



City of Garden Ridge

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

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

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, July 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 June 8, 2021, Planning and Zoning Commission Regular Meeting.
- b) Discussions/Reports/Updates
 1. Items applicable to the Planning and Zoning Commission discussed at the July City Council Meeting.
 2. Update on items discussed during the Neighborhood Meeting/Presentation hosted by QuikTrip.
 3. Update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.
 4. Master Land Use Plan.
 - i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.

5. Draft Zoning Ordinance.

- i. Discuss and make possible recommendations related to the Draft Zoning Ordinance, Draft Zoning Ordinance Presentation, and/or Marketing Plan with feedback to/from Councilmember Valdez, City Council Liaison for Ordinance Presentation and Marketing Plan.

6. 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. 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 (August 10, 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**

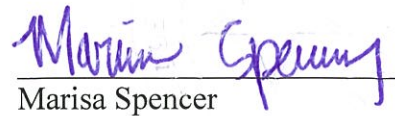
AGENDA NOTICES:

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 6:00 p.m. on July 8, 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, JUNE 8, 2021, 6:00 P.M.

Commissioners Present:

Chair Dr. Miller
Vice-Chair Karen Diaz
Commissioner Kerim Jacaman
Commissioner Todd Hill
Commissioner Art Porter

Commissioners Absent:

Commissioner David Dauer (Excused Absence)
Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Matt Longoria, City Attorney
Mayor Robb Erickson
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 6:00 p.m. on Tuesday, June 8, 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 May 11, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Jacaman, to approve the minutes for May 11, 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

1. Items applicable to the Commission discussed at the June City Council Meeting.

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

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.

Nancy Cain, City Administrator, provided the Commission with an update on the potential acquisition areas and implementation matrix contained in the Master Land Use Plan.

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 topics to be included in the Draft Zoning Ordinance presentation. The Commission agreed by consensus for Commissioner Jacaman and Vice-Chair Diaz to work with Councilmember Valdez, Councilmember Bower, and City Staff to create a Draft Zoning Ordinance presentation for the Commission to review at their next meeting.

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).**

The Commission interviewed Jesse Deaver for the Planning and Zoning Commission Place 5 vacancy.

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

Motion: A motion was made by Commissioner Hill, seconded by Vice-Chair Diaz, to recommend to City Council the appointment of Jesse Deaver to the Planning and Zoning Commission Place 5 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.**

The Commission discussed Commissioner Dauer's number of absences as it relates to the provision in Ordinance No. 210 that indicates four (4) total absences in a twelve (12) month period results in automatic termination from the Commission unless a recommendation to provide a waiver is approved by City Council.

Motion: A motion was made by Commissioner Jacaman, seconded by Vice-Chair Diaz, to recommend to City Council to waive the automatic termination in Ordinance No. 210-022018, Section V. to allow for a fifth (5th) total absence in a twelve (12) month period for Commissioner Dauer. The Commission voted four (4) and none (0) opposed. The motion carried unanimously.

c) Future Agenda Items

- 1. Commissioners input on agenda items.**

None at this time.

