



## City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266-2600  
(210) 651-6632  
Fax (210) 651-9638

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR SESSION**  
**TUESDAY, MARCH 8, 2016 -- 6:00 P.M.**

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The Garden Ridge Planning and Zoning Commission will meet in a scheduled regular at 6:00 p.m., Tuesday, March 8, 2016 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 on March 4, 2016 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting.

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1. Call to Order
2. Roll Call
3. Citizen Comments – limited to 3 minutes each

**Rules for Citizen's Participation:**

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

- a) Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- b) Show the Commission the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 3 and to three (3) minutes per citizen during Item 6.
- d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 6.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 4, below, if such comments pertain to such Business Item

*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.*

4. Business Items

- a) Preliminary Plat for Woodlands of Garden Ridge, Unit 3

5. Administrative Items

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

- a) Minutes of the February 16, 2016 Regular meeting of the Planning and Zoning Commission
- b) Items discussed at the March 2, 2016 City Council Regular Meeting
- c) Set date, time and location for next meeting

6. Citizen's Participation: - 3 minute limit per citizen.

See "Rules for Citizen's Participation" under Item 3.

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 Council Authorized:**

The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

**Executive Sessions Authorized:**

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Attendance By Other Elected or Appointed Officials:**

It is anticipated that members of the City Council, other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the 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.

  
Shelley Goodwin, TRMC  
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 10:15 am March 4, 2016 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

  
Shelley Goodwin, TRMC  
City Secretary



March 2, 2016

Ms. Nancy Cain, City Administrator  
City of Garden Ridge  
9400 Municipal Parkway  
Garden Ridge, Texas 78266

**RE: The Woodlands of Garden Ridge, Unit 3  
Preliminary Plat Review**

Dear Ms. Cain:

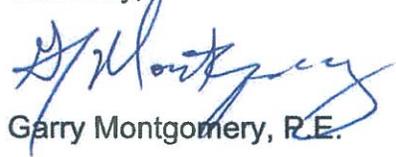
River City Engineering, PLLC. has reviewed the subject plat and offers the following comments;

1. Sheets make reference to The Woodlands of Garden Ridge IV, please revise the City Council certification to reflect Unit 3.
2. Sheet 3, Detail A shows L9 and L10, but the Line Table does not address the referenced lines. Please update the line table to provide Length and Bearing of these lines.

At this time RCE recommends approval of the Preliminary Plat for Unit 3 The Woodlands of Garden Ridge, contingent upon the correction of the typographical errors as described above.

If you have any questions, please do not hesitate to contact us.

Sincerely,



Garry Montgomery, P.E.

Cc: Rick Gray, P.E. – KFW Engineers

Q:\Projects\6092 (City of Garden Ridge)\101-Forest of GR IV\Unit 3\Preliminary Plat Unit 3.doc



NOTES:

- 1 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0001227.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0415F, DATED SEPTEMBER 2, 2009.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 28, BLOCK 2; LOT 46, BLOCK 2; LOT 26, BLOCK 4; AND LOT 15, BLOCK 5.
- ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
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- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
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- TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
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- LOT 28, BLOCK 2; LOT 46, BLOCK 2; LOT 26, BLOCK 4; AND LOT 15, BLOCK 5 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER  
KFW ENGINEERS

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
STATE OF TEXAS  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO

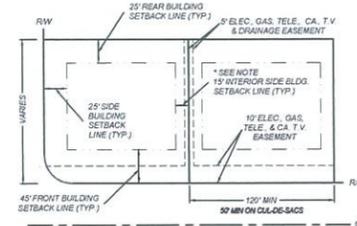
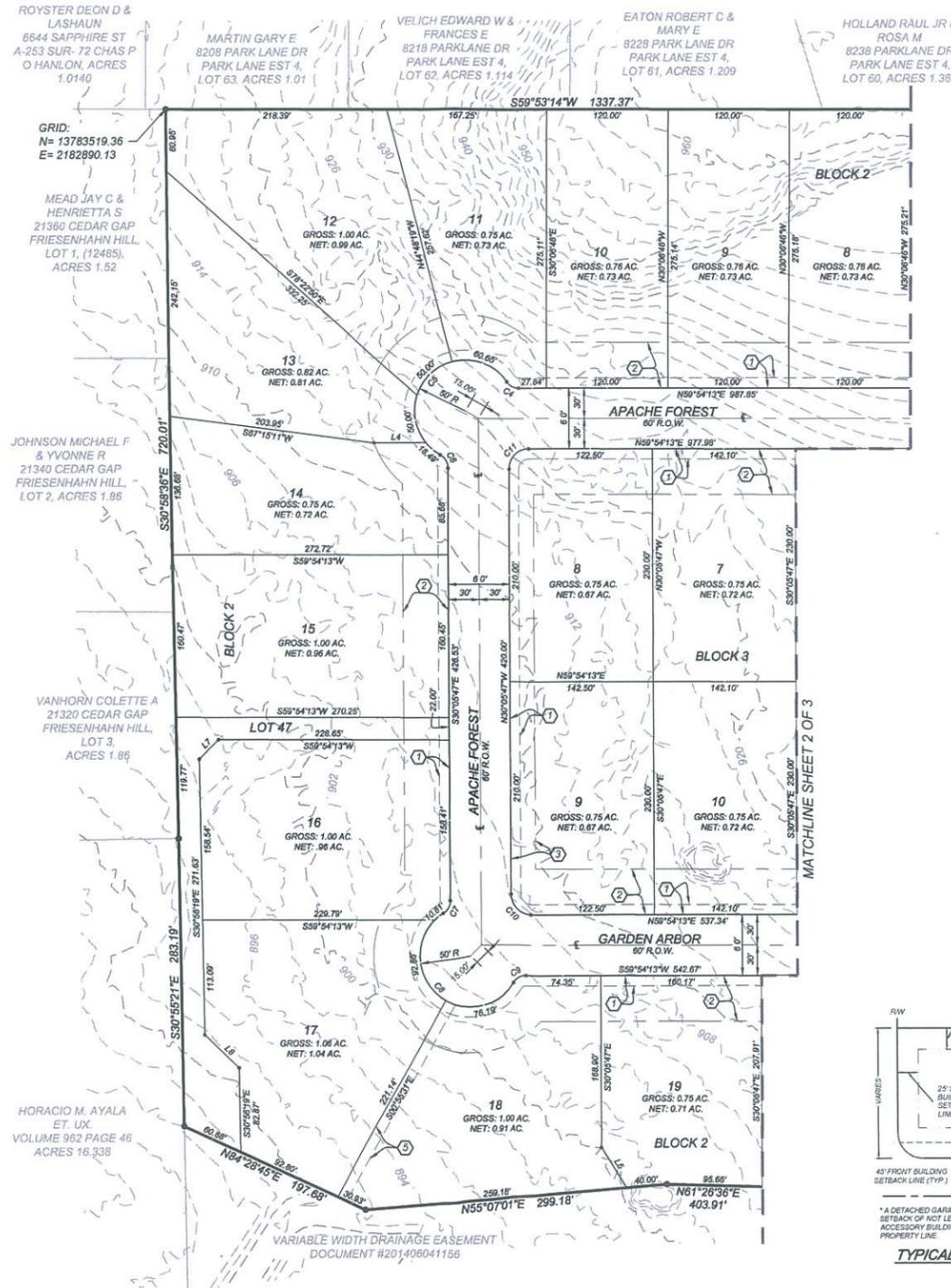
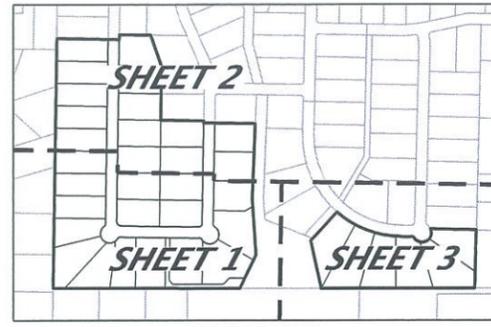
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-9444  
FAX: 210-979-9441

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC



\* A DETACHED GARAGE OR DETACHED ACCESSORY BUILDING MAY HAVE A SIDE YARD SETBACK OF NOT LESS THAN FIFTEEN (15) FEET PROVIDED THAT SUCH GARAGE OR ACCESSORY BUILDING IS LOCATED SEVENTY FIVE FEET OR MORE FROM THE FRONT PROPERTY LINE.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- 970--- = PROPOSED CONTOURS
- - -970 - - - = EXISTING MAJOR CONTOURS
- - - - - = EXISTING MINOR CONTOURS

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 45' BUILDING SETBACK LINE
- 25' BUILDING SETBACK LINE
- VARIABLE WIDTH DRAINAGE EASEMENT
- 10' DRAINAGE EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. \_\_\_ PG. \_\_\_)
- 45' BUILDING SETBACK LINE (VOL. \_\_\_ PG. \_\_\_)
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- 45' BUILDING SETBACK LINE (VOL. \_\_\_ PG. \_\_\_)

SCALE: 1" = 100'

**KFW**  
ENGINEERS + SURVEYING  
14603 Huebner Rd, Bldg 40, San Antonio, TX 78230  
Phone #: (210) 979-9444 • Fax #: (210) 979-9441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

C.P.S. NOTES:  
1. THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OWNER/DEVELOPER:  
DAPHNE DEVELOPMENT, LLC.  
1202 W. BITTERS,  
BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-493-2811  
FAX: 210-493-7828

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER: DAPHNE DEVELOPMENT, LLC.  
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PHONE: 210-493-2811  
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STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF THE WOODLANDS OF GARDEN RIDGE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

BY: \_\_\_\_\_  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SUBDIVISION PLAT ESTABLISHING  
**THE WOODLANDS OF GARDEN RIDGE, UNIT 3**  
A 33.619 ACRE TRACT OF LAND, CONSISTING OF 27.50 ACRE TRACT AND A 6.119 ACRE TRACT, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS AND BEING OUT OF A 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.





