



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION

VOTING SESSION
TUESDAY, APRIL 9, 2013 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet for a voting session at 6:00 p.m., Tuesday, April 9, 2013 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 5, 2013 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 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 must request that if you wish to speak, that you 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 expect to be shown to you.
- c. Limit remarks to three (3) minutes.

*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 Council 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

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

- a. Request from Gary Miller to discuss existing impervious cover requirements for commercial properties in the City of Garden Ridge
- b. Declaration of Covenants, Conditions and Restrictions for The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV Subdivision)

- c. Final Plat for Tuscan Village Subdivision located at the southeast corner of the intersection of FM 3009 and FM 2252
5. Administrative Items
The Commission may discuss, consider and/or take possible action on the following items:
 - a. Approve or disapprove the minutes of the March 12, 2013 meeting of the Planning and Zoning Commission.
 - b. Set date, time and location for next meeting.
6. 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 :100 p.m. April 5, 2013 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

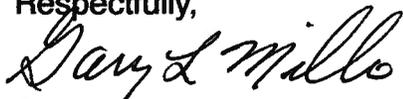
Gary L. Miller
21111 Tree Top Ln
Garden Ridge, TX 78266
(210) 260-7075

March 15, 2013

Ms Cain,

I request to be added to the agenda of the April 9, 2013 Garden Ridge City Planning and Zoning meeting. I wish to discuss with the board the existing impervious cover requirements that apply to the commercial properties in Garden Ridge city limits.

Respectfully,

 3-15-13
Gary L. Miller

THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEBARRED FROM THE EXERCISE OF ANY RIGHT OF EASE OR INTEREST IN ANY EASEMENT OR RIGHT OF WAY FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, CONSTRUCTION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REMOVAL, INSPECTION, PARKING, AND REPAIRING OF THE ELECTRIC AND GAS SYSTEMS. THE CITY OF GARDEN RIDGE IS HEREBY DEBARRED FROM THE EXERCISE OF ANY RIGHT OF EASE OR INTEREST IN ANY EASEMENT OR RIGHT OF WAY FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, CONSTRUCTION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REMOVAL, INSPECTION, PARKING, AND REPAIRING OF THE ELECTRIC AND GAS SYSTEMS. THE CITY OF GARDEN RIDGE IS HEREBY DEBARRED FROM THE EXERCISE OF ANY RIGHT OF EASE OR INTEREST IN ANY EASEMENT OR RIGHT OF WAY FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, CONSTRUCTION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REMOVAL, INSPECTION, PARKING, AND REPAIRING OF THE ELECTRIC AND GAS SYSTEMS.

GENERAL NOTES:
 1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/73.
 2. DISTANCES SHOWN ON THE PLAN ARE ACTUAL GROUND DISTANCES.
 3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES - SOUTH CENTRAL ZONE.
 4. ALL POA EASEMENTS & DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE POA PROPERTY OWNERS AS ASSOCIATION.
 NOTICE: A PORTION OF THIS ADDRESS BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FURTHER AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 THE PAGES OF LAND SHOWN HEREON THIS SUBDIVISION PLAN ARE NOT INSIDE THE SPECIAL FLOOD HAZARD AREAS INDICATED BY THE 100-YEAR FLOOD AS DEFINED BY THE FEMA MAP COMMUNITY PANEL NUMBER 48991 COAST DATED SEPTEMBER 2, 2009 CITY OF GARDEN RIDGE, TEXAS.

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord
C1	23.67	15.00	90° 01' 41.80"	16.91	S11° 00' 00.33"W	21.22
C2	185.81	230.00	48° 17' 13.83"	88.31	N10° 43' 13.77"W	180.80
C3	11.80	10.00	68° 08' 18.87"	6.78	S21° 38' 18.48"E	11.21
C4	538.26	87.50	318° 18' 37.75"	39.09	S77° 34' 36.98"E	72.56
C5	11.80	10.00	68° 08' 18.87"	6.78	N48° 30' 02.48"E	11.21
C6	137.34	170.00	48° 17' 13.83"	72.68	N10° 43' 13.77"W	133.67
C7	23.55	15.00	89° 58' 18.20"	14.89	N78° 50' 58.88"W	21.21
C8	40.18	100.00	23° 01' 12.64"	20.36	S45° 22' 28.90"E	38.91
C9	21.88	24.00	57° 15' 33.08"	11.77	S70° 17' 01.52"E	21.14
C10	28.28	50.00	37° 32' 48.45"	16.07	N87° 55' 38.71"W	38.88
C11	74.47	55.00	77° 34' 43.12"	44.20	N82° 58' 38.54"W	68.81
C12	38.82	28.00	78° 40' 36.86"	23.77	N87° 29' 33.41"W	36.77
C13	188.07	5231.00	1° 50' 21.10"	64.04	S31° 25' 43.00"E	188.08
C14	288.85	5242.94	2° 16' 57.00"	104.45	S34° 33' 22.00"E	288.85

TPOOT NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DESIGNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. OWNER/ENGINEER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY FOR PROJECTS IN THE EXISTING ADJACENT RESIDENTIAL DEVELOPMENT ZONES. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPURIOUS COVER RELATED TO THE DEVELOPMENT WILL NOT ENCROACH ON STRUCTURE OR GRADING INTO STATE ROW PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS TO FM 2822 BASED ON THE OVERALL PLATTED HIGHWAY RIGHT-OF-WAY. THE PRESENT PLAN RESERVES MOST OF THESE FM 2822 ACCESS POINTS WILL BE RIGHT-OF-WAY ONLY. THE PRESENT PLAN RESERVES MOST OF THESE FM 2822 ACCESS POINTS WILL BE ONLY ACCESS POINT TO FM 3009 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 720 FEET.
 4. IF SIGNAGE IS REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIGNAGE PERMIT MUST BE APPROVED BY TPOOT PRIOR TO CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY. LOCATIONS OF SIGNAGE WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TPOOT.
 5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

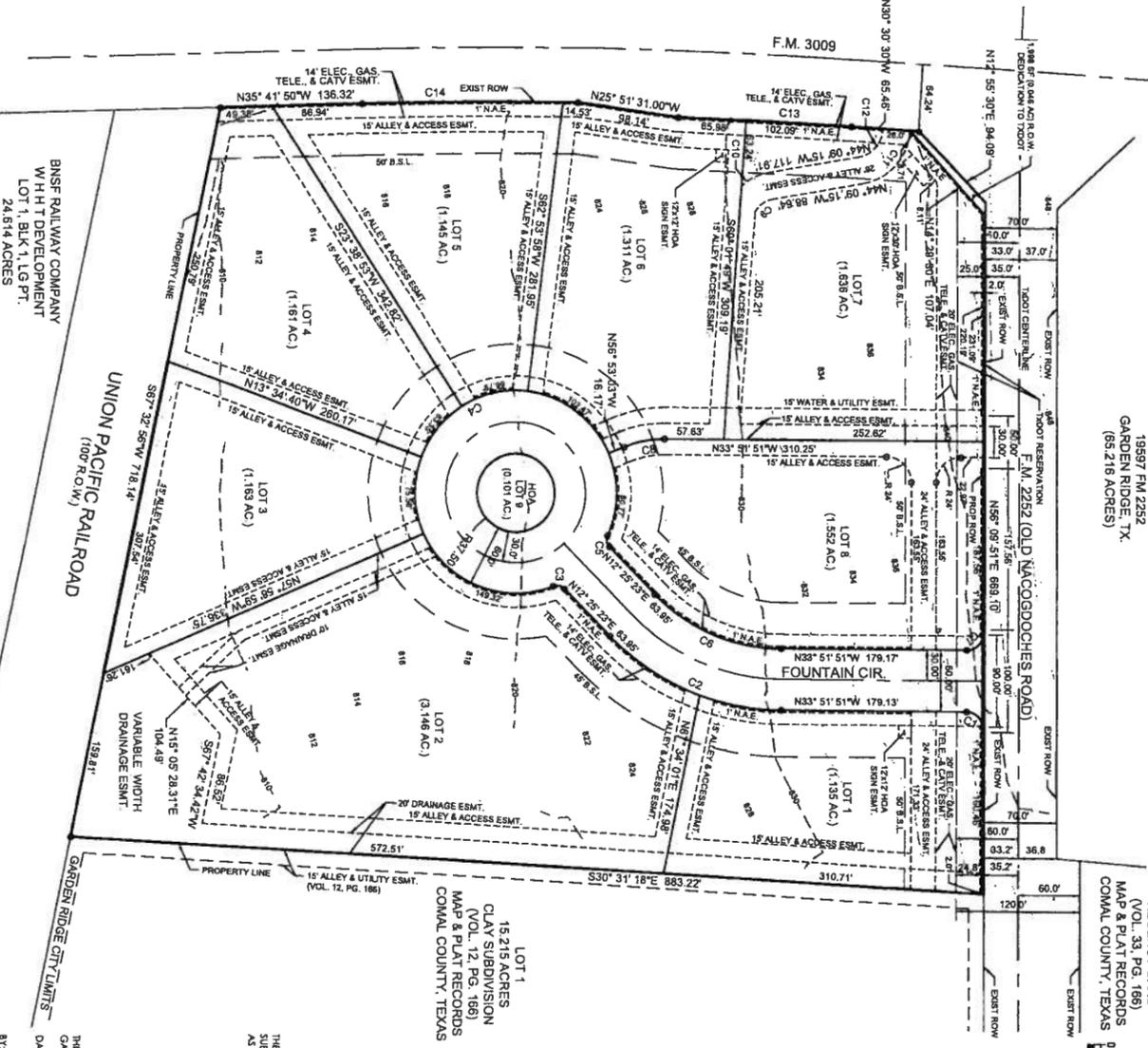
OWNER:
 CUSTOM CLINICS, LLC
 TONY OVERMAN
 18345 FM 2252
 GARDEN RIDGE, TEXAS 78244
 (512) 875-2817

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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2013. SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 2013.

NOTARY PUBLIC



MONROE J & MARY ANN WELZ
 A-120 SURV. 9 G M DOLSON
 GARDEN RIDGE, TX
 (85,218 ACRES)

REGENCY OAKS
 (VOL. 33 PG. 186)
 MAP & PLAT RECORDS
 COMAL COUNTY, TEXAS



LEGEND:
 1" = 100' (LAND) 1/2" = 100' (ROAD)
 E.M.T. = EASEMENT
 ELEC. = ELECTRIC
 CATV. = CABLE TELEVISION
 B.S.L. = BUILDING SETBACK LINE
 R.O.W. = RIGHT-OF-WAY
 P.O.A. = PROPERTY OWNERS ASSOCIATION
 ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED TORD BNG, INC.

FORD ENGINEERING INC.
 ENGINEERING • PLANNING • DEVELOPMENT

DATE: APRIL 01, 2013
 10927 WYE DRIVE, SUITE 104 • SAN ANTONIO, TEXAS 78217
 TEL: (210) 590-4777 • FAX: (210) 590-4940 • TSP# NO. F-1162
 www.fordengineering.com

PLAT OF:
TUSCAN VILLAGE

13.523 ACRES SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, OUT OF THE GEO. M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, BEING THE SAME TRACT OF LAND CALLED TO CONTAIN 13.532 ACRES OF LAND CONVEYED TO CUSTOMER PUBLIC LLC IN DOCUMENT NO. 201106003877 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

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

CITY ENGINEER

 DATE: _____ DAY OF _____, 2013

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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2013.

NOTARY PUBLIC

THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEBARRED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE SUBDIVISION SHOWN HEREON. THE CITY OF GARDEN RIDGE WILL BE RESPONSIBLE FOR THE COST OF THE SERVICE FACILITIES, INCLUDING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND REPAIRING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRAYWORK, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GARDEN RIDGE ADJACENT TO THE SUBDIVISION SHOWN HEREON. THE CITY OF GARDEN RIDGE WILL BE RESPONSIBLE FOR THE COST OF THE SERVICE FACILITIES, INCLUDING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND REPAIRING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRAYWORK, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GARDEN RIDGE ADJACENT TO THE SUBDIVISION SHOWN HEREON. ALL UTILITIES SHALL BE PLACED WITHIN THE RIGHT-OF-WAY AND THE RIGHT TO INTERFERE WITH THE EFFICIENCY OF SAID UTILITIES OR APPLICABLE LINES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCERTE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CITY HONORARY LOT RESULTING FROM A SPECIALTY LOT REQUIRED BY CITY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND BEHAVIOR AT THE DISCRETION OF THE CITY OF GARDEN RIDGE OR PERSON DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE PLACED WITHIN SAID EASEMENT AREAS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

THIS PLAN DOES NOT AMEND, ALTER, REVERSE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR OTHER UTILITY EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/11.
- DISTANCES SHOWN ON THE PLAN ARE ACTUAL GROUND DISTANCES.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES - SOUTH CENTRAL ZONE.
- ALL POLE EASEMENTS & DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE POA PROPERTY OWNERS ASSOCIATION.

NOTICE:

SELLING A PORTION OF THE 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.

FLOOD PLAIN NOTE:

THE FACETS OF LAND SHOWN HEREON THIS SUBDIVISION PLAN ARE NOT INSIDE THE SPECIAL FLOOD HAZARD AREAS INDICATED BY THE 100-YEAR FLOOD AS DERIVED BY THE FEMA MAP COMMUNITY PANEL NUMBER 48091 CODES DATED SEPTEMBER 2, 2009 CITY OF GARDEN RIDGE, TEXAS.

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord
C1	23.57	15.00'	90° 01' 41.80"	15.01'	S11° 09' 00.32"W	21.22'
C2	185.61'	230.00'	46° 17' 13.63"	98.31'	N10° 43' 13.77"W	180.80'
C3	11.90'	10.00'	68° 09' 18.87"	6.76'	S21° 39' 18.40"E	11.21'
C4	538.28'	87.50'	318° 18' 37.75"	38.09'	S77° 34' 36.98"E	72.86'
C5	11.90'	10.00'	68° 09' 18.87"	6.76'	N46° 30' 02.48"E	11.21'
C6	137.34'	170.00'	46° 17' 13.63"	72.68'	N10° 43' 13.77"W	133.63'
C7	23.55'	15.00'	89° 58' 18.20"	14.89'	N78° 50' 59.69"W	21.21'
C8	40.18'	100.00'	32° 01' 12.84"	20.38'	S45° 22' 28.90"E	38.91'
C9	21.89'	24.00'	52° 15' 33.08"	11.77'	S70° 17' 01.52"E	21.14'
C10	28.28'	50.00'	33° 32' 48.45"	15.07'	N60° 55' 38.71"W	28.86'
C11	74.47'	55.00'	77° 34' 43.12"	44.20'	N82° 56' 56.54"W	68.81'
C12	38.82'	29.00'	78° 40' 36.85"	23.77'	N83° 28' 33.41"W	38.77'
C13	188.07'	8231.00'	1° 50' 27.10"	84.04'	S51° 25' 43.00"E	188.06'
C14	208.85'	5242.94'	2° 16' 57.00"	104.45'	S54° 43' 22.00"E	208.85'

TYPICAL NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR REPAIRING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES. CUTTALS FOR WATER QUALITY AND/OR DETENTION OR GRADING INTO STATE COVER RELATED TO THE DEVELOPMENT, WILL NOT ENOUGH BY STRUCTURE OR GRADING INTO STATE COVER PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS TO FM 2922 BASED ON THE OVERALL PLATTED HIGHWAY RIGHT-OF-WAY ONLY. THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS TO ONLY ACCESS POINT TO FM 3008 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 720 FEET.
- IF EASEMENTS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SPECIAL PERMIT MUST BE APPROVED BY TPOD. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATION OF STREETS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TPOD.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

OWNER:
 CUSTOM CLINCS, LLC
 TONY OVERMAN
 18945 FM 2252
 SUITE 200
 GARDEN RIDGE, TEXAS 77264
 (210) 619-2819

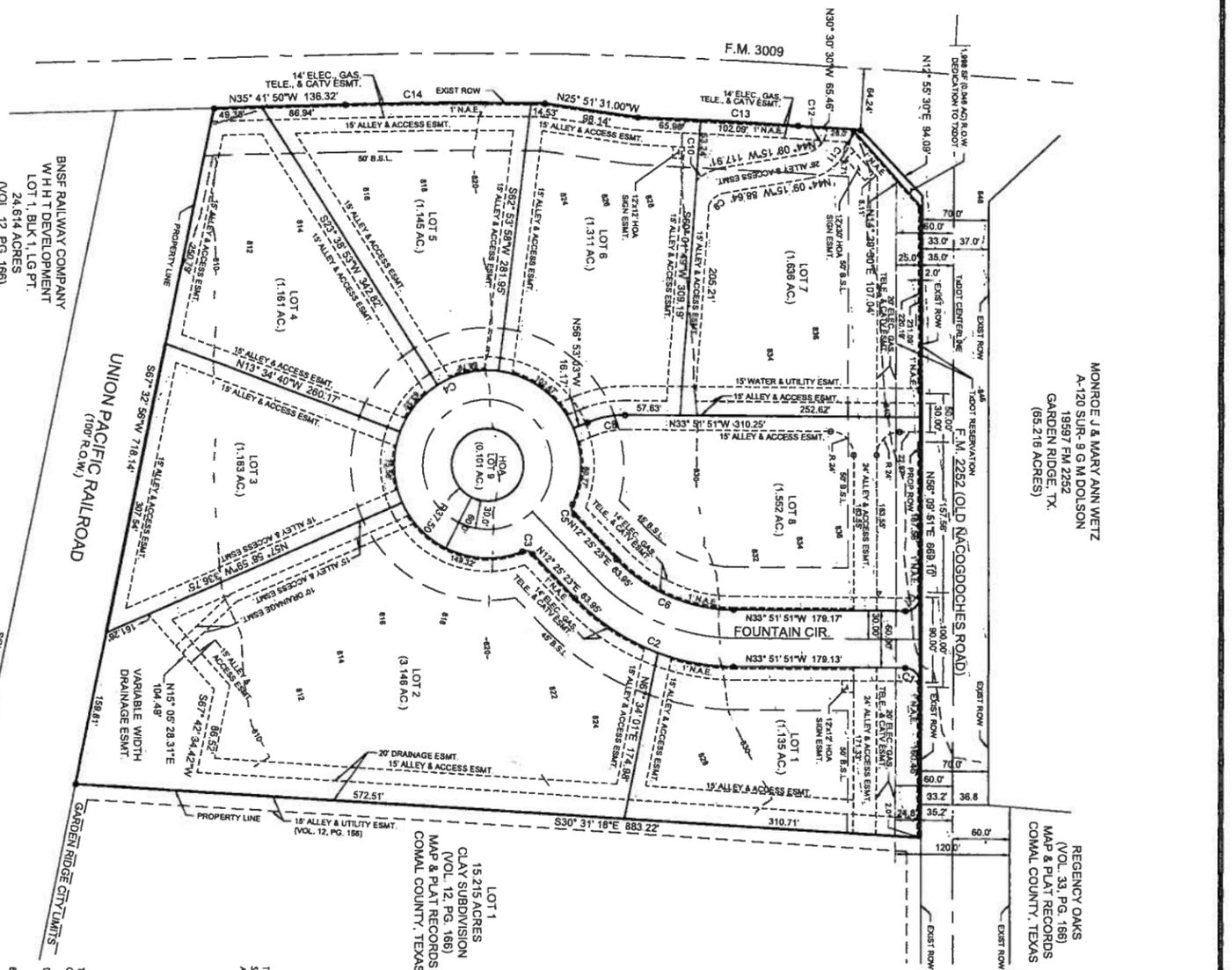
STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

THE OWNER OF THE LAND SHOWN ON THIS PLAN, AND WHOSE NAME IS SURRENDERED HEREON, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND ALL OF THE FOREGOING PUBLIC PLACES AND ALL OTHER PUBLIC PLACES HEREBY SHOWN FOR THE PURPOSE AND CONSIDERATION HEREBY EXPRESSED.

OWNER:
 REG. L. HACKETT, R.F.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 F.L.S. NO. 5573

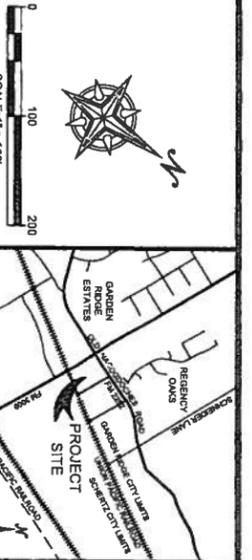
STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

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



MONROE J. & MARY ANN WETZ
 A-120 SUR-9 G.M. DOOLSON
 19697 FM 2252
 GARDEN RIDGE, TX
 (85.216 ACRES)

REGENCY OAKS
 (VOL. 33 PG. 168)
 MAP & PLAT RECORDS
 COMAL COUNTY, TEXAS



FORD ENGINEERING INC.
 ENGINEERING • PLANNING • DEVELOPMENT
 FB PROJECT NO. 2339.00
 DATE: APRIL 01, 2013
 10927 WYE DRIVE, SUITE 104 • SAN ANTONIO, TEXAS 78217
 TEL: (210) 590-4777 • FAX: (210) 590-4940 • TBE# NO. F-1162
 www.fordengineering.com

PLAT OF:
TUSCAN VILLAGE

13,523 ACRES, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, OUT OF THE GEO. M. DOOLSON SURVEY NO. 96, ABSTRACT NO. 120, BEING THE SAME TRACT OF LAND CALLED TO CONTAIN 13,532 ACRES OF LAND CONVEYED TO CUSTOM CLINCS, LLC IN DOCUMENT NO. 20108003877 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

CITY ENGINEER _____ DATE: _____ 2013
 MAYOR _____ CITY SECRETARY _____

THIS PLAN OF TUSCAN VILLAGE 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 _____ 2013

STATE OF TEXAS
 COUNTY OF COMAL
 COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN WAS RECORDED IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2013.

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 SURRENDERED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE REQUITED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREBY EXPRESSED, AND IN THE CAPACITY HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2013.

NOTARY PUBLIC _____

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 SURRENDERED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE REQUITED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREBY EXPRESSED, AND IN THE CAPACITY HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2013.

NOTARY PUBLIC _____

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 SURRENDERED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE REQUITED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREBY EXPRESSED, AND IN THE CAPACITY HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2013.

NOTARY PUBLIC _____

STATE OF TEXAS
 COUNTY OF COMAL
 COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN WAS RECORDED IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2013.



March 8, 2013

MAR 11 2013

Ford Engineering Inc
Attn: Christian M Herzig
10927 Wye Dr Ste 104
San Antonio, Texas 78217

Re: Letter of Certification Recommending Approval

Dear Mr. Herzig:

This shall serve as a Letter of Certification for City Plan No. Comal County Tuscan Village Plat dated 3/07/13 for approval and CPS Energy has no objection to the filing of this plat for consideration by the Planning Commission.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

We look forward to the opportunity to work with you in the development of this property. If you have any questions please contact me at (210) 353-2814.

Sincerely,

A handwritten signature in cursive script that reads "Milton Russell".