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

6. Citizen Comment Period: No one wished to speak.

7. Adjournment

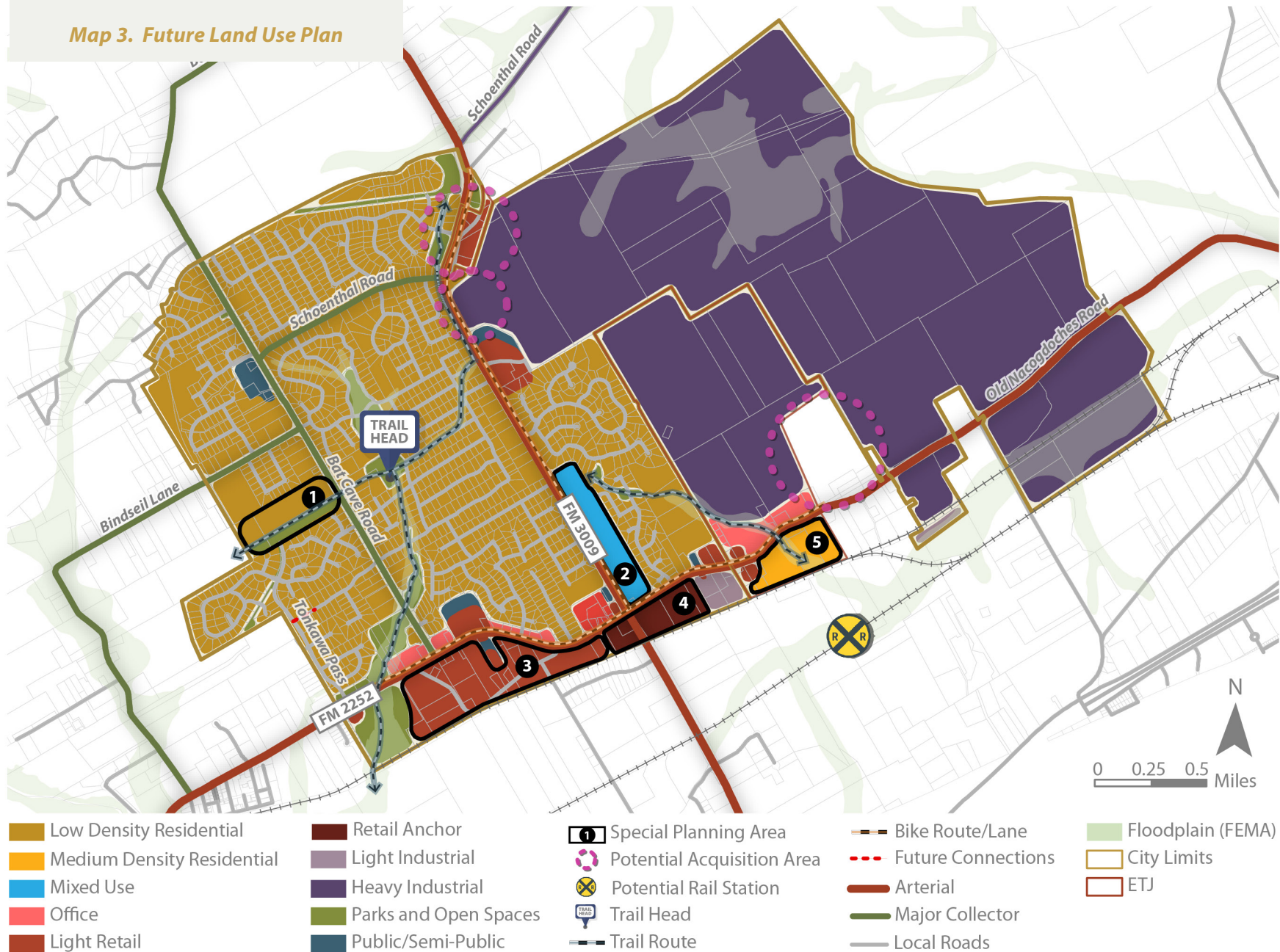
Motion: A motion was made by Commissioner Porter, seconded by Commissioner Hill, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, June 8, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 8:44 p.m. by Chair Dr. Miller.

ATTEST:

Dr. Jim Miller
Chair

Marisa Spencer
City Secretary

Map 3. Future Land Use Plan



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	6/8/21 Regular Meeting
Miller	P	P	P	P	E	E	P	P	P	P	P	P
Diaz	P	P	P	P	P	P	P	P	P	P	P	P
Jacaman	P	P	P	P	P	VAA	P	P	P	P	P	P
Hill												P
Deaver												
Place 6												
Porter					P	P	P	P	P	P	P	P

P: Present

E: Excused per 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	P						6
Diaz	P			P	P	P	P						5
Jacaman													0
Hill						P	P						2
Deaver													0
Place 6													0
Porter													0



Met requirements in Ordinance 210
NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

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

September 14, 2021 Regular Meeting

14 days before Meeting	(08/31/2021)	Commission and Staff items are due
8 days before Meeting	(09/06/2021)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(09/07/2021)	Post Agenda and Commission will receive packet
4 days before Meeting	(09/10/2021)	Post Agenda Packet to City Website
3 days before Meeting	(09/11/2021)	(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

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. Zoning Ordinance / Ordinance 210 / Commission Reappointments
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)