NOTES:

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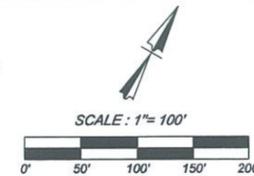
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TBPE Firm #: 9513 • TBPLS Firm #: 1012200

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- THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER: DAPHNE DEVELOPMENT, LLC.  
1202 W. BITTERS, BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-493-2811  
FAX: 210-493-7828

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF THE WOODLANDS OF GARDEN RIDGE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

BY: \_\_\_\_\_  
CITY SECRETARY

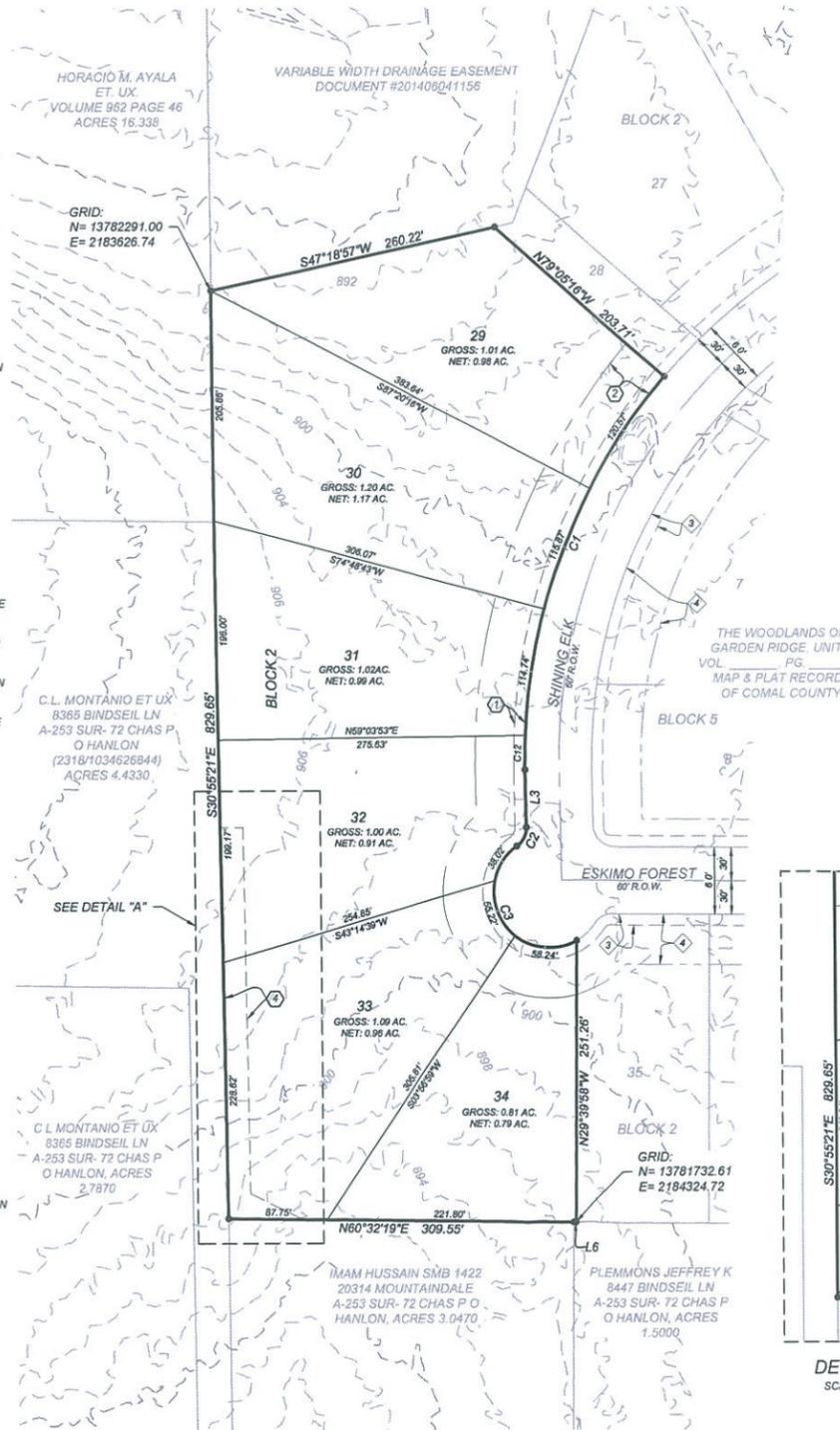
STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, COMAL COUNTY, TEXAS

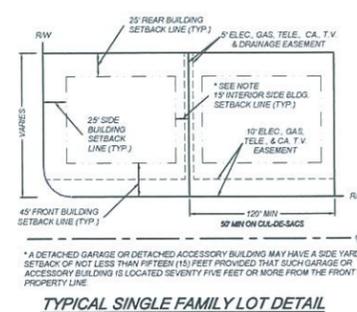
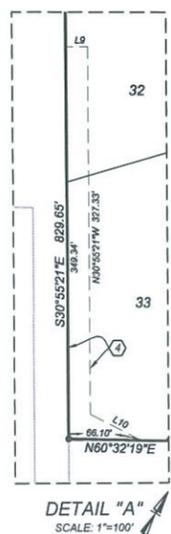
BY: \_\_\_\_\_ DEPUTY

SUBDIVISION PLAT ESTABLISHING  
THE WOODLANDS OF GARDEN RIDGE, UNIT 3  
A 33.619 ACRE TRACT OF LAND, CONSISTING OF 27.50 ACRE TRACT AND A 6.119 ACRE TRACT, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS AND BEING OUT OF A 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	382.10'	530.00'	199.78'	41°18'25"	373.88'	S10°16'55"E
C2	19.50'	20.00'	10.60'	55°52'07"	18.74'	N3°00'04"W
C3	151.48'	50.00'	891.93'	173°34'58"	99.84'	S61°51'30"E
C4	14.34'	15.00'	7.77'	54°47'21"	13.60'	N87°17'53"E
C5	179.14'	50.00'	223.01'	205°16'27"	97.58'	S12°03'20"W
C6	15.83'	15.00'	8.75'	60°29'08"	15.11'	N60°20'20"W
C7	15.18'	15.00'	8.31'	57°58'20"	14.54'	N1°06'37"W
C8	179.85'	50.00'	215.65'	206°09'22"	97.42'	S75°10'38"E
C9	15.22'	15.00'	8.34'	58°08'02"	14.67'	S30°50'12"W
C10	31.42'	20.00'	20.00'	90°00'00"	28.28'	S75°05'47"E
C11	31.42'	20.00'	20.00'	90°00'00"	28.28'	S14°54'13"W
C12	30.93'	530.00'	15.47'	3°20'35"	30.92'	N28°15'50"W

LINE	LENGTH	BEARING
L1	25.35'	S59°54'13"W
L2	11.46'	N59°54'13"E
L3	51.49'	N30°58'07"W
L4	50.87'	N59°54'13"E
L5	48.81'	N81°53'20"W
L6	2.35'	N90°21'08"E
L7	27.07'	S14°28'57"W
L8	46.65'	S75°38'18"E
L9	20.00'	S59°04'39"W
L10	51.82'	N86°17'28"E





February 4, 2016

City of Garden Ridge  
Attn: City Administrator  
9400 Municipal Pkwy  
Garden Ridge, TX 78266

Re: The Woodlands of Garden Ridge, Unit 3  
Preliminary Plat Submittal

Dear Ms. Cain,

Submitted for your review is a Preliminary Plat for the aforementioned project as required by the City of Garden Ridge. The plat includes the street and lot layout for Unit 3 as well as necessary easements and setbacks.

The project site is located on Bindseil Rd approximately 1,000 feet west of Bat Cave Rd. The Woodlands of Garden Ridge, Unit 3 consists of 33.619 acres of land with 36 single family residential lots. This development should be entirely within the city limits of Garden Ridge since the City of San Antonio provided a jurisdictional change via resolution #314-122013 and all lots within the subdivision meet minimum required acreages. All streets within the subdivision are private and connect to streets within unit 2 of the same development. A portion of the property is also within the Edwards Aquifer Recharge Zone and Contributing Zone. A WPAP has been approved by TCEQ for this development.

Please review and accept the Preliminary Plat for Unit 3 submitted for consideration by the Planning and Zoning Commission meeting to be scheduled. We have attached 2 copies of the Plat along with a check in the amount of \$2,300.00 for required platting fees (\$500 base fee plus \$50/lot for 36 lots). We appreciate your time and consideration in this matter. Should additional information be required, please contact me.

Sincerely,  
KFW Engineers,

A handwritten signature in cursive script, appearing to read 'Rick Gray'.

Rick Gray, P.E., CFM  
Sr. Project Manager

Cc: Garry Montgomery  
River City Engineering



# City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266  
(210) 651-6632  
Fax: (210) 651-9638

June 6, 2013

Burt Wellmann  
KFW Engineers  
14603 Huebner Rd., Bldg. 40  
San Antonio, Texas 78230

Dear Mr. Wellmann,

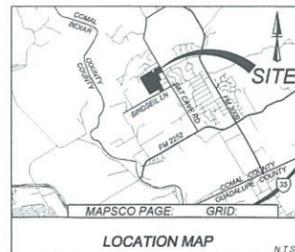
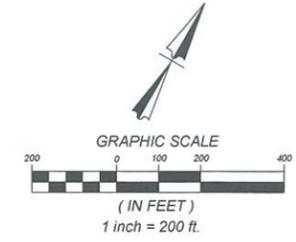
On June 5, 2013 the City Council of the City of Garden Ridge met in regular session and by unanimous vote approved the Revised Master Development Plan for Woodlands of Garden Ridge.

Should you need additional information or have any questions concerning this matter please feel free to contact Nancy Cain, City Administrator at 210-651-6632.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Cain".