Milton Russell
Manager
Commercial Development

CITY OF GARDEN RIDGE
REQUEST FOR REVIEW
Utility Acceptance

Date: February 28, 2013

APPLICANT INFORMATION:

Applicant: Ford Engineering, Inc. / Mark Hill, P.E.
(Company Name/Contact person/Title)
Street Address, City, State, Zip: 10927 Wye Drive, Suite 104, San Antonio, Texas 78217
Ph#: (210) 590-4777 Fax#: (210) 590-4940 E-Mail: chris@fordengineering.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development: Tuscan Village
Lot: N/A Block: N/A Address: _____
Survey Name: GEO. M. DOLSON SURVEY NO. 96 Abstract#: 120 Tract # N/A
Location of Property: S.E. CORNER OF FM 3009 & FM 2252 MAPS CO Ref # 487/D6

I Tony Rodriguez have reviewed and approved this plat/plan as submitted for easements and
(Print name of reviewer)
availability where it concerns Time Warner Cable
(Name of Utility Company)

Signed this 6 day, of March Month, 2013:
Tony Rodriguez
(Reviewer's Signature)

UTILITY AGENT INFORMATION:

*** Please return this completed form to the applicant noted above. ***

Company: TIME WARNER CABLE Name/ Title: DESIGNER
Mailing Address: 1900 Blue Crest Ln, San Antonio, Tx 78247

Phone: (210) 352-4464 Fax: (210) 352-4474

CITY OF GARDEN RIDGE
REQUEST FOR REVIEW
Utility Acceptance

Date: February 28, 2013

APPLICANT INFORMATION:

Applicant: Ford Engineering, Inc. / Mark Hill, P.E.
(Company Name/Contact person/Title)

Street Address, City, State, Zip: 10927 Wye Drive, Suite 104, San Antonio, Texas 78217

Ph#: (210) 590-4777 Fax#: (210) 590-4940 E-Mail: chris@fordengineering.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development:

Lot: N/A Block: N/A Address: _____

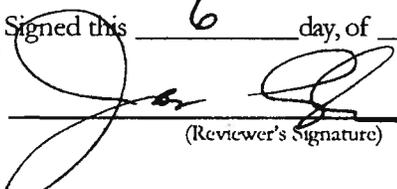
Survey Name: GEO. M. DOLSON SURVEY NO. 96 Abstract#: 120 Tract # N/A

Location of Property: S.E. CORNER OF FM 3009 & FM 2252 MAPS CO Ref # 487/D6

I JASON SCHINDLER have reviewed and approved this plat/plan as submitted for easements and
(Print name of reviewer)

availability where it concerns AT&T
(Name of Utility Company)

Signed this 6 day of MARCH Month, 20 13.


(Reviewer's Signature)

UTILITY AGENT INFORMATION:

*** Please return this completed form to the applicant noted above. ***

Company: AT&T Name/ Title: JASON SCHINDLER

Mailing Address: 4119 BROADWAY, SA TX 78209

Phone: (210) 283-1764

Fax: (____) _____

CITY OF GARDEN RIDGE
REQUEST FOR REVIEW
Utility Acceptance

Date: February 28, 2013

APPLICANT INFORMATION:

Applicant: Ford Engineering, Inc. / Mark Hill, P.E.
(Company Name/Contact person/Title)
Street Address, City, State, Zip: 10927 Wye Drive, Suite 104, San Antonio, Texas 78217
Ph#: (210) 590-4777 Fax#: (210) 590-4940 E-Mail: chris@fordengineering.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development: TUSCON VILLAGE
Lot: N/A Block: N/A Address: _____
Survey Name: GEO. M. DOLSON SURVEY NO. 96 Abstract#: 120 Tract # N/A
Location of Property: S.E. CORNER OF FM 3009 & FM 2252 MAPS CO Ref # 487/D6

I Abel Arispe have reviewed and approved this plat/plan as submitted for easements and
(Print name of reviewer)
availability where it concerns CenterPoint Energy
(Name of Utility Company)

Signed this 6th day of March Month, 2013.

[Signature]
(Reviewer's Signature)

UTILITY AGENT INFORMATION:

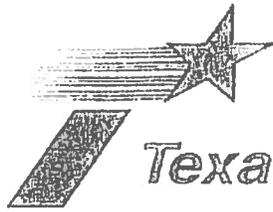
*** Please return this completed form to the applicant noted above. ***

Company: CENTERPOINT ENERGY Name/ Title: _____

Mailing Address: 290 S. CASTELLE, NEW BRUNSWICK, TX. 79130

Phone: (830) 642-1119

Fax: (830) 642-6413



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

San Antonio District
New Braunfels/Seguin Area Office
4102 IH 35 South
New Braunfels, Texas 78132
(830) 303-0130 (830)609-0707

March 7, 2013

County: Comal
Control: 1433
Section: 02
Highway: FM 2252

Christian M Herzig
Ford Engineering, Inc.
10927 Wye Drive, Suite 104
San Antonio, Texas 78217

SUBDIVISION: Preliminary Plat for Tuscan Village
OWNER: Custom Clinics, LLC - Tony Overman
18955 FM 2252
Garden Ridge, Texas

LOCATION: At FM 3009

DATE RECEIVED: Received revised preliminary plat from Ford Engineering by e-mail 3/6/2013.

PLAT REVIEWED FOR:	* NO OBJECTION	OBJECTION
EXISTING R.O.W. DATA	X	
PLANNED R.O.W. NEEDS	X	
STREET, ALLEY & DRIVEWAY ACCESS	X	
OTHER (ENVIRONMENTAL)	X	

This Plat and Master Development Plan (MPD) is being reviewed at the request of the Owner/Developer's engineer. Review comments made by TxDOT on the Plat or MDP are based on the latest information TxDOT has available and are being offered to convey to the platting authority and developer TxDOT's present opinion as to current and future highway system needs in order to preserve the transportation corridor, provide for safe ingress/egress to the state highway system and address known potential environmental issues. The extent to which this information is incorporated into the plat or MDP is at the discretion of the platting authority.

FOLLOWING TxDOT NOTES ARE ACKNOWLEDGED AS BEING ON THE PRELIMINARY PLAT:

- (1) For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way. For projects in the Edwards Aquifer Recharge or Contributing Zones, outfalls for water quality and/or detention ponds treating impervious cover related to the development, will not encroach by structure or grading into State ROW. Placement of permanent structural best management practice devices or vegetative filter strips within state ROW will not be allowed.
- (3) Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access Driveways to State Highways". The property is eligible for a maximum combined total of two (2) access points to FM 2252 based on an overall platted highway frontage of approximately 720 feet. The western-most of these FM 2252 access points will be right-in/out only. The property is eligible for a maximum combined total of one (1) right-in/out only access point to FM 3009 based on an overall platted highway frontage of approximately 720 feet.
- (4) If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. Locations of sidewalks within State right of way shall be as directed by TxDOT.
- (5) Any traffic control measures (left-turn lane, right-turn lane, accel. lane, signal, etc.) for any access fronting a state maintained roadway shall be the responsibility of the developer/owner.

* Comments:

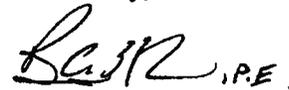
We acknowledge the 27 foot wide combination of ROW reservation/dedication shown on the plat. Any new easements must be located in private property beyond the limits of the ROW reservation/dedication.

It should be anticipated that the ultimate FM 2252 pavement edge will be closer to the development than its present location. The on-site grading should be compatible with the assumed future FM 2252 pavement edge elevations.

Permit applications along with construction plans for streets, driveways, utilities, drainage and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right-of-way.

Please provide pdf copy of recorded plat.

Sincerely,



Brien A. Hocher, P.E.
Development Engineer

cc: Mike Cowart, P.E. - TxDOT Interim Area Engineer
James Browne - TxDOT Maintenance Supervisor
Mark B. Hill, P.E. – Ford Engineering
Nancy Cain City Administrator City of Garden Ridge
Tony Overman – Owner/Developer

attachments

Christian M. Herzig

From: Christian M. Herzig
Sent: Thursday, March 07, 2013 4:37 PM
To: 'ranfte@co.comal.tx.us'
Cc: 'Tony Overman'; 'Tony'
Subject: Single street name approval
Attachments: StreetNameApprovalApplication.pdf; Tuscan Village Location Map.pdf; 233900_TUSCAN VILLAGE PLAT (2013-03-07).pdf

Emily,

We have one public road requiring street name approval in Garden Ridge.

Please find attached completed form, location map and approved plat.

Thank you,

Christian M Herzig

chris@fordengineering.com

Ford Engineering, Inc.

10927 Wye Drive, Suite 104, San Antonio, Texas 78217

Ph: (210) 590-4777 Fx: (210) 590-4940

TBPE Firm Registration # F-1162

TBPLS Firm Registration # 100184-00



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ZZZ	Credit	0.000000	\$850	\$850	\$0.00
	Total Tax Rate:	2.136167			
			Taxes w/Current Exemptions:		\$18.16
			Taxes w/o Exemptions:		\$18.16

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1DCF	DRY CROPLAND (FAIR)	13.5270	589236.12	0.00	0.00	\$579,810	\$850

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	N/A	N/A	N/A	N/A	N/A	N/A
2012	\$0	\$579,810	850	850	\$0	\$850
2011	\$0	\$579,810	1,150	1,150	\$0	\$1,150
2010	\$0	\$579,810	1,260	1,260	\$0	\$1,260
2009	\$0	\$579,810	1,470	1,470	\$0	\$1,470
2008	\$0	\$486,710	1,330	1,330	\$0	\$1,330
2007	\$0	\$494,190	1,720	1,720	\$0	\$1,720
2006	\$0	\$494,190	1,650	1,650	\$0	\$1,650
2005	\$0	\$375,780	1,720	1,720	\$0	\$1,720
2004	\$0	\$375,780	1,700	1,700	\$0	\$1,700
2003	\$0	\$375,780	1,760	1,760	\$0	\$1,760
2002	\$0	\$375,780	1,800	1,800	\$0	\$1,800
2001	\$0	\$375,780	1,660	1,660	\$0	\$1,660
2000	\$0	\$280,830	1,660	1,660	\$0	\$1,660
1999	\$0	\$280,830	1,830	1,830	\$0	\$1,830
1998	\$0	\$188,510	1,680	1,680	\$0	\$1,680
1997	\$0	\$188,510	1,680	1,680	\$0	\$1,680
1996	\$0	\$188,510	1,580	1,580	\$0	\$1,580
1995	\$0	\$187,900	1,530	1,530	\$0	\$1,530
1994	\$0	\$187,900	2,060	2,060	\$0	\$2,060
1993	\$0	\$187,900	1,870	1,870	\$0	\$1,870

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	1/24/2011 12:00:00 AM	SWDVL	SWD W/VENDOR'S LIEN	WETZ MONROE J	CUSTOM CLINICS	201106003877	

Tax Due

Property Tax Information as of 04/05/2013

Amount Due if Paid on:  -

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2012	Comal County	\$850	\$2.67	\$2.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	City of Garden Ridge	\$850	\$2.40	\$2.40	\$0.00	\$0.00	\$0.00	\$0.00
2012	Comal ISD	\$850	\$12.16	\$12.16	\$0.00	\$0.00	\$0.00	\$0.00

2012 ESD #6 (EMS & FIRE)	\$850	\$0.62	\$0.62	\$0.00	\$0.00	\$0.00	\$0.00
2012 Lateral Road	\$850	\$0.31	\$0.31	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:		\$18.16	\$18.16	\$0.00	\$0.00	\$0.00	\$0.00
2011 Comal County	\$1,150	\$3.52	\$3.52	\$0.00	\$0.00	\$0.00	\$0.00
2011 City of Garden Ridge	\$1,150	\$3.09	\$3.09	\$0.00	\$0.00	\$0.00	\$0.00
2011 Comal ISD	\$1,150	\$16.45	\$16.45	\$0.00	\$0.00	\$0.00	\$0.00
2011 ESD #6 (EMS & FIRE)	\$1,150	\$0.83	\$0.83	\$0.00	\$0.00	\$0.00	\$0.00
2011 Lateral Road	\$1,150	\$0.52	\$0.52	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:		\$24.41	\$24.41	\$0.00	\$0.00	\$0.00	\$0.00
CUSTOM CLINICS LLC TOTAL:		\$42.57	\$42.57	\$0.00	\$0.00	\$0.00	\$0.00
2010 Comal County	\$1,260	\$3.64	\$3.64	\$0.00	\$0.00	\$0.00	\$0.00
2010 City of Garden Ridge	\$1,260	\$3.32	\$3.32	\$0.00	\$0.00	\$0.00	\$0.00
2010 Comal ISD	\$1,260	\$17.26	\$17.26	\$0.00	\$0.00	\$0.00	\$0.00
2010 ESD #6 (EMS & FIRE)	\$1,260	\$0.38	\$0.38	\$0.00	\$0.00	\$0.00	\$0.00
2010 Lateral Road	\$1,260	\$0.57	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:		\$25.17	\$25.17	\$0.00	\$0.00	\$0.00	\$0.00
2009 Comal County	\$1,470	\$3.87	\$3.87	\$0.00	\$0.00	\$0.00	\$0.00
2009 City of Garden Ridge	\$1,470	\$3.75	\$3.75	\$0.00	\$0.00	\$0.00	\$0.00
2009 Comal ISD	\$1,470	\$19.26	\$19.26	\$0.00	\$0.00	\$0.00	\$0.00
2009 ESD #6 (EMS & FIRE)	\$1,470	\$0.44	\$0.44	\$0.00	\$0.00	\$0.00	\$0.00
2009 Lateral Road	\$1,470	\$0.74	\$0.74	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:		\$28.06	\$28.06	\$0.00	\$0.00	\$0.00	\$0.00
2008 Comal County	\$1,330	\$3.37	\$3.37	\$0.00	\$0.00	\$0.00	\$0.00
2008 City of Garden Ridge	\$1,330	\$2.79	\$2.79	\$0.00	\$0.00	\$0.00	\$0.00
2008 Comal ISD	\$1,330	\$17.42	\$17.42	\$0.00	\$0.00	\$0.00	\$0.00
2008 ESD #6 (EMS & FIRE)	\$1,330	\$0.40	\$0.40	\$0.00	\$0.00	\$0.00	\$0.00
2008 Lateral Road	\$1,330	\$0.73	\$0.73	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:		\$24.71	\$24.71	\$0.00	\$0.00	\$0.00	\$0.00
2007 Comal County	\$1,720	\$4.52	\$4.52	\$0.00	\$0.00	\$0.00	\$0.00
2007 City of Garden Ridge	\$1,720	\$3.81	\$3.81	\$0.00	\$0.00	\$0.00	\$0.00
2007 Comal ISD	\$1,720	\$22.53	\$22.53	\$0.00	\$0.00	\$0.00	\$0.00
2007 ESD #6 (EMS & FIRE)	\$1,720	\$0.47	\$0.47	\$0.00	\$0.00	\$0.00	\$0.00
2007 Lateral Road	\$1,720	\$0.95	\$0.95	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:		\$32.28	\$32.28	\$0.00	\$0.00	\$0.00	\$0.00
2006 Comal County	\$1,650	\$4.37	\$4.37	\$0.00	\$0.00	\$0.00	\$0.00
2006 City of Garden Ridge	\$1,650	\$3.83	\$3.83	\$0.00	\$0.00	\$0.00	\$0.00
2006 Comal ISD	\$1,650	\$27.07	\$27.07	\$0.00	\$0.00	\$0.00	\$0.00
2006 ESD #6 (EMS & FIRE)	\$1,650	\$0.46	\$0.46	\$0.00	\$0.00	\$0.00	\$0.00
2006 Lateral Road	\$1,650	\$0.83	\$0.83	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:		\$36.56	\$36.56	\$0.00	\$0.00	\$0.00	\$0.00
2006 Credit	\$1,650	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 Comal County	\$1,720	\$5.22	\$5.22	\$0.00	\$0.00	\$0.00	\$0.00
2005 City of Garden Ridge	\$1,720	\$3.99	\$3.99	\$0.00	\$0.00	\$0.00	\$0.00
2005 Comal ISD	\$1,720	\$30.96	\$30.96	\$0.00	\$0.00	\$0.00	\$0.00
2005 ESD #6 (EMS & FIRE)	\$1,720	\$0.52	\$0.52	\$0.00	\$0.00	\$0.00	\$0.00
2005 Lateral Road	\$1,720	\$0.86	\$0.86	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:		\$41.55	\$41.55	\$0.00	\$0.00	\$0.00	\$0.00
2005 Credit	\$1,720	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 Comal County	\$1,700	\$4.90	\$4.90	\$0.00	\$0.00	\$0.00	\$0.00
2004 City of Garden Ridge	\$1,700	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2004 Comal ISD	\$1,700	\$30.94	\$30.94	\$0.00	\$0.00	\$0.00	\$0.00

2004 ESD #6 (EMS & FIRE)	\$1,700	\$0.51	\$0.51	\$0.00	\$0.00	\$0.00	\$0.00
2004 Lateral Road	\$1,700	\$0.77	\$0.77	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:		\$41.08	\$41.08	\$0.00	\$0.00	\$0.00	\$0.00
2004 Credit	\$1,700	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 Comal County	\$1,760	\$5.08	\$5.08	\$0.00	\$0.00	\$0.00	\$0.00
2003 City of Garden Ridge	\$1,760	\$4.14	\$4.14	\$0.00	\$0.00	\$0.00	\$0.00
2003 Comal ISD	\$1,760	\$32.21	\$32.21	\$0.00	\$0.00	\$0.00	\$0.00
2003 Lateral Road	\$1,760	\$0.79	\$0.79	\$0.00	\$0.00	\$0.00	\$0.00
2003 Rural Fire #3	\$1,760	\$0.53	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:		\$42.75	\$42.75	\$0.00	\$0.00	\$0.00	\$0.00
2003 Credit	\$1,760	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 Comal County	\$1,800	\$5.20	\$5.20	\$0.00	\$0.00	\$0.00	\$0.00
2002 City of Garden Ridge	\$1,800	\$4.48	\$4.48	\$0.00	\$0.00	\$0.00	\$0.00
2002 Comal ISD	\$1,800	\$32.40	\$32.40	\$0.00	\$0.00	\$0.00	\$0.00
2002 Lateral Road	\$1,800	\$0.81	\$0.81	\$0.00	\$0.00	\$0.00	\$0.00
2002 Rural Fire #3	\$1,800	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:		\$43.43	\$43.43	\$0.00	\$0.00	\$0.00	\$0.00
2001 Comal County	\$1,660	\$4.63	\$4.63	\$0.00	\$0.00	\$0.00	\$0.00
2001 City of Garden Ridge	\$1,660	\$4.20	\$4.20	\$0.00	\$0.00	\$0.00	\$0.00
2001 Comal ISD	\$1,660	\$30.71	\$30.71	\$0.00	\$0.00	\$0.00	\$0.00
2001 Lateral Road	\$1,660	\$0.75	\$0.75	\$0.00	\$0.00	\$0.00	\$0.00
2001 Rural Fire #3	\$1,660	\$0.50	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:		\$40.79	\$40.79	\$0.00	\$0.00	\$0.00	\$0.00
2000 Comal County	\$0	\$4.55	\$4.55	\$0.00	\$0.00	\$0.00	\$0.00
2000 City of Garden Ridge	\$0	\$4.32	\$4.32	\$0.00	\$0.00	\$0.00	\$0.00
2000 Comal ISD	\$0	\$30.71	\$30.71	\$0.00	\$0.00	\$0.00	\$0.00
2000 Lateral Road	\$0	\$0.83	\$0.83	\$0.00	\$0.00	\$0.00	\$0.00
2000 Rural Fire #3	\$0	\$0.50	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:		\$40.91	\$40.91	\$0.00	\$0.00	\$0.00	\$0.00
1999 Comal County	\$0	\$5.02	\$5.02	\$0.00	\$0.00	\$0.00	\$0.00
1999 City of Garden Ridge	\$0	\$4.71	\$4.71	\$0.00	\$0.00	\$0.00	\$0.00
1999 Comal ISD	\$0	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00	\$0.00
1999 Lateral Road	\$0	\$0.92	\$0.92	\$0.00	\$0.00	\$0.00	\$0.00
1999 Rural Fire #3	\$0	\$0.55	\$0.55	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:		\$45.60	\$45.60	\$0.00	\$0.00	\$0.00	\$0.00
1998 Comal County	\$0	\$4.42	\$4.42	\$0.00	\$0.00	\$0.00	\$0.00
1998 City of Garden Ridge	\$0	\$4.30	\$4.30	\$0.00	\$0.00	\$0.00	\$0.00
1998 Comal ISD	\$0	\$29.71	\$29.71	\$0.00	\$0.00	\$0.00	\$0.00
1998 Lateral Road	\$0	\$0.93	\$0.93	\$0.00	\$0.00	\$0.00	\$0.00
1998 Rural Fire #3	\$0	\$0.50	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:		\$39.86	\$39.86	\$0.00	\$0.00	\$0.00	\$0.00
WETZ MONROE J & MARY ANN TOTAL:		\$482.75	\$482.75	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):		\$525.32	\$525.32	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.



**MINUTES OF PLANNING & ZONING COMMISSION
REGULAR SESSION
TUESDAY, MARCH 12, 2013**

Commissioners present:

Nadine Knaus, Chair
Harvey Bell
Kay Bower
Frank Dansby
Sam Stocks, Vice Chair

Commissioners Absent:

Walter Lamar
Kitty Owen

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, Nadine Knaus, Chairman called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:01p.m. on Tuesday, March 12, 2013 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266

2. 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 must request that if you wish to speak, that you 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 expect to be shown to you.
- c. Limit remarks to three (3) minutes.

*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 Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.*

No one signed up to speak.

3. **Business Items**

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

- a. **Entry monument sign and landscape design for the The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV Subdivision) entrance located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road**

David Rittenhouse, Bitter Blue, provided the Planning and Zoning Commission with the following documents:

- Fence and column heights
- Knox Box for Fire Department
- Approval letter form Triumphant Lutheran Church covering access point

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bell, the Planning and Zoning Commission voted four (4) for and none (0) opposed, to recommend to the City Council approval of the entry monument sign and landscape design for The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV Subdivision) entrance located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road. The motion carried.

- b. **Declaration of Covenants, Conditions and Restrictions for The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV) Subdivision**

David Rittenhouse, Bitter Blue, reviewed the Declaration of Covenants, Conditions and Restrictions for The Woodlands of Garden Ridge Subdivision.

The Planning and Zoning Commission had the following concerns:

- Section 4.3.10 Yards and Ground Cover - confusing
- Section 4.5.12 Landscaping – front yards and groundcover
- Section 4.5.7 Water and Sewer-needs to include rain water collections

Motion: Upon a motion to postpone by Commissioner Stocks and a second by Commissioner Bell, the Planning and Zoning Commission voted four (4) for and none (0) opposed, to postpone until the Water Commission can review the Declaration of Covenants, Conditions and Restrictions for The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV) Subdivision. The motion carried unanimously.

- c. **Final Plat for Tuscan Village Subdivision located at the southeast corner of the intersection of FM 3009 and FM 2252**

Nadine Knaus, Planning and Zoning Commission Chair, reported the Final Plat for Tuscan Village Subdivision has been submitted for approval.

Garry Montgomery, City Engineer/River City Engineer, reported he received the final plat, but did not receive the Construction Plans.

The Planning and Zoