



**MINUTES**  
**PLANNING AND ZONING COMMISSION REGULAR MEETING**  
TUESDAY, JULY 9, 2019, 6:00 P.M.

**Commissioners Present:**

Chair Dr. Jim Miller  
Vice-Chair Karen Diaz  
Commissioner Kitty Owen  
Commissioner David Dauer  
Commissioner Jesse Valdez  
Commissioner Kerim Jacaman

**Commissioners Absent:**

Commissioner David Heier (Voluntary Announced Absence)

**City Staff Present:**

Nancy Cain, City Administrator  
Marisa Spencer, City Secretary  
Cameron Cox, City Attorney

**Other City Councilmembers or Commissioners Present:**

Ken Kneupper, Wildlife Management Advisory Commissioner

**1. Call to Order**

With a quorum of the Planning and Zoning Commission Members 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, July 9, 2019, in the City Council Chambers of the 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 – limited to 30 minutes total**

No one signed up to speak.

**5. Business Items**

**The Commission may discuss, consider, and/or take action on the following items:**

**a) Discussions/Reports/Updates.**

**i. Items applicable to the Planning and Zoning Commission discussed at the July 2, 2019, City Council Regular Meeting.**

Chair Dr. Miller updated the Commission on the items applicable to the Planning and Zoning Commission that were discussed at the July 2, 2019, City Council Regular Meeting. He spoke regarding Planning and Zoning Commissioners terms and Ordinance No. 55.

**ii. Planning and Zoning Commission Membership on Strategic Committee with Councilmembers.**

Chair Dr. Miller stated City Council recommended a strategic committee be formed that consists of two Councilmembers and two Commissioners to create a timeline and plan for implementation of the Zoning Ordinance. Chair Dr. Miller stated the two representatives from the City Council are Mayor Pro-Tem McCaw and Councilmember Lantzy. Chair Dr. Miller stated Commissioner Heier volunteered and he would like Vice-Chair Diaz to be the other representative from the Planning and Zoning Commission.

**Motion:** A motion was made by Commissioner Owen, seconded Commissioner Valdez to appoint Vice-Chair Diaz and Commissioner Heier to be the representatives from the Planning and Zoning Commission on the Strategic Committee with City Council. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

**iii. 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 clause; providing a savings clause; and providing an effective date.**

**1. Discuss and make recommendations related to application of ordinance provisions to commission members, if needed.**

The Commission discussed taking action on reappointments of Commissioners whose terms expire September 30, 2019, during the Commission's August meeting in order for City Council to receive and take action on their recommendation at City Council's September meeting.

**iv. Freese and Nichols, Inc. for Zoning Ordinance rewrite assistance.**

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

The Commission reviewed and discussed pages 47- 114 of the Draft Zoning Ordinance.

**b) Future Agenda Items.**

**i. Commissioners input on agenda items.**

Commissioner Dauer requested to continue discussions regarding Ordinance No. 55.

**ii. Announce the date, time, and location for next meeting (July 18, 2019, at 6:00 p.m. at City Hall).**

Chair Dr. Miller announced the next Planning and Zoning Commission Regular Meeting will be on Thursday, July 18, 2019, at 6:00 p.m. at City Hall.

**6. Citizen Comment Period – limited to 20 minutes total**

Ken Kneupper, 8891 Schoenthal Road, spoke regarding lighting standards and requests for variances.


Kay Bower, 8947 Garden Ridge Drive, spoke regarding the rewrite process of the Draft Zoning Ordinance.

**7. Adjournment**

**Motion:** A motion was made by Commissioner Valdez, seconded by Commissioner Dauer, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, July 9, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 8:46 p.m. by Chair Dr. Miller.

  
Dr. Jim Miller, Chair

ATTEST:

  
Marisa Spencer  
City Secretary