



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).

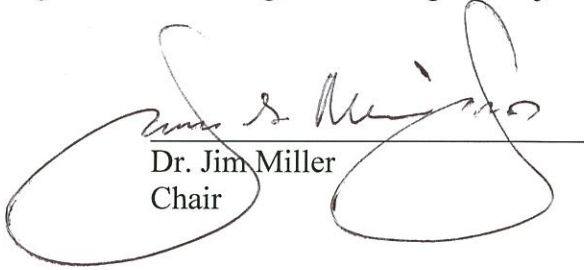
Chair Dr. Miller stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, April 13, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

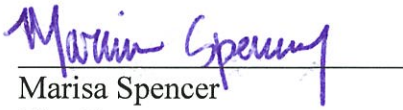
No one wished to speak.

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.


Dr. Jim Miller
Chair

ATTEST:


Marisa Spencer
City Secretary