Dauer, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, May 11, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 8:10 p.m. by Chair Dr. Miller.

ATTEST:

Dr. Jim Miller
Chair

Marisa Spencer
City Secretary

Date Submitted: 6/2/2021



City of Garden Ridge

“A way of life, not just a place to live”

City Commission
Volunteer Interest Form

First Name*

Jesse

Last Name

Deaver

Address*

21430 Forest Waters Circle

Phone Number

916-212-1631

Email Address

[Redacted]

Date of Birth*

[Redacted]

Voter Unique Identifier (VUID)

Qualifications from Ordinance No. 210*

Please check all the boxes that apply to you.

- ☒ A registered voter in Garden Ridge, TX
- ☒ Has resided in the City for at least six (6) months
- ☒ Has not been convicted of a felony
- ☒ Has not been found mentally incompetent by a final judgment of a court

Occupation

Director of National Accounts, Pharmaceuticals

Please check which of the following Commission you have a desire to serve on:

- ☒ Planning and Zoning Commission
- ☐ Quarry Commission
- ☐ Water Commission
- ☐ Wildlife Management Advisory Commission
- ☐ Any City Commission

Tell us why you desire to serve on a City Commission.

I care a great deal about the community in which I live. I love the area and the people, and I want to be of service to my community and the town of Garden Ridge. I care about the issues of today and tomorrow facing our community. I am trustworthy, loyal, and strive to live an honest and good life.

List any Boards, Commissions or Committees you have previously served on in Garden Ridge or other entities.

Site Councils for Elementary School and Middle School in the Rocklin Unified School District. Also served on the hiring committee for the Elementary School Principal in the Rocklin, CA Unified School District.

Please attach your resume or a bio.*

J Deaver_Resume.docx

Date

6/2/2021



A resume or a bio is required to be submitted with Volunteer Interest Form.

JESSE J. DEAVER, SR.

21430 FOREST WATERS CIRCLE, GARDEN RIDGE, TX 78266

M: (916) 212-1631 | [REDACTED]

SUMMARY

Accomplished Bio-Pharmaceutical Market Access National Account Director with demonstrated track-record of success for 20 years in strategic contract development, planning and execution, relationship initiation and development built on trust in a wide range of National PBM's, National Payers, and Kaiser.

CORE COMPETENCIES

Leadership – Directing and executing the work of strategic contract planning, relationship development, and monthly invoice processing and approvals. Field sales leadership collaboration for pull-through and push-through initiatives to maximize contracts and minimize losses.

Business Development/Strategic Thinking – Disease state planning and execution utilizing market and product resources to develop and facilitate clinical education to appropriately position contract negotiations. Effective contract management from initiation of contract through setting invoice review and payment.

Networking – Effectively engage key customers to develop trust and collaboration leading to effective business relationships and stakeholder development. Key Customer: Cigna ESI, CVS, Humana, Prime Therapeutics, Kaiser

Negotiation – Develop and execute contracts based on sound financial practices aligned with brand guidelines and terms for both new and existing products.

Access & Account Penetration – Utilize approved resources with appropriate creativity and innovation to deliver value messaging that is relevant to treatment therapies, leading to meetings beyond pharmacy.

Results Oriented – Accountability for sales goals regardless of business challenges to drive new and existing products. Effective Field Sales to collaboration and message development to drive agreed upon strategies and tactics.

PROFESSIONAL EXPERIENCE

Nestle Health Sciences/Aimmune Therapeutics, San Antonio, TX

1 June 2020-Present

Director, Strategic Accounts

- Directing Corporate relationships including full contracting responsibilities for the following Accounts:
 - Cigna Express Scripts, Prime Therapeutics, Humana, Kaiser Permanente, and State Medicaid Plans
- Negotiated new agreements on Nestle Contracts maintaining financial goals and objectives
- Developed & executed Field Sales pull-through and push-through strategies and tactics
- Developed Market Access strategy
- Initiated & Managed Invoice set-up and processing of National PBM
- Mentoring
- Long-Term Incentive Plan recipient 2021

SCILEX PHARMACEUTICALS, Sacramento, CA

29 July 2018-30 May 2019

Corporate Account Director

- 2019 Market Access Champions Club Winner
- Interim Head of Market Access
- Primary responsibility for select National Accounts
 - Cigna ESI, CVS, Kaiser, California State Medicaid (Medi-Cal)

- Launched new product in the area of Pain Management
- Negotiated the first 2 signed SCILEX contracts less than 6 months from launch
- Executed ESI contract for the National Preferred Formulary, 26 million lives, 30 days after launch
- Executed Cigna contract for 8.6 million lives, within 5 months of launch
- Negotiated and executed Medi-Cal Fee-For-Service “Preferred, CDL” position for 2 million lives within 11 months of launch
- Work closely with field sales to lead “pull-through” and “push-through” activities to drive utilization

SC PHARMACEUTICALS, Sacramento, CA

5 February- 8 June, 2018

Director, National Accounts

- Responsible for select National Accounts, PBMs, and IDNs
- Developed and delivered value message to key customers

SANOFI US, Sacramento, CA

2001 – 2017

National Account Director, Express Scripts Account (2016 – 2017)

- Directed and led Express Scripts National Account team, including two account executives.
- Developed/executed product contracts across Sanofi product portfolio totaling \$1B in sales
- Directed the work of Account Executive Core Client team
- Received National Account Director of the Year, Top 1% of Sales (2016).

National Account Director, Kaiser Permanente Account (2007 – 2016)

- Led Contracting, marketing, and sales of the Kaiser Account Team
- Responsible for \$500 million Sanofi product portfolio including Generic product sales
- Received recognition for National Account Team of the Year, Top 2% of Sales (2012).

Regional Account Manager, Northern CA and Reno, NV (2001 – 2007)

- Awarded National Account Team of the Year.

BIOGEN, Northern CA and Reno, NV

1999 – 2001

Area Business Manager

- Territory Management targeting neurologists specializing in multiple sclerosis.

HOECHST MARION ROUSSEL, Sacramento, CA

1997 – 2000

District Sales Manager

- Awarded District Sales Manager of the Year, Top 1% of Sales (1998).

West Region Sales Operations, Home Office

1994-1997

- Provided sales data support and analytics to west region leadership team.

MERRELL DOW PHARMACEUTICAL SALES, Bakersfield, CA

1988 – 1994

Field Sales Representative

- Pace Setter Award

EDUCATION

- **Bachelor of Arts**, Communications, BRIGHAM YOUNG UNIVERSITY, Provo, UT

1988

Future Agenda Items

Planning and Zoning Commission

July 13, 2021 Regular Meeting

14 days before Meeting	(06/29/2021)	Commission and Staff items are due
8 days before Meeting	(07/05/2021)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(07/06/2021)	Post Agenda and Commission will receive packet
4 days before Meeting	(07/09/2021)	Post Agenda Packet to City Website
3 days before Meeting	(07/10/2021)	(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

4th of July Event – 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. Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting

August 10, 2021 Regular Meeting

14 days before Meeting	(07/27/2021)	Commission and Staff items are due
8 days before Meeting	(08/02/2021)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(08/03/2021)	Post Agenda and Commission will receive packet
4 days before Meeting	(08/05/2021)	Post Agenda Packet to City Website
3 days before Meeting	(08/06/2021)	(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	31				

Approvals/Discussions/Reports

1. Minutes
2. 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)

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	5/11/21 Regular Meeting
Miller	P	P	P	P	E	E	P	P	P	P	P
Diaz	P	P	P	P	P	P	P	P	P	P	P
Jacaman	P	P	P	P	P	VAA	P	P	P	P	P
Hill											
Place 5											
Dauer	P	P	E	P	P	P	E	VAA	P	P	P
Porter					P	P	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	P	P							5
Diaz	P			P	P	P							4
Jacaman													0
Hill						P							1
Place 5													0
Dauer													0
Porter													0



Met requirements in Ordinance 210
NOT met requirements in Ordinance 210