



City of Garden Ridge

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

AGENDA
JOINT CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MEETING
REGULAR SESSION
TUESDAY, APRIL 12, 2016 -- 6:00 P.M.

The Garden Ridge City Council and Planning and Zoning Commission will meet in a scheduled joint meeting at 6:00 p.m., Tuesday, April 12, 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 April 8, 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.

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

Rules for Citizen's Participation:

The City Council and Planning and Zoning Commission welcomes citizen participation and comments at all of their Joint 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 City Council and Commission, not to an individual member, nor to the audience.
- b) Show the City Council and 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) Presentation by UTSA of the Comprehensive Master Land Use Plan update for the City of Garden Ridge
- b) Planning and Zoning Commission Recommendations and Possible Action to City Council:
 - i. Request regarding a petition by The Club at Garden Ridge, 21320 Water Wood Dr., for variance to Ordinance 55, Section 7 for the placement of small directional and parking signs at various locations in Garden Ridge for the purpose of directing wedding and special event guests to the venue and parking. Placing the signs 48 hours prior to the event and removing signs 12 hours after the event.
 - a. Approval or Disapproval
- c) City Council discussion and take Possible Action:
 - i. Request regarding a petition by The Club at Garden Ridge, 21320 Water Wood Dr., for variance to Ordinance 55, Section 7 for the placement of small directional and parking signs at various locations in Garden Ridge for the purpose of directing wedding and special event guests to the venue and parking. Placing the signs 48 hours prior to the event and removing signs 12 hours after the event.
 - a. Approval or Disapproval

5. Administrative Items

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

- a) Minutes of the March 8, 2016 Regular meeting of the Planning and Zoning Commission
- b) Items discussed at the April 6, 2016 City Council Regular Meeting
- c) Set date, time and location for next Planning and Zoning Commission 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:

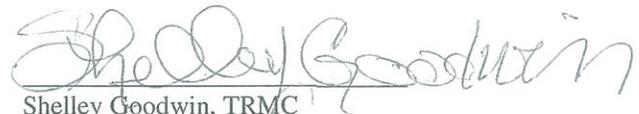
The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about 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 3:45 pm April 8, 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 14, 2016

Nancy Cain
City Administrator
City of Garden Ridge
9400 Municipal Pkwy
Garden Ridge, TX 78266

Dear Mrs. Cain:

I request a variance to place small directional and parking signs around various locations in Garden Ridge directing wedding and special event guests to the venue/parking. I request the variance to place these signs up to 48 hours prior to the event and remove them not later than 12 hours after the event. Due to the nature of our business and the variety of events, I request a general variance for a period of three years rather than per event.

I need the variance because we are tucked away in a neighborhood rather than located on a busy thoroughfare. We are difficult and complicated to find. Guests will be attending one-time events and many from out of town will not know their way around the area. The directional signs will prevent guests from unnecessary travel throughout Garden Ridge neighborhoods. Guest finding their way without getting lost will contribute to a successful event and thus the success of the club and our community.

I would like to place signs at the following intersections:

FM 2252 and Bat Cave Rd
Bat Cave Rd and Bindseil Ln
Bindseil Ln and Forest Waters Cir
FM 3009 and Teakwood

Forest Waters Circle (Parking)
Goldenrod Ln and Forest Waters Cir
Teakwood and Goldenrod Ln

The signs are professional signs approximately 18" x 24" in size.

Signs include but not limited to the following:

Wedding This Way
Wedding
Special Event
Parking

Thank you for your time and consideration.

Respectfully,

Tony Overman
Owner
The Club at Garden Ridge



City of Garden Ridge

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MINUTES OF PLANNING & ZONING COMMISSION REGULAR SESSION TUESDAY, MARCH 8, 2016

Commissioners present:

Chairman Sam Stocks
Vice Chairman Frank Dansby
Commissioner Kay Bower
Commissioner Greg Czerniak
Commissioner Kitty Owen
Commissioner Shawn Willis

Commissioners Absent:

Commissioner David Heier

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, March 8, 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) Preliminary Plat for Woodlands of Garden Ridge, Unit 3

Rick Gray, KFW Engineers, stated the Preliminary Plat for Unit 3 for the Woodlands of Garden Ridge is the last unit for the subdivision. The plat includes street and lot layouts as well as the

necessary easements and setbacks. Unit 3 is 33.619 acres of land with 36 single family residential lots. A portion of the property is also within the Edwards Aquifer Recharge Zone and Contributing Zone.

The Planning and Zoning Commission discussed the lot sizes, minimum square footage of homes, drainage easements, and the continual use of the emergency exit by contractors.

Garry Montgomery, River City Engineer, stated when he reviewed the plats he found 2 issues, but since then he contacted KFW Engineers and they have made the changes.

Motion: A motion was made by Commissioner Dansby, and seconded by Commissioner Czerniak, to recommend to City Council the approval of the Preliminary Plat for Woodlands of Garden Ridge, Unit 3. The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

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 February 16, 2016 Regular meeting of the Planning and Zoning Commission**

Motion: Upon a motion made by Commissioner Owen, and seconded by Commissioner Czerniak, to approve the minutes of the February 16, 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) Items discussed at the March 2, 2016 City Council Regular Meeting**

Sam Stocks, Planning and Zoning Commission Chair, stated he briefed the City Council on the rezoning request from Mr. Pencsak.

Commissioner Bower stated she clarified a statement that was made during the Citizen Comment Period regarding the rezoning request.

- c) Set date, time and location for next meeting**

Tuesday, April 12, 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 Dansby and a second by Commissioner Owen, the meeting was adjourned at 6:34 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary