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, AUGUST 9, 2016 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a scheduled regular at 6:00 p.m., Tuesday, August 9, 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 August 5, 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) Entrance and sign design for The Woods of Garden Ridge at Misty Arbor and Bindseil Lane

   b) Discuss and possible recommendation of reappointment of Commissioners Bower, Stocks and Owen due to expiring terms of office (September 30, 2016).

   c) Proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.

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

   a) Minutes of the July12, 2016 Planning and Zoning Commission Meeting

   b) Items discussed at the August 3, 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 12:30 pm August 5, 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

City Administrator

From: City Administrator
Sent: Monday, July 18, 2016 9:27 AM
To: 'David Rittenhouse'
Subject: RE: Woods of Garden Ridge (REVISED) PERMITTING drawings

Received and you will be placed on the August 9th Planning and Zoning Commission meeting.

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

-----Original Message-----
From: David Rittenhouse [mailto:David@bitterblue.com]
Sent: Thursday, July 14, 2016 11:19 AM
To: City Administrator
Cc: Lacey Haggerty; Eugene Patillo
Subject: Woods of Garden Ridge (REVISED) PERMITTING drawings

Nancy,

Attached is the revised set of drawings for the entryway at The Woods of Garden Ridge. This is intended for review by your staff and to be on the next P&Z meeting (which you informed me is August 9th).

If you could please confirm that you received this attachment and that we are on the agenda for the 9th, then we would certainly appreciate it.

Thank you,
David

David Rittenhouse | Land Acquisition & Development Coordinator
P. 210.828.6131 (EXT.123) F. 210.828.0504 11 Lynn Batts Lane #100 San Antonio, TX 78218
RESIDENTIAL COMMUNITIES
dentoncommunities.com

COMMERCIAL PROPERTIES
thepowellcompanies.com
CONFIDENTIALITY NOTICE This e-mail transmission and any document(s) attached may contain confidential information, which is legally privileged. The information is intended only for the use of the recipient named above. If you have received this e-mail transmission in error, please call sender immediately at (210) 828-6131. You are hereby notified that

any disclosure, printing, copying, distribution, or the taking of any action in reliance on the contents of this e-mail transmission or its attachments is strictly prohibited.

City Administrator

From: David Rittenhouse <David@bitterblue.com>
Sent: Thursday, July 14, 2016 11:19 AM
To: City Administrator
Cc: Lacey Haggerty; Eugene Patillo
Subject: Woods of Garden Ridge (REVISED) PERMITTING drawings
Attachments: GR REV#1 ARCH SET - 07.13.16.pdf

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MONUMENTS FOR GARDEN RIDGE SUBDIVISION

MISTY ARBOR ST.
GARDEN RIDGE, TX 78266

LUNA ARCHITECTURE DESIGN
1175 W. BITTERS #101
SAN ANTONIO, TEXAS 78216
210.496.6611 PHONE
210.496.6680 FAX
LUNAARCHITECTURE.COM

INDEX

DESCRIPTION	SHEET NO.
CIVIL — KFW ENGINEERS & SURVEYING, 14603 HUEBNER RD, BLDG. 40, SAN ANTONIO, TX 78230, 210. 979. 8444 ph. — CONTACT: TORRY HURT, P.E.	
N/A	
STRUCTURAL — SPAULDING STRUCTURAL ENGINEERING, INC., 10935 WURZBACH RD. STE. 302, SAN ANTONIO, TX 78230, 210. 789. 1452 ph. — CONTACT: CHESTER L. SPAULDING III, P.E.	
FOUNDATION PLANS	S1
STRUCTURAL DTLS.	S2
ARCHITECTURAL — LUNA ARCHITECTURE • DESIGN, 1175 W. BITTERS RD. SUITE 101, SAN ANTONIO, TX 78216, 210. 496. 6611 ph. 210. 496. 6680 fax — CONTACT: JOSE YANEZ	
COVER SHEET	CS1.1
OVERALL SITE PLAN	A0.1
ENLARGED SITE PLAN - MISTY ARBOR ENTRANCE	A0.2
ENLARGED MONUMENT PLAN AND DETAILS	A2.1
WALL SECTIONS	A4.1
LANDSCAPING — BEST LANDSCAPES, 3400 NACOGDOCHES, BLDG. 6, SAN ANTONIO, TX 78217, 210. 599. 2600 ph. — CONTACT: LANCE EICHHOLTZ, TCLP #748; CONTACT: LAURIE CASIAS, LI# 16240	
LANDSCAPING & IRRIGATION PLAN	001

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR IS ADVISED TO VISIT THE EXISTING SITE AND VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK, FOR THE PURPOSES OF DETERMINING THE EXTENTS OF DEMOLITION, PATCHING, REPAIRING, AND NEW WORK REQUIRED BY THE DRAWINGS OR SPECIFIED HERE IN AND TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH HE MUST WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY NOTED DISCREPANCIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AS AN EXTRA FOR WORK SHOWN, SPECIFIED, IMPLIED, AND REQUIRED DUE TO THE SEQUENCE OF WORK FOR THE MEANS OF CONSTRUCTION. ANY PATCHING REQUIRED AS NECESSARY DUE TO THE SCOPE OF RENOVATION OR NEW WORK SHALL ALSO BE AT NO EXTRA COST.

2. CONTRACTOR SHALL MODIFY, REMOVE AND/OR RELOCATE ALL MATERIALS AND ITEMS INDICATED ON THE DRAWINGS OR REQUIRED BY THE INSTALLATION OF NEW FACILITIES.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING ALL EXISTING SITE CONDITIONS INCLUDING LOCATIONS OF EXISTING UITILITES.

4. PARKING: PARKING BY CONTRACTOR'S WORKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HOLD THE OWNER & ARCHITECT HARMLESS FOR ANY VEHICLE EQUIPMENT AND MATERIALS NOT PROPERLY SECURED ON AND OFF OF THE SITE.

5. STORAGE: CONSTRUCTION MATERIALS MAY BE STORED WITHIN THE CONSTRUCTION AREA AS DESIGNATED BY THE OWNER. EXITS SHALL REMAIN CLEAR AT ALL TIMES. AT NO TIME SHALL CORRIDORS, EXIT WAYS OR EXIT DOORS BE BLOCKED OR OBSTRUCTED BY STORED MATERIALS. FLOORS WITHIN THE BUILDING WHERE MATERIALS ARE STORED SHALL BE PROTECTED USING 1/2" PLYWOOD SHEETS. REPAIR ANY DAMAGE TO EXISTING FLOORS DUE TO MATERIALS STORAGE AT NO EXPENSE TO THE OWNER. IN NO CASE SHALL STORED MATERIALS BE ALLOWED TO EXCEED 10 LBS. PER SQ. FT. OF FLOOR AREA.

6. TRAFFIC CONTROL: BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

7. ALL SITE AREAS DISTURBED BY NEW CONSTRUCTION ARE TO BE RETURNED TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED.

8. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS, ARCHITECTS, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

9. EXTENT OF WORK. THE INFORMATION INCLUDED ON THESE DRAWINGS DEFINES THE THE EXTENT OF WORK FOR THIS PROJECT. OTHER INCIDENTAL WORK MAY BE REQUIRED TO EXECUTE THE PROJECT THAT IS NOT SHOWN ON THE DRAWINGS (I.E., WORK IN THE BUILDINGS DESIGNATED ELECTRICAL ROOMS TO MODIFY AN ELECTRICAL PANEL BOARD THAT SUPPORTS THE PROJECT) ALL OTHER WORK IS SPECIFICALLY EXCLUDED. AMERICANS WITH DISABILITY ACT (ADA) ISSUES AND LIFE-SAFETY ISSUES ASSOCIATED WITH AREAS OUTSIDE OF THE WORK AREA OR FOR THE REMAINDER OF THE BUILDING WHICH MAY IMPACT THE WORK OF THIS PROJECT WILL BE HANDLED BY THE OWNER, AS A SEPARATE PROJECT.

10. COORDINATION: EXTENSIVE DETAILS AND SPECIFICATIONS ARE NOT PROVIDED FOR ALL ITEMS OF WORK. CONTRACTOR SHALL COORINATE WITH OWNER ANY ITEMS REQUIRING ADDITIONAL CLARIFICATION. SUCH ITEMS INCLUDED FINISHES, DOORS/HARDWARE, ELECTRICAL CIRCUITING, AND OTHER MECHANICAL AND SECURITY DEVICES.

11. PROTECTION: CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS AND ADJACENT PROPERTY THAT IS TO REMAIN. CONTRACTOR IS LIABLE FOR ANY DAMAGES TO THE EXISTING IMPROVEMENTS.

12. CLEANUP: SITE AND WORK AREA SHALL BE KEPT CLEAR OF ALL DEBRIS AND TRASH AT ALL TIMES. DO NOT ALLOW DEBRIS TO ACCUMULATE. CLEAN UP SHALL BE DONE DAILY.

13. SECURITY: CONTRACTOR IS RESPONSIBLE FOR SECURING THE BUILDING AGAINST INTRUSION AND ELEMENTS DURING THE DURATION OF CONSTRUCTION.

14. CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES AND REGULATIONS.

15. BUILDING STANDARDS: UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL PRODUCTS, MATERIALS, DEVICES, FIXTURES AND EQUIPMENT SHOWN TO BE PROVIDED AS PART OF THIS PROJECT SHALL BE NEW.

16. DEMOLITION: ALL DEMOLITION THAT TAKES PLACE MUST ACCOMMODATE THE NEW WORK DESIGN LAYOUT. CONTRACTOR TO VERIFY, PRIOR TO BEGINNING WORK, ANY ADDITIONAL

17. DIMENSIONS: ALL DIMENSIONS SHOWN ARE BASED ON EXISTING CONDITIONS; SOME MINOR VARIATIONS ARE TO BE EXPECTED. THE CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS. PLUS AND MINUS (±) DIMENSIONS ARE PROVIDED WHERE CONSTRUCTION TOLERANCE OF LESS THAN 2 INCHES IS ALLOWED. IF ACTUAL JOBSITE DIMENSION IS 2 INCHES GREATER OR 2 INCHES LESS THAN DIMENSION SHOWN ON PLANS, CONSULT ARCHITECT PRIOR TO INSTALLATION OF NEW WALLS. DO NOT SCALE THESE DRAWINGS WITHOUT REFERRING TO THE DIMENSIONS. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.

18. EXTERIOR STUD FRAMING IS TO BE METAL STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.

19. CONTROL JOINTS: CONTROL JOINTS SHALL BE PROVIDED IN GYPSUM BOARD SURFACES WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:
A) A WALL, PARTITION, OR CEILING TRAVERSES A CONSTRUCTION JOINT (EXPANSION, SEISMIC, OR BUILDING CONTROL ELEMENT) IN THE BASE BUILDING STRUCTURE.
B) WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAL FEET.
NOTE THAT A FULL HEIGHT DOOR FRAME MAY BE CONSIDERED A CONTROL JOINT. CONTROL JOINTS SHALL BE EQUALLY SPACED ALONG LENGTHS EXCEEDING 30 FEET, AND SHALL BE LOCATED AT DOOR JAMBS WHERE PRACTICAL.
C) AT CEILINGS, INSTALL CONTROL JOINTS IN AREAS EXCEEDING 2500 SQ. FT. SPACE CONTROL JOINTS NOT MORE THAN 50 FEET O.C. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.

20. DOORS: ALL NEW DOORS ARE TO BE 3'-0" WIDE x BUILDING STANDARD HEIGHT AND TYPE, OR AS SCHEDULED.

DOOR HARDWARE: CONTRACTOR TO PROVIDE BUILDING STANDARD HARDWARE SETS FOR EACH TYPE OF DOOR FUNCTION. DOOR HARDWARE, HANDLES, KNOBS, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR AND SHALL HAVE HANDICAPPED ACCESSIBLE LEVER HANDLE HARDWARE. UNLESS OTHERWISE NOTED. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN 5 LBF. OTHER ALLOWABLE HARDWARE DESIGNS INCLUDE, BUT ARE NOT LIMITED TO, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES. INSTALL THESE ONLY WHEN SCHEDULED. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. PROVIDE DOOR CLOSER AT DOORS TO ALL UNISEX TOILETS AND BATHROOMS.

DOOR CLOSERS: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE THREE SECONDS (MIN.) TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12 DEGREES.

DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING, OR PULLING OPEN A DOOR, SHALL COMPLY WITH THIS PARAGRAPH. FOR HINGED DOORS, THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE; WHICHEVER IS FARTHER FROM THE HINGE.

(A) EXTERIOR HINGED DOORS SHALL NOT EXCEED 8 1/2 LBF. SLIGHT INCREASES IN OPENING FORCE SHALL BE ALLOWED WHERE 8 1/2 LBF IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.

(B) FIRE DOORS MAY BE ADJUSTED TO MEET THE MINIMUM OPENING FORCE ALLOWED BY THE GOVERNING AUTHORITY OR APPLICABLE BUILDING CODE.

21. CONTROLS AND OPERATING MECHANISMS:
(A) GENERAL. ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (T.D.L.R.) FOR HEIGHT AND REACH REQUIREMENTS.

(B) HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED AT 48 INCHES A.F.F. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS-SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED 18 INCHES ABOVE THE FLOOR TO THE TOP OF THE DEVICE.

(C) OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5.0 LBF.

CoSA CURRENT BUILDING CODES

- 2009 INTERNATIONAL BUILDING CODE
- 2009 INTERNATIONAL EXIST. BUILDING CODE
- 2009 INTERNATIONAL MECHANICAL CODE
- 2009 INTERNATIONAL PLUMBING CODE
- 2009 INTERNATIONAL FUEL GAS CODE
- 2009 INTERNATIONAL FIRE CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING CODE DATA

OCCUPANCY GROUP: N/A
TYPE OF CONSTRUCTION: V-B
ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED:
ALL AREAS AND LEVELS MADE ACCESSIBLE PER CHAPTER 11 OF THE 2015 IBC AND TAS 2012 EDITION
NUMBER OF STORIES: N/A
OCCUPANT LOAD: N/A

SYMBOLS LEGEND

MARK	DESCRIPTION
DTL. NO. / XX / AXX / XX / AXX / PAGE NO.	BUILDING SECTION KEY
X	WINDOW KEY
X	DOOR NUMBER KEY
XX/AX.X	ELEVATION KEY
XX/AX.X	DETAIL LOCATION KEY

PROJECT DESCRIPTION

SUBDIVISION DEVELOPMENT PROJECT WITHIN CITY LIMITS OF GARDEN RIDGE, TX ON THE SOUTH END OF COMAL COUNTY. SCOPE OF WORK INCLUDES PERIMETER WALLS AND A SUBDIVISION ENTRANCE MARQUEE MONUMENT

LOCATION

CITY MAP

NORTH

LOCATION MAP

REG. NO. 10865
EXP. DATE 1-31-17

ENTRANCE MONUMENT FOR GARDEN RIDGE SUBDIVISION

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

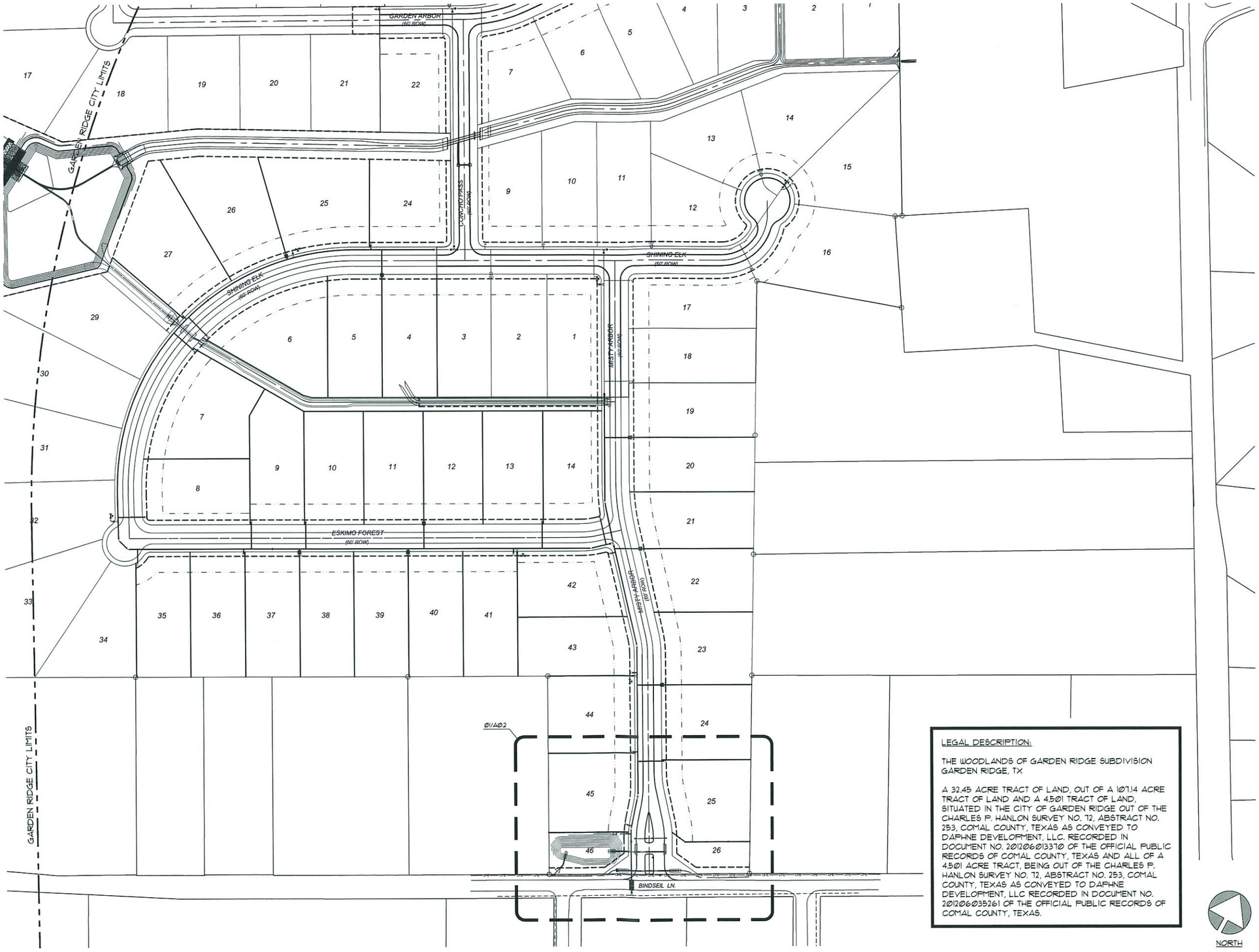
PROJECT NUMBER
1-1115-042

Drawn By: JMY
Checked By: RL

Sheet Title:
DRAWING INDEX/ CODE ANALYSIS

Sheet Number:
CS1.1

Issue Date:
07/13/16



OVERALL SITE PLAN

SCALE: 1" = 100'-0"

01

LUNA ARCHITECTURE DESIGN
1175 W. BITTERS #101
SAN ANTONIO, TEXAS 78216
210.496.6411 PHONE
210.496.6680 FAX
LUNAARCHITECTURE.COM

REG. NO. 10865
EXP. DATE 1-31-17

ENTRANCE MONUMENT FOR GARDEN RIDGE SUBDIVISION

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

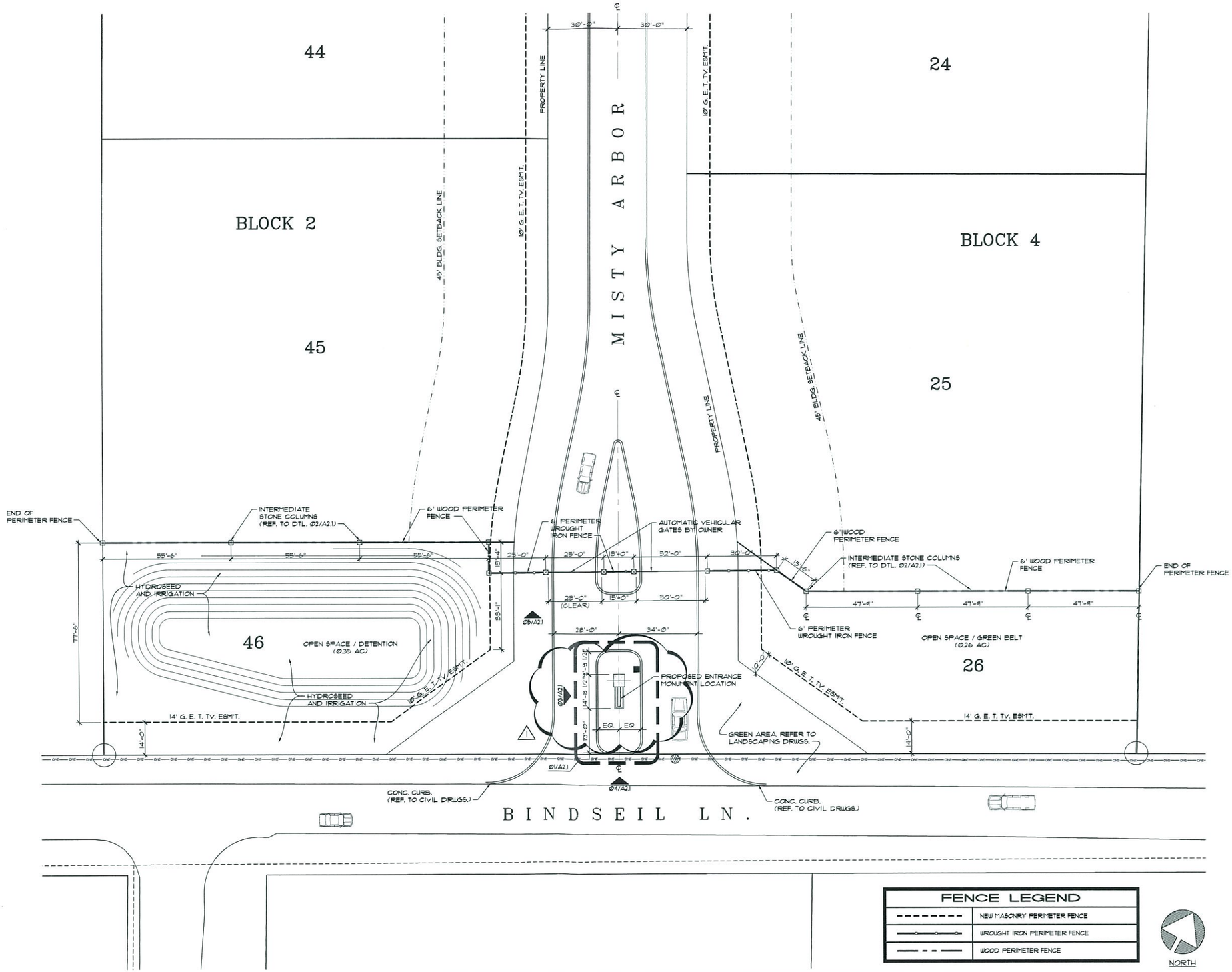
PROJECT NUMBER
1-1115-042

Drawn By: JMY
Checked By: RL

Sheet Title:
OVERALL SITE PLAN

Sheet Number:
A0.1

Issue Date:
07/13/16



ENLARGED SITE PLAN - MONUMENT AT ENTRANCE

SCALE: 1" = 20'-0"

01

LUNA ARCHITECTURE DESIGN
1175 W. BITTERS #101
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210.496.6611 PHONE
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REG. NO. 10865
EXP. DATE 1-31-17

ENTRANCE MONUMENT FOR GARDEN RIDGE SUBDIVISION

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

1 CITY OF GARDEN RIDGE COMMENTS - 06.28.16

PROJECT NUMBER
1-1115-042

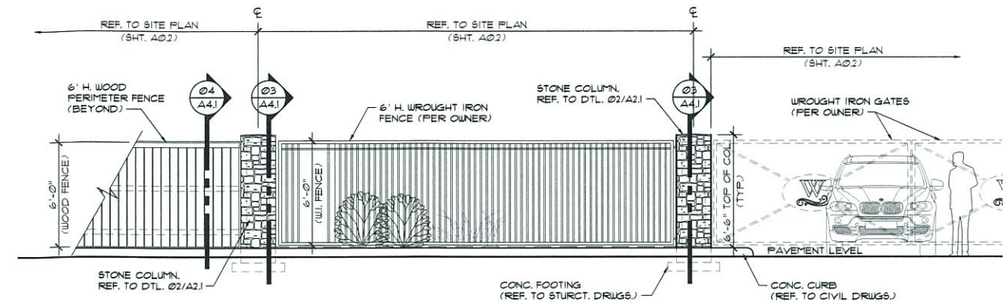
Drawn By: JMY

Checked By: RL

Sheet Title:
ENLARGED SITE PLAN - MONUMENT AT ENTRANCE

Sheet Number:
A0.2

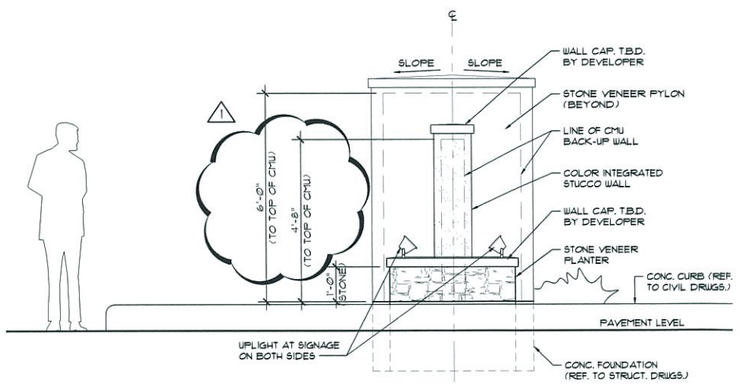
Issue Date:
07/13/16



WOOD FENCING AND WROUGHT IRON FENCING W/ INTERMEDIATE STONE COLUMNS

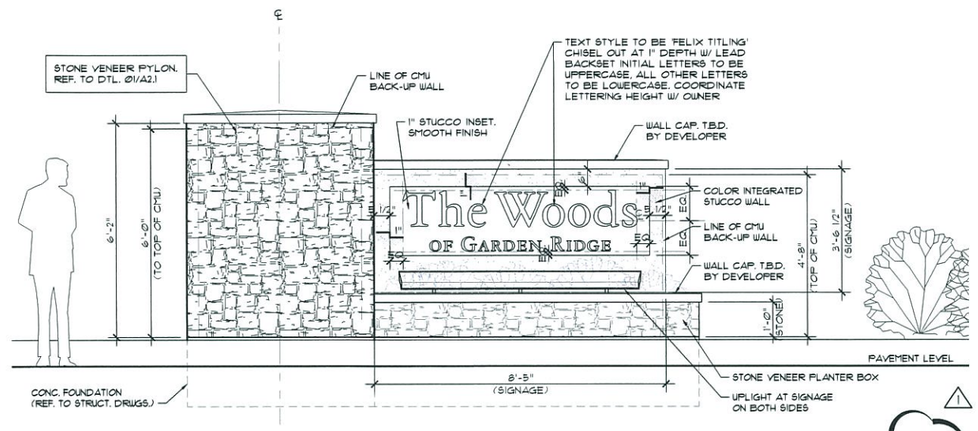
PERIMETER WALL - FRONT ELEVATION

SCALE: 1/4" = 1'-0" | 05



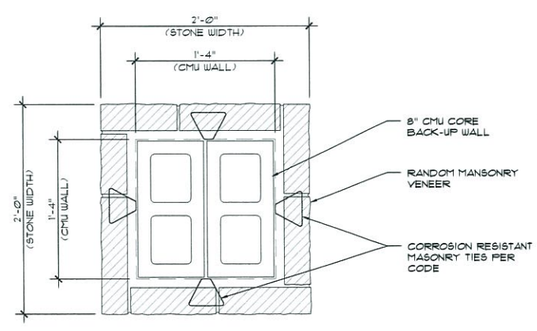
ENLARGED MONUMENT - SIDE ELEV.

SCALE: 1/2" = 1'-0" | 04



ENLARGED MONUMENT - FRONT ELEVATION

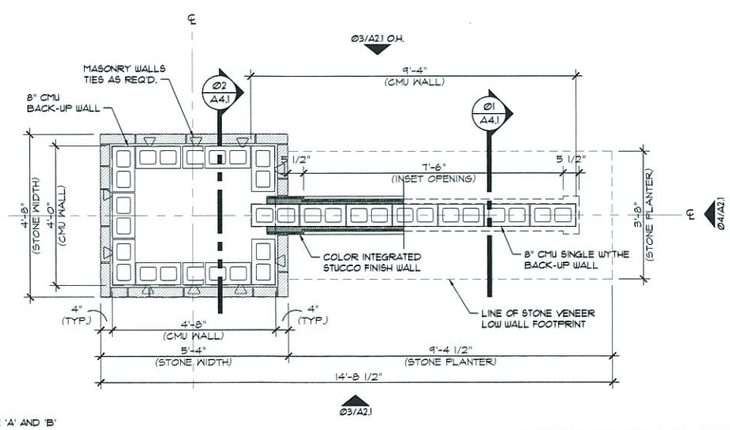
SCALE: 1/2" = 1'-0" | 03



TYPICAL AT PERIMETER WALL

STONE COLUMN PLAN DTL.

SCALE: 1 1/2" = 1'-0" | 02



ENTRANCE 'A' AND 'B'

ENLARGED MONUMENT FLOOR PLAN

SCALE: 1/2" = 1'-0" | 01

LUNA ARCHITECTURE DESIGN

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SAN ANTONIO, TEXAS 78216

210.496.6411 PHONE
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LUNAARCHITECTURE.COM

REG. NO. 10865
EXP. DATE 1-31-17

ENTRANCE MONUMENT FOR GARDEN RIDGE SUBDIVISION

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

1 CITY OF GARDEN RIDGE COMMENTS - 06.28.16

PROJECT NUMBER
1-1115-042

Drawn By: JMY

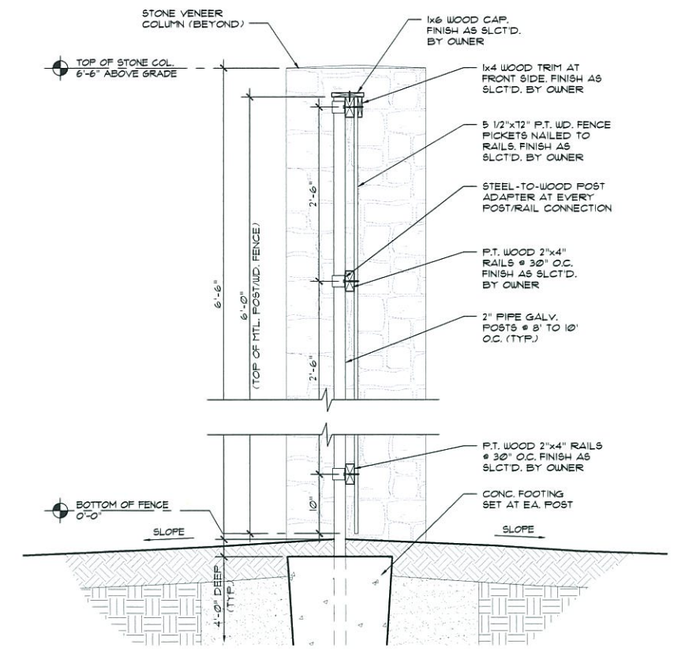
Checked By: RL

Sheet Title:
ENLARGED MONUMENT PLAN AND EXTERIOR ELEVATIONS

Sheet Number:

A2.1

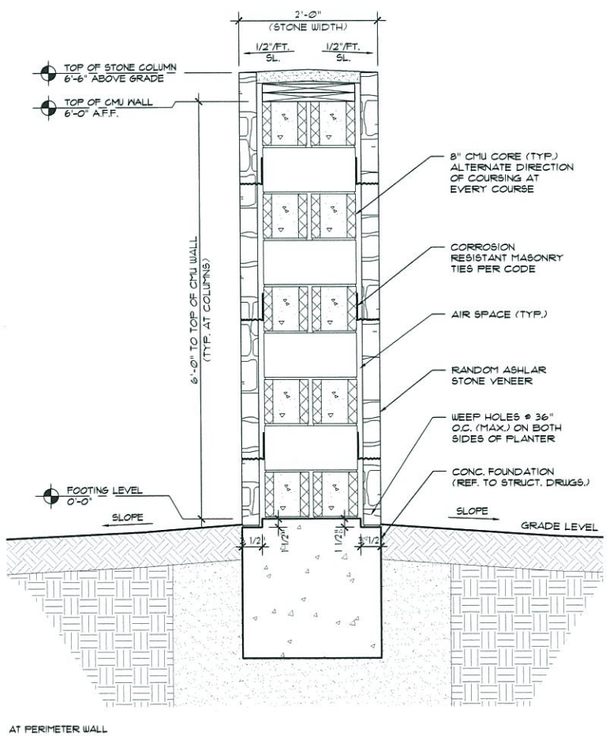
Issue Date:
07/13/16



AT PERIMETER WALL

WOOD FENCE SECTION

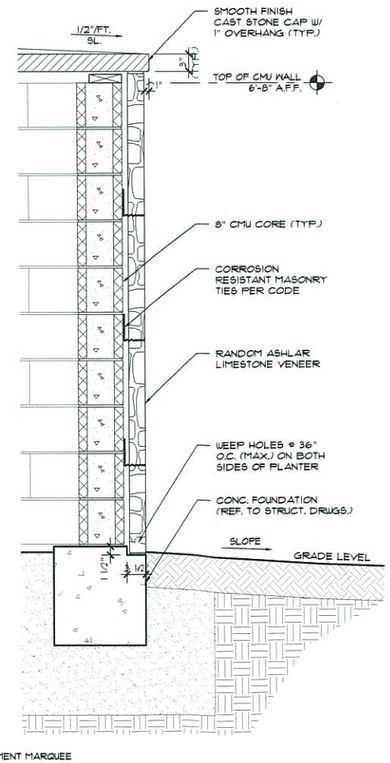
SCALE: 1" = 1'-0" | 04



AT PERIMETER WALL

STONE COLUMN SECTION

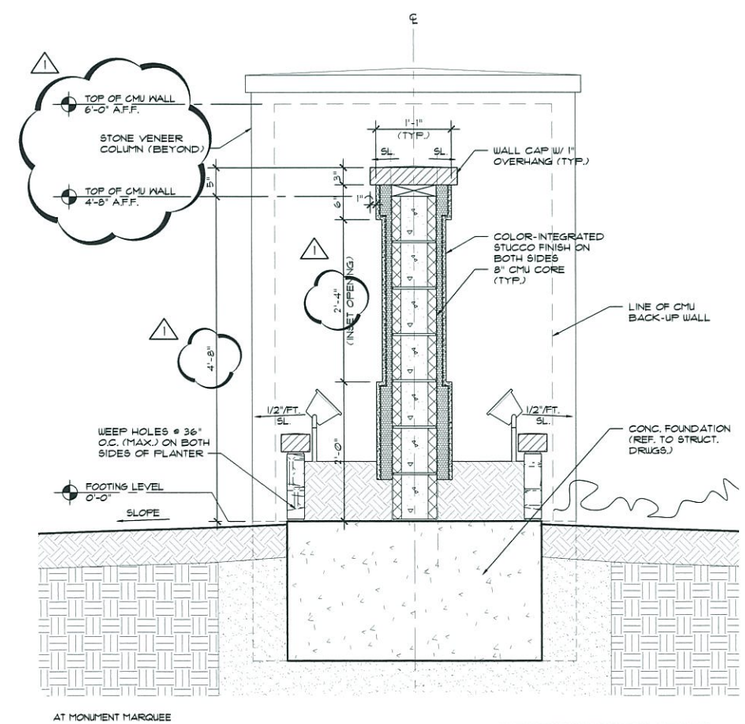
SCALE: 1" = 1'-0" | 03



AT MONUMENT MARQUEE

STONE PYLON SECTION

SCALE: 1" = 1'-0" | 02



AT MONUMENT MARQUEE

STUCCO WALL SECTION

SCALE: 1" = 1'-0" | 01

LUNA ARCHITECTURE DESIGN

1375 W. BITTERS #101
SAN ANTONIO, TEXAS 78216

210.496.6411 PHONE
210.496.6480 FAX

LUNAARCHITECTURE.COM

REG. NO. 10865
EXP. DATE 1-31-17

ENTRANCE MONUMENT FOR GARDEN RIDGE SUBDIVISION

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

1 CITY OF GARDEN RIDGE COMMENTS - 06.28.16

PROJECT NUMBER
1-1115-042

Drawn By: JMY
Checked By: RL

Sheet Title:
WALL SECTIONS

Sheet Number:
A4.1

Issue Date:
07/13/16

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, JULY 12, 2016

Commissioners present:
Chairman Sam Stocks
Commissioner Kay Bower
Commissioner Greg Czerniak
Commissioner David Heier
Commissioner Shawn Willis

Commissioners Absent:
Vice Chairman Frank Dansby
Commissioner Kitty Owen

Also Present:
Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorom 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 6:02 p.m. on Tuesday, July 12, 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) **Presentation and update on proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.**

Cynthia Trevino, City Attorney, provided a PowerPoint regarding changes in the law regarding signs (see attached).

The Planning and Zoning Commission discussed flag pole height, temporary signs, Ordinance enforcement, timeframe for amended Ordinance, real estate signs and election signs.

Cynthia Trevino, City Attorney, stated if anyone else had questions or comments to please forward them to the City Administrator or City Secretary.

4. Administrative Items

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

a) Minutes of the June 14, 2016 Planning and Zoning Commission Meeting

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Czernick, to approve the minutes of June 14, 2016 Planning and Zoning Commission, with corrections. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

b) Items discussed at the July 6, 2016 City Council Regular Meeting

Kay Bower, Commissioner, reported she presented the Sahota Holdings, LLC rezoning request and Master Development Plan to the City Council and they supported the recommendation of the Planning and Zoning Commission to deny. She stated she also presented the variance request for Woods of Garden Ridge sign and again the City Council supported the recommendation of the Planning and Zoning Commission to deny.

c) Set date, time and location for next meeting

Tuesday, August 9, 2016 at 6:00pm.

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

No one wished to speak.

6. Adjournment

Motion: Upon a motion made by Commissioner Bower and a second by Commissioner Heier, the meeting was adjourned at 7:33 p.m.

_____

Sam Stocks, Chair

ATTEST:

_____

Shelley Goodwin, TRMC
City Secretary

SIGN IN TO SPEAK AT THE JULY 12, 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 4.

d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 4.

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.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Sign ordinances post Reed v. Gilbert 135 S. Ct. 2218 (2015)

Developing content neutral regulations for a content driven industry

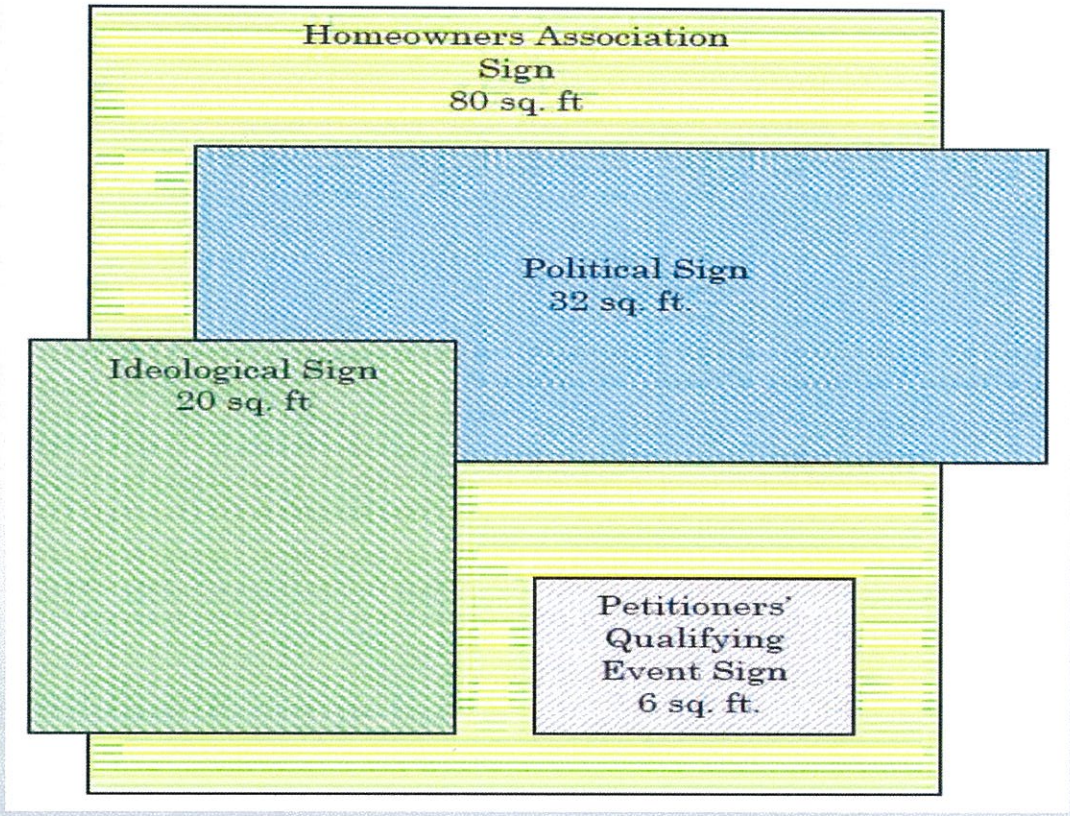
Reed v. Town of Gilbert

- **Case Summary**
- Good News Community Church is a small church located in Gilbert, Ariz. The church rents space in temporary locations for its weekly service. It uses small, temporary signs to invite and direct the community to its services.
- The Town of Gilbert Sign Code imposes strict limits on the size, location, number, and duration of the church's signs. It does not impose the same restrictions on political, ideological, and homeowners' association signs. ***If the church violates the code, Pastor Reed could be fined and possibly jailed.***

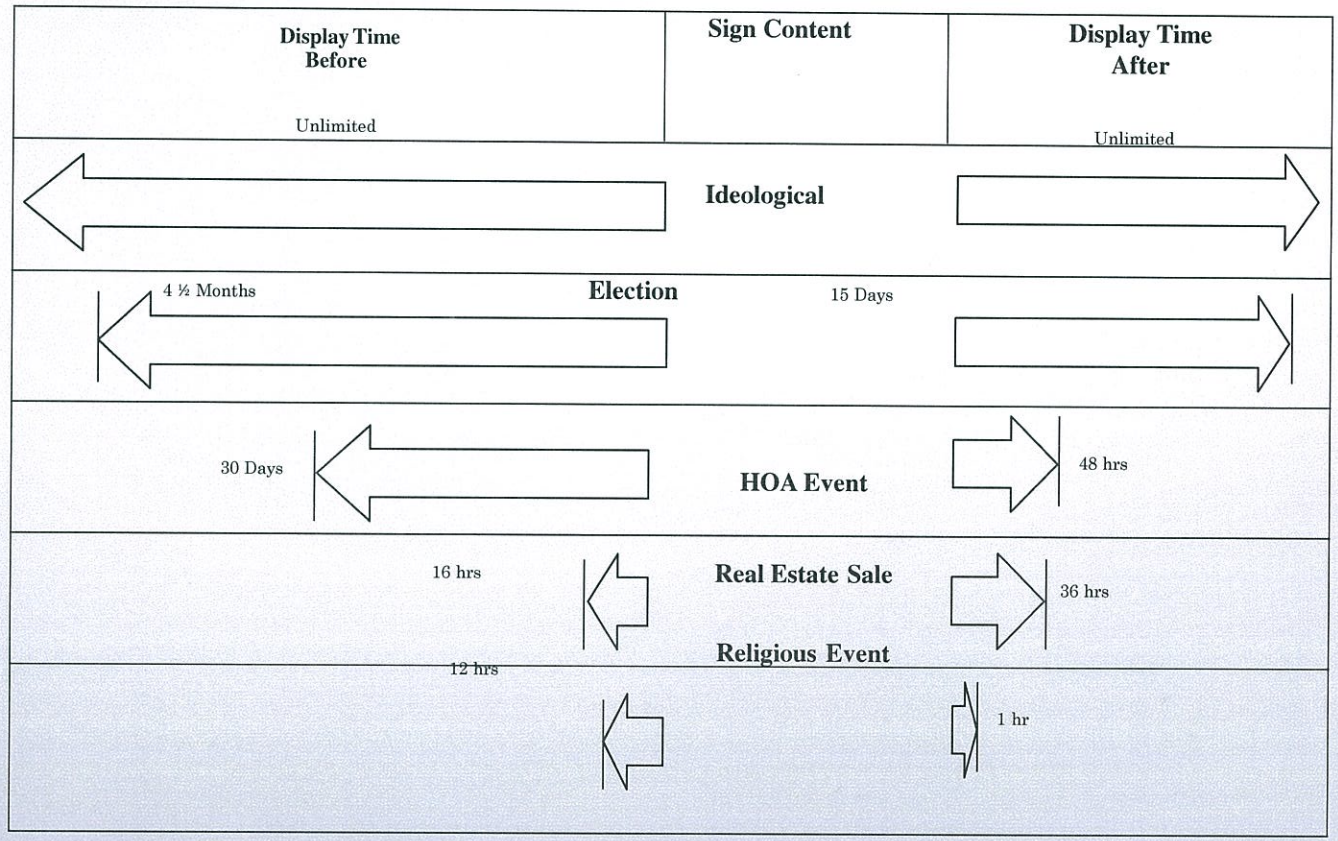
Reed v. Town of Gilbert

- The text of the town's code regulates signs based on what they say, and the town was alleged to be applying the code in a manner that singled out the church's religious speech for discriminatory treatment.
- Both are impermissible under the First Amendment.
- The church filed suit against the town in 2007, arguing that the code – *both as written and as applied to its signs* – is an unconstitutional restriction on its First Amendment right to free speech.

Reed v. Town of Gilbert



Reed v. Town of Gilbert



Reed v. Town of Gilbert

Political signs in Gilbert Arizona which are permitted virtually all year long.

Reed v. Town of Gilbert

But the town's strict limitations on the church's signs make it highly unlikely that drivers would ever see a sign inviting them to the church's services. *The town essentially only allows the church's message to be displayed overnight, under the cover of darkness, and in the early morning hours.*

Reed v. Town of Gilbert
Key Quotes

- From the Majority Opinion, written by Justice Thomas (joined by Justices Roberts, Scalia, Kennedy, Alito, and Sotomayor)
  - "The Town's Sign Code is content based on its face. It defines 'Temporary Directional Signs' on the basis of whether a sign conveys the message of directing the public to church or some other 'qualifying event.'"
  - "The restrictions in the Sign Code that apply to any given sign thus depend entirely on the communicative content of the sign."

Reed v. Town of Gilbert
Key Quotes

- From the Majority Opinion, written by Justice Thomas (joined by Justices Roberts, Scalia, Kennedy, Alito, and Sotomayor)
  - "But [The Town's] analysis skips the crucial first step in the content-neutrality analysis: determining whether the law is content neutral on its face."
  - "Innocent motives do not eliminate the danger of censorship presented by a facially content-based statute, as future government officials may one day wield such statutes to suppress disfavored speech."

Reed v. Town of Gilbert
Key Quotes

- From the Concurring Opinion written by Justice Alito (joined by Justices Kennedy and Sotomayor)
  - "I will not attempt to provide anything like a comprehensive list [of reasonable sign regulations], but here are some rules that would not be content based:
    - **Rules regulating the size of signs**. These rules may distinguish among signs based on any content-neutral criteria, including any relevant criteria listed below.
    - **Rules regulating the locations in which signs may be placed**. These rules may distinguish between freestanding signs and those attached to buildings.
    - **Rules distinguishing between lighted and unlighted signs**.
    - **Rules distinguishing between signs with fixed messages and electronic signs with messages that change**.

Reed v. Town of Gilbert
Key Quotes

- From the Concurring Opinion written by Justice Alito (joined by Justices Kennedy and Sotomayor)
  - **Rules that distinguish between the placement of signs on private and public property.**
  - **Rules distinguishing between the placement of signs on commercial and residential property.**
  - **Rules distinguishing between on-premises and off-premises signs.**
  - **Rules restricting the total number of signs allowed per mile of roadway.**
  - **Rules imposing time restrictions on signs advertising a one-time event.**

Reed v. Town of Gilbert
Opinion Summary

- Justice Thomas' Opinion (Roberts, Scalia, Kennedy, Thomas, Alito, Sotomayor)
- **Content-based laws trigger strict scrutiny**. A law is content based if it draws distinctions based on the message a speaker conveys. A law is facially content based not only if it defines speech by its subject matter, but also if it defines speech based on its function or purpose. Both categories wholly depend on the message a speaker conveys and thus trigger strict scrutiny. A law may also be content based if it was adopted based on the government's disagreement with a message, but such illicit motivations are not required

Reed v. Town of Gilbert
Opinion Summary

- Justice Thomas' Opinion (Roberts, Scalia, Kennedy, Thomas, Alito, Sotomayor)
- The Code is content based on its face because the Temporary Directional Sign category only applies to signs that direct the public to an event. The Town's motives for enacting the Code are irrelevant. If a law is content based on its face, it is subject to strict scrutiny regardless of the government's benign motive, content-neutral justification, or lack of animus towards the ideas expressed. A content-based purpose is sufficient to show a regulation is content based but it is not and has never been required. No innocuous justification can transform a facially content-based law into a content-neutral one. Courts must consider whether a law is facially content neutral *before* turning to the law's justification or purpose.

Municipal authority to regulate

- The City Council is authorized to regulate signs by virtue of the Texas Constitution, the City's police power, and Texas Local Government Code Chapters 216 and 211
- Sec. 211.003. ZONING REGULATIONS GENERALLY. (a) The governing body of a municipality may regulate:
- (5) the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes

Municipal authority to regulate

- CHAPTER 216. REGULATION OF SIGNS BY MUNICIPALITIES
- Sec. 216.003. MUNICIPAL REGULATION. (a) Subject to the requirements of this subchapter, a municipality may require the relocation, reconstruction, or removal of any sign within its corporate limits or extraterritorial jurisdiction.
- Sec. 216.902. REGULATION OF OUTDOOR SIGNS IN MUNICIPALITY'S EXTRATERRITORIAL JURISDICTION. (a) A municipality may extend the provisions of its outdoor sign regulatory ordinance and enforce the ordinance within its area of extraterritorial jurisdiction…

Identified areas of concern

- *Historic sign* means a sign that is an integral part of the historical character of a landmark building or historic district.
- *Holiday sign* means a temporary display or decoration customarily associated with any national, state, local, or religious holiday or celebration.
- ***Home occupation signs*** **means signs that advertise for a business that is operated in a home located in a residential zone.**
- ***Off-premises sign*** **means a sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.**
- ***On-premises sign*** **means a sign identifying or advertising a business, person, or activity that is installed and maintained on the same premises as the business, person, or activity.**

Identified areas of concern

- ***Political sign*** **means signs which by their content support or oppose any candidate for public office or any proposition to be voted upon at an election or which make a political or ideological statement in the nature of constitutionally protected noncommercial free speech.**
- ***Subdivision sign*** **means any sign used to advertise a specific subdivision; a temporary sign designed in such a way as to indicate the name and location of the specific community.**
- ***Community service sign*** **means a sign which solicits support for or participation in a nonprofit, nonpolitical, community, public, social event, or activity.**
- *Daily display/promotional signs* means nonpermanent signs relating to the business conducted on the premises.

Identified areas of concern

- ***Event signs, off-site,*** means signs giving directions to an occasional event at another location, other than a business event at an establishment, such as directions to a civic or other noncommercial ceremony, to an event for the members of an organization, or to an event at a residence such as a garage sale or private party.
- ***Event signs, on-site,*** means signs which are placed to advertise or mark the location of an occasional event on the same site, other than a business event, at an establishment, such as a civic or other noncommercial ceremony, an event for the members of an organization, or private party.
- ***Flag/patriotic*** means a national, state, church, school flags, or any other flag that constitutes protected noncommercial free speech. A fabric sheet attached at one end to a pole, cable, or rope.

Key recommendations

- Establish the Planning and Zoning Commission and Zoning Board of Adjustment as additional authorities over certain aspects of the approval and appeal process and because the potential constitutional challenges that could come regarding LGC Chapter 216.
- The removal of all content based regulation within the ordinance and replacing it with neutral regulation based on the number, size and other neutral factors.

Remaining area of concern

- Sec. 216.903. REGULATION OF POLITICAL SIGNS BY MUNICIPALITY. (a) In this section, "private real property" does not include real property subject to an easement or other encumbrance that allows a municipality to use the property for a public purpose.
- (b) A municipal charter provision or ordinance that regulates signs may not, for a sign that contains primarily a political message and that is located on private real property with the consent of the property owner:
- (1) prohibit the sign from being placed;
- (2) require a permit or approval of the municipality or impose a fee for the sign to be placed;
- (3) restrict the size of the sign; or
- (4) provide for a charge for the removal of a political sign that is greater than the charge for removal of other signs regulated by ordinance.
- (c) Subsection (b) does not apply to a sign, including a billboard, that contains primarily a political message on a temporary basis and that is generally available for rent or purchase to carry commercial advertising or other messages that are not primarily political.
- (d) Subsection (b) does not apply to a sign that:
- (1) has an effective area greater than 36 feet;
- (2) is more than eight feet high;
- (3) is illuminated; or
- (4) has any moving elements.

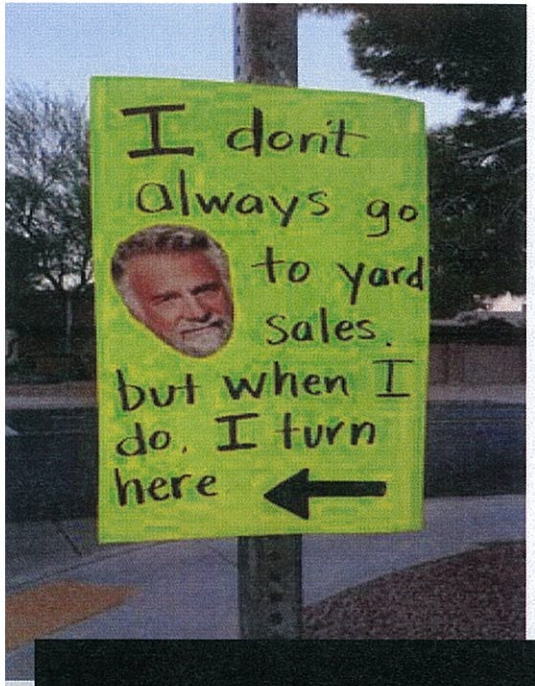
BUNCH
OF
CRAP SALE
LOL

MY PSYCHO GRANDMAS
GARAGE SALE!
2226 KINGSTON AVE.

FAIL
AK ST
GRANDPA
FINALLY
DIED
SALE
5310 SW 166TH
failblog.org

X-WIFE
YARD SALE
SAT. 9-4
His loss is
your GAIN!

FREE BEER!*
*actually a garage sale.


I don't always go to yard sales, but when I do, I turn here

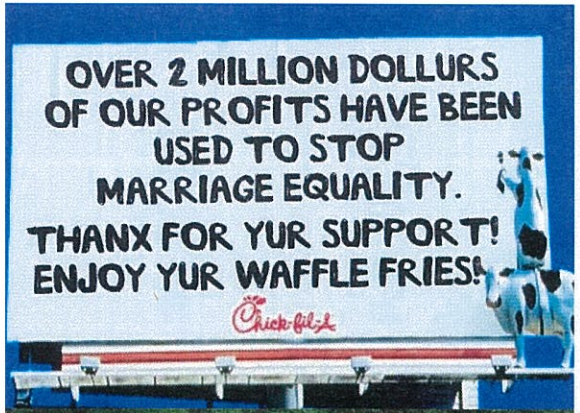
YARD SALE

GOING TO JAIL SALE
2835 W ALAMEDA

TAKE MY EX'S STUFF YARD SALE
ITS ALL GOTTA GO! JUST LIKE HIM!

GARAGE SALE
EVERYTHING MUST GO!!!

OMG
Becky Look AT HER
SALE
it is so big
Palisades Sat@7am



This is a billboard

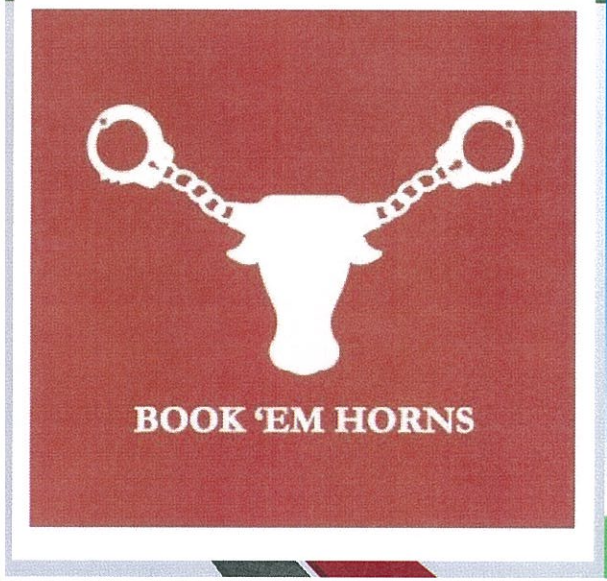
This is not a billboard

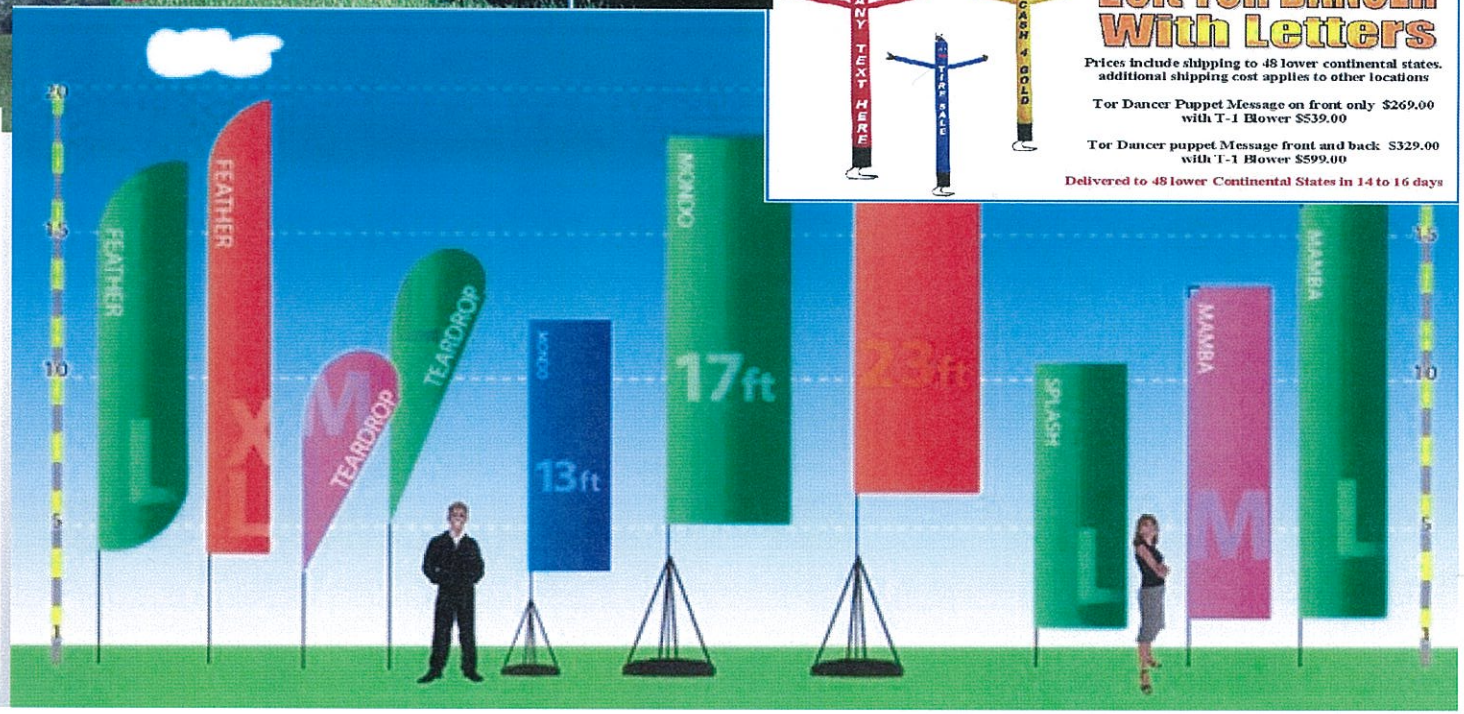
cricket wireless
DIRECTV
GRAND OPENING
OPEN

©GIBSON STOCK PHOTOGRAPHY

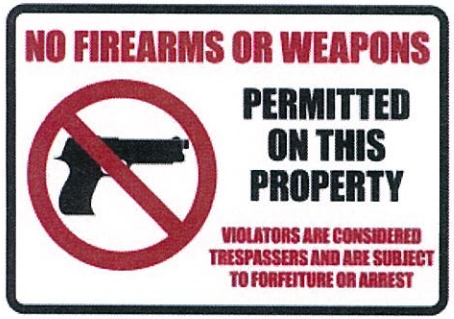
20ft Air Dancer with Blower Special
TOR DANCER
20ft puppet and Blower $359.00 delivered*
*Delivery included to 48 lower contl. states
Stock item
Ready to Ship

ANY TEXT HERE
TIME SALE
CASH 4 GOLD
20ft TOR DANCER
With Letters
Prices include shipping to 48 lower continental states.
additional shipping cost applies to other locations
Tor Dancer Puppet Message on front only $269.00
with T-1 Blower $539.00
Tor Dancer puppet Message front and back $329.00
with T-1 Blower $599.00
Delivered to 48 lower Continental States in 14 to 16 days


BOOK 'EM HORNS

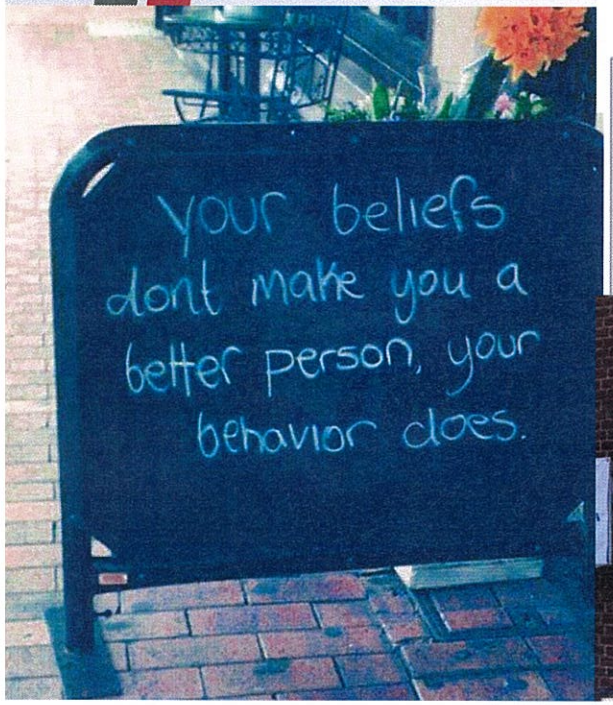

FEATHER
L
FEATHER
XL
TEARDROP
M
TEARDROP
XXL
13ft
MONDO
17ft
23ft
SPLASH
L
MAMBA
M
MAMBA
L
20
15
10
5

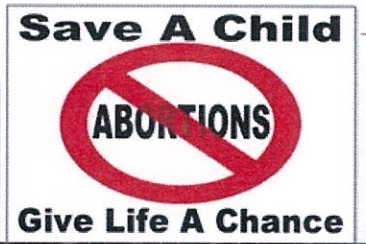
New Braunfels
NB
Unicorns


NO FIREARMS OR WEAPONS
PERMITTED ON THIS PROPERTY
VIOLATORS ARE CONSIDERED TRESPASSERS AND ARE SUBJECT TO FORFEITURE OR ARREST

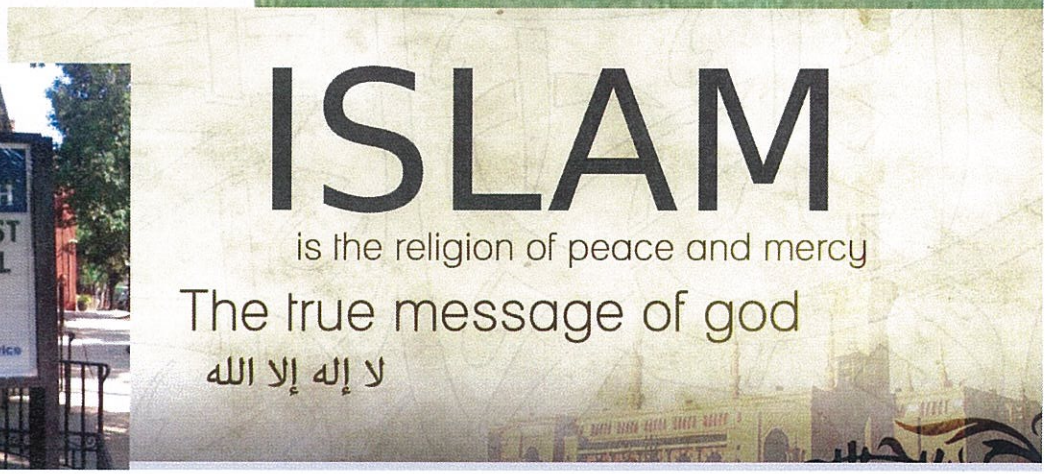
GUNS ARE WELCOME ON PREMISES
PLEASE KEEP ALL WEAPONS HOLSTERED UNLESS NEED ARISES. IN SUCH CASE, JUDICIOUS MARKSMANSHIP IS APPRECIATED.

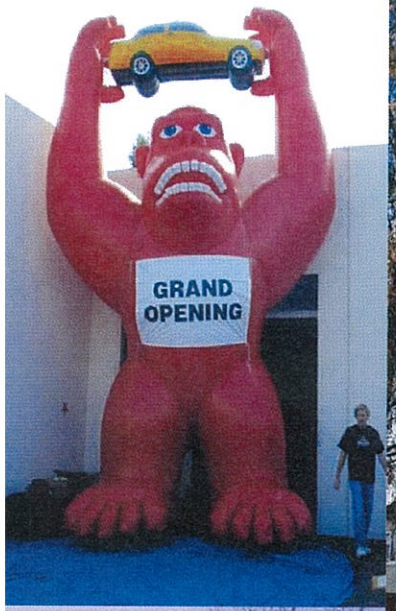
Church Of The Cross
DONT LET WORRIES KILL YOU
LET THE CHURCH HELP
United Methodist Church


your beliefs dont make you a better person, your behavior does.

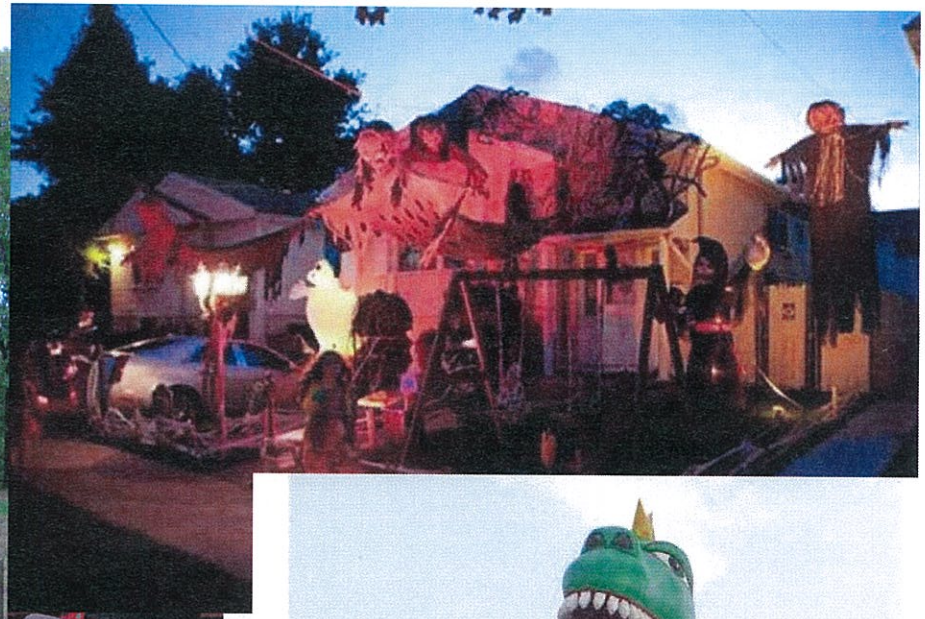

Save A Child
ABORTIONS
Give Life A Chance

COVENANT CHILD CARE CENTER
COVENANT UNITED METHODIST CHURCH
PITY THE POOR ATHEIST WHO IS GRATEFUL AND HAS NO ONE TO THANK
Traditional Services
10:50 am
"New Life" Praise Service
9:30 am


ISLAM
is the religion of peace and mercy
The true message of god
لا إله إلا الله


GRAND
OPENING

Merlin Inflatables
20ft



SUPER
SIZE
SALE
JumpBalloons

SIR D'S
SUNSET
LOOKOUT
DUTTY CAR WASH
SOON COME

Questions?

San Antonio | Austin | Rio Grande Valley
2500 W. William Cannon, Suite 609 | Austin, Texas 78745-5320
V 512-279-6431 | F 512-279-6438