Nancy Cain  
City Administrator

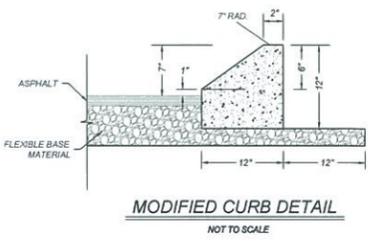
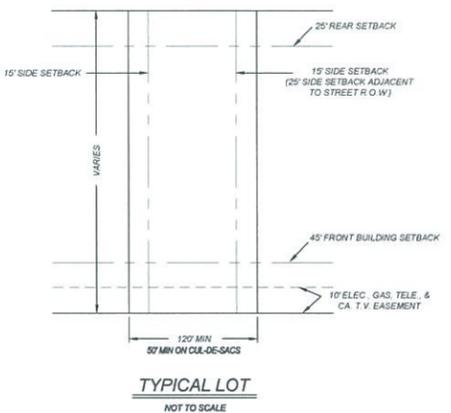


**LEGEND**

- BOUNDARY
- - - RIGHT-OF-WAY
- - - PHASING LIMITS
- - - 10' CONTOURS
- - - EDWARDS AQUIFER RECHARGE ZONE
- - - EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE
- - - CITY LIMITS LINE
- OPEN SPACE DRAINAGE/DETENTION

**NOTE:**

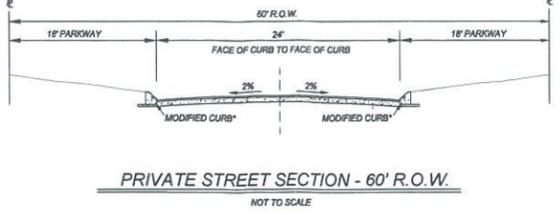
1. THIS PROPERTY IS PARTIALLY WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
2. UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:  
 WATER SERVICE: CITY OF GARDEN RIDGE  
 SEWER SERVICE: N/A  
 TELEPHONE SERVICE: AT&T  
 CABLE TELEVISION: TIME WARNER CABLE  
 ELECTRIC: CPS ENERGY  
 GAS: CENTERPOINT ENTEX
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE CITY OF GARDEN RIDGE ZONING REQUIREMENTS (ORDINANCE #13-122008).
4. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
5. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
6. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C0415F, DATED SEPTEMBER 02, 2009, A 100-YEAR FLOODPLAIN DOES NOT EXIST ON THIS SITE.
7. ALL PRIVATE STREETS, PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
8. SEPTIC SYSTEMS TO BE INSTALLED ON ALL LOTS.
9. LOTS LOCATED OUTSIDE THE RECHARGE ZONE SHALL HAVE A MINIMUM AREA OF 3/4 ACRE (32,670 SQ. FT.)
10. LOTS LOCATED OVER THE RECHARGE ZONE SHALL HAVE A MINIMUM AREA OF 1 ACRE (43,560 SQ. FT.)
11. ALL SUBDIVISION STREETS SHALL BE PRIVATE.
12. 3.46 ACRE DRAINAGE/DETENTION AREA TO BE CONVEYED TO THE CITY OF GARDEN RIDGE THROUGH AN EASEMENT BY METES AND BOUNDS AND RECORDED IN CONJUNCTION WITH THE UNIT 1 PLAT.



**OWNER/DEVELOPER:**  
 DAPHNE DEVELOPMENT, LLC.  
 1202 W. BITTERS, BLDG 1 SUITE 1200  
 SAN ANTONIO, TX 78211  
 PHONE: 210-493-2811  
 FAX: 210-493-7828

**ENGINEER:**  
 KFW ENGINEERS  
 14603 HUEBNER RD., BLDG 40  
 SAN ANTONIO, TX 78230  
 PHONE: (210) 979-8444  
 FAX: (210) 979-8441

LAND USE DENSITY TABLE					
UNITS	AREA (ACRES)	DWELLING UNITS/LOTS	DRAINAGE/OPEN SPACE/DETENTION (ACRES)	DENSITY (DWELLING UNITS/ACRES)	PHASING SCHEDULE
1	42.18	40	2.00	0.95	DECEMBER 2012
2	32.45	33	0.80	1.02	NOVEMBER 2014
3	37.01	36	3.46	0.97	OCTOBER 2016
TOTAL	111.64	109	6.26	0.98	



**THE WOODLANDS OF GARDEN RIDGE**  
**LEGAL DESCRIPTION:**  
 A 111.64 ACRE TRACT OF LAND, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS AND BEING A PORTION OF THE 107.0433 ACRE TRACT OF LAND CONVEYED TO DAPHNE DEVELOPMENT, LLC. OF RECORD IN DOCUMENT NO. 200206014983 AND ALL OF THAT 1.140 ACRE TRACT OF LAND CONVEYED TO DAPHNE DEVELOPMENT, LLC. OF RECORD IN DOCUMENT NO. 200706050018 AND BEING THE SAME 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND BEING ALL OF A 4.5 ACRE TRACT RECORDED IN DOCUMENT NO. 200806018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



REVISIONS	ISSUE DATE
1. REVISED OVERALL LIMITS OF MAP & LOT LAYOUT TO INCLUDE BINDER, RD	11/05/12
2. CHANGED NAME OF MASTER PLAN TO THE WOODLANDS OF GARDEN RIDGE	05/09/13
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**THE WOODLANDS OF GARDEN RIDGE**  
**MASTER DEVELOPMENT PLAN**

JOB NO. 205-11-01  
 DATE: MAY 2013  
 DRAWN: SG CHECKED: BW  
**SHEET NUMBER:**



## City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266-2600  
(210) 651-6632  
Fax (210) 651-9638

### MINUTES OF PLANNING & ZONING COMMISSION REGULAR SESSION TUESDAY, FEBRUARY 16, 2016

#### **Commissioners present:**

Chairman Sam Stocks  
Vice Chairman Frank Dansby (left the meeting at 7:45pm)  
Commissioner Kay Bower  
Commissioner Greg Czerniak  
Commissioner David Heier  
Commissioner Kitty Owen  
Commissioner Shawn Willis

#### **Commissioners Absent:**

None

#### **Also Present:**

Nancy Cain, City Administrator  
Shelley Goodwin, City Secretary

#### **1. Call to Order**

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00p.m. on Tuesday, February 16, 2016 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

#### **2. Citizen Comments**

No one wished to speak.

#### **3. Business Items**

**The Commission may discuss, consider and/or make recommendations to Council to approve or disapprove the following items:**

- a) Rezoning request by David Pencsak for Lot 1, Clay Subdivision, 19780 FM 2252, from B-1 Neighborhood Services District and B-2 Office and Professional District to L-1 Light Industrial District**
- i. Public Hearing**
  - ii. Approval or Disapproval recommendation**

Commissioner Willis filed a disclosure affidavit stating he is engaged in professional business services and left the dias.

Arron Dahl, Acuform Architecture, provided a summary of the project. He stated the proposed property to be rezoned is currently the back portion of the property which is zoned B-2 and they are seeking LI for Light Industrial for that portion. He also stated there will be restrictions, 45' set back with landscaping buffer and gated after the front building. He reviewed the map of the property and stated he feels this is a good use of this property and there will be very low impact for the area. A video was shown of similar projects for Grage-Condos

The Planning and Zoning Commission discussed the project, septic system, lighting, landscaping, hazardous waste, parking, overnight guests, water, fencing and building heights.

Sam Stocks, Planning and Zoning Commission Chair opened the public hearing at 6:20 pm and asked if anyone wished to speak.

Dr. Jim Miller, 9910 Marie Meadow, Regency Oaks Homeowners Association President, thanked the Commission for moving the meeting, which allowed the Regency Oaks Homeowner Association time to discuss this matter. He stated he and his wife chose Garden Ridge because of the demographics and scenery, but he feels this project will change this area of Garden Ridge. He stated he spoke with residents in his neighborhood and no one is in support of the zoning change.

Darren Bates, 20103 Regency Run, encouraged the Commission to vote no. He stated this change in zoning will create traffic, noise and pollution issues.

Leigh Doerr, 10009 Calley Circle, encouraged the Commission to vote no. She stated the other projects the requestor has done where not located in a residential areas. She also stated there are too many unanswered questions about the use of the property.

John Richardson, 10009 Aubrey Ridge, encouraged the Commission to vote no. He stated Garden Ridge is not the right place for this project and the zoning should be left as it is.

Jeffrey Thompson, 10003 Aubrey Ridge, encouraged the Commission to vote no. He feels this project will bring additional issues to the City.

Jeff Brown, 10026 Calley Circle, encouraged the Commission to vote no. He stated the City of Garden Ridge logo attracted them to the City and they wanted to get away from traffic and industrial feeling of cities. He stated if the zoning is changed then Garden Ridge will change.

Clyde Marbach, 19834 FM 2252, encouraged the Commission to vote no. He stated he owns the business next door, but feels this zoning change could create issues for Garden Ridge.

Jeremiah McKinney, 9318 Goldenrod Lane, stated if the zoning is changed and the project is done correctly then there should not be an impact on Garden Ridge. He stated he supported the project.

Astrid Wisser, 9902 Katherine Glen, encouraged the Commission to vote no. She stated the site in Plano, Texas is located in a commercial area. She stated if the zoning is changed to L1, then the property and that area of Garden Ridge, will no longer be the same.

Ohm Culpepper, 22110 Cristobal, stated he fell in love with Garden Ridge and the Master Plan for the City shows this property to be L1. He encouraged the Regency Oaks residents to purchase the property to keep it the same.

Jeff Thomas, 10003 Calley Circle, encouraged the Commission to vote no. He stated the zoning change will create nuisances for the residents of the area. He also encouraged the City to send out more letters to those who are affected by the projects.

David Padden, 10002 Calley Circle, encouraged the Commission to vote no. He stated he does not want to see a zoning change to this property. He feels it will create traffic, water issues, and scenic view issues.

Amy Friedman, 9908 Katharine Glen, encouraged the Commission to vote no. She feels a zoning change will create additional traffic and water issues for this area of Garden Ridge.

Martin Hendrix, 19862 FM 2252, encouraged the Commission to vote no. He stated he has lived in his home for 37 years and has seen a lot of changes, but feels this will create traffic and noise issues.

Steven Wisser, 9902 Katharine Glen, encouraged the Commission to vote no. He inquired to whether the Commission and City Council would like this type of business in their backyards.

Michael S. Paulsen, 20214 Regency Run, encouraged the Commission to vote no. He stated if the zoning is changed and if the business fails, then auto repair or similar businesses could move in.

Thomas W. Reagan, 10015 Aubrey Ridge, encouraged the Commission to vote no. He encouraged more communication of what is coming before the Commissions and City Council that would affect residents.

David L. Dauer, 20003 Regency Run, stated he tried to build a business building in Garden Ridge, but gave up because of the restrictions. He inquired to the benefits the City will receive.

Andrea Rex, 9915 Marie Mow, encouraged the Commission to vote no. She stated she bought her home and the zoning for the proposed zoning change property was B1 and B2 and she wants to see if remain the same zoning. She stated if the zoning is changed then there is nothing that can be done about the businesses that are allowed in the changed zoning.

Troy Wilkerson, 20338 Regency Run, encouraged the Commission to vote no. He stated the water pressure for this area is already low and this project will add additional water issues. He encouraged the Commission to look into the affects this zoning will have on property values of the homes in the area.

Darren Bates, 20103 Regency Run, stated life is more than position and power. He feels that this zoning change will create more issues than benefits.

Arron Dahl, Acuform Architecture, stated currently the application is requesting a zoning change and if approved then the design of the structures will be created. He also stated the septic system will be built to the state law requirements.

David Penscik, requestor, stated the front portion of the property allows retail as well as the property on the corner of FM 3009 and FM 2252. He stated he is only requesting a change to the back portion of the property. He also stated if noise were to become an issue, then the residents would contact the Police Department.

Leigh Doerr, stated she stressed again that she is against the rezoning of the property. She stated if the property is rezoned then other types of business could come in if the property was ever resold.

Sam Stock, Planning and Zoning Commission Chair, asked if anyone else wished to speak for or against the rezoning. No one did, so he closed the public hearing at 7:41pm.

The Planning and Zoning Commission clarified that they are a recommending body to the City Council. They discussed the enforcement of covenants and the rezoning request.

**Motion:** A motion was made by Commissioner Bower, and seconded by Commissioner Czerniack, to recommend to City Council the disapproval of the rezoning from Office and Professional (B2) District to Light Industrial (L-1) District that portion of Lot 1, Clay Subdivision that begins 300' in from F.M. 2252 and extends to the rear property line of said property located at 19780 F.M. 2252, Garden Ridge, Texas. The Planning and Zoning Commission voted seven (7) for, none (0) opposed. The motion carried unanimously.

Commissioner Dansby left the meeting.

**b) Parks Committee update regarding projects affected by zoning regulations.**

Shelby Trial, Parks Committee Chair updated the Planning and Zoning Commission on the results of the Parks survey. He stated he is coming before the Commission because of Ordinance 13. He provided an update on the top 3 requested items on the Parks Survey; trails, updated park improvements and updated playground equipment. He stated the committee is evaluating the cost and placement of playground equipment. He also stated in the future the committee might look at more lighting for the park. The Planning and Zoning Commission discussed getting citizen input regarding types of equipment, trails, health of the grass currently in the park, and members of the committee.

**c) Request for street light at F.M. 3009 at Teakwood.**

Shelby Trial, City Councilmember, stated the City Council has received a request for a street light at F.M. 3009 at Teakwood and again Ordinance 13 requires the Planning and Zoning Commission be made aware of these request.

**4. Administrative Items**

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

**a) Approve or disapprove the minutes of the January 12, 2016 Regular meeting of the Planning and Zoning Commission**

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Owen, to approve the minutes of the January 12, 2016 Regular Meeting of the Planning and Zoning Commission with corrections. The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

**b) Set date, time and location for next meeting**

Tuesday, March 8, 2016 at 6:00pm.

**5. Citizen's Participation- 3 minutes limit per citizen.**

No citizen wished to speak.

**6. Adjournment**

Motion: Upon a motion made by Commissioner Owen and a second by Commissioner Czernick, the meeting was adjourned at 8:07 p.m.

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Sam Stocks, Chair

ATTEST:

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Shelley Goodwin, TRMC  
City Secretary

AFFIDAVIT

STATE OF TEXAS           §  
  §  
COUNTY OF COMAL       §

I, SHAWN WILLIS, as a member of the Planning & Zoning Commission, make this affidavit and hereby under oath state the following:

I have a substantial interest in a business entity or real property that may receive a special economic effect by a vote or decision of the Planning & Zoning, City Council and the economic effect on my business entity or real property is distinguishable from its effect on the general public. What constitutes a "substantial interest," "business entity," "real property" and a "special economic effect" are terms defined in chapter 171 of the Texas Local Government Code. I affirm that the business entity or real property referred to above is:

LOT 1, CLAY SUBDIVISION, 19780 FM 2252,

The nature of my substantial interest in this business entity or real property is:

\_\_\_\_\_ an ownership interest of 10 percent or more of the voting stock or shares of the business entity;

\_\_\_\_\_ an ownership interest of 10 percent of \$15,000 or more of the fair market value of the business entity;

\_\_\_\_\_ funds received from the business entity exceed 10 percent of (my, his, her) gross income for the previous year;

\_\_\_\_\_ real property is involved and (I, he, she) have/has an equitable or legal ownership with a fair market value of at least \$2,500;

\_\_\_\_\_ a person who is related to me within the first degree of consanguinity (Blood) or affinity (marriage) has a a substantial interest in the involved real property or business entity. I have also check which of the above types of interests my relative has in the item.

X ENGAGED BY OWNER IN PROFESSIONAL SERVICES UNDER ACUFORN ARCHITECTURE.

Upon the filing of this affidavit with the official record keeper for the local governmental entity, I affirm that I shall abstain from any discussion, vote, or decision involving this business entity or real property and from any further participation in this matter whatsoever.

Signed this the 16 day of FEBRUARY, 2016.

[Signature]  
Signature of public official

PARTNER  
Title

BEFORE ME, the undersigned authority, this day personally appeared and by oath swore that the facts herein above stated are true and correct to the best of his/her knowledge or belief.

SUBSCRIBED AND SWORN TO BEFORE ME on this 16<sup>th</sup> day of February, 2016

[Signature]  
Notary Public, State of Texas  
My Commission Expires: 12-16-17



1 of 2

**SIGN IN TO SPEAK AT THE FEBRUARY 16, 2016  
PLANNING AND ZONING COMMISSION REGULAR MEETING**

**Rules for Citizen's Participation:**

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

- a) Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- b) Show the Commission the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 3 and to three (3) minutes per citizen during Item 6.
- d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 6.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 5, below, if such comments pertain to such Business Item

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.

**Disclaimer:**

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME	ADDRESS	SUBJECT
1. <del>DARREN BATES</del>		
2. Jim Millsa	9910 Marie Meadow	Re-zoning
3. DARREN BATES	20103 Regency Run	Re-zoning
4. Leigh Doerr	10009 Calley Circle	Re-zoning
5. John Richardson	10009 Audrey Ridge	Re-zoning
6. JEFFREY THOMPSON	10003 AUDREY RIDGE	RE-ZONING
7. Jeff Brown	10026 Calley Circle	Re-zoning
8. Clyde Marbach	19834 FM 2252	Re-zoning
9. JEREMIAH MCKINNEY	9318 GOLDENROD LN	REZONING
10. Astrid Wisser	9902 Katharine Glen	-1+

**SIGN IN TO SPEAK AT THE FEBRUARY 16, 2016  
PLANNING AND ZONING COMMISSION REGULAR MEETING**

2 of 2

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NAME	ADDRESS	SUBJECT
1. ✓ Ohm Culpepper	22110 CRISTOBAL, 78266	REZONING
2. ✓ Jeff Thomas	10003 Calley Circle	Rezoning
3. ✓ DAVID PADDEN	10002 CALLEY CIRCLE	REZONING FM 2252
4. ✓ Amy Friedman	<del>10000</del> 9908 Katharine Glen	Rezoning
5. ✓ MARTIN HENDRIX	19862 FM 2252	REZONING
6. ✓ STEPHEN WISSER	9902 KATHARINE GLEN	REZONING
7. Michael S. Paulsen	20214 Regency Run 78266	rezoning
8. Thomas W. Reagon	10015 SURREY RIDGE 78266	rezoning
9. David & Dawn	20003 Regency Run 78266	Rezoning
10. Andrea Rex	9915 MARIE MDW 78266	Rezoning

**SIGN IN TO SPEAK AT THE FEBRUARY 16, 2016  
PLANNING AND ZONING COMMISSION REGULAR MEETING**

3 of 3

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	NAME	ADDRESS	SUBJECT
1.	TROY WILKERSON	20338 REGENCY RVD	REZONING
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

# Parks Committee

## Park Survey Results

	Nature trails	Additional Parks	Update Parks	Organized activities	Activities Director	City Other
Residents want	189	202	235	212	183	190
1st Choice	112	9	38	16	10	20

	Playground Area	Skateboard	Multi-purpose fields	Splash Pad	Bike Racks	Basketball
Residents want	196	129	173	179	153	161
1st Choice	37	3	14	22	13	2

	Tennis	Frisbee	Game Tables	Lights	Shelters	Camping	Reservations
Residents want	137	139	127	168	129	123	143
1st Choice	6	8	2	7	0	3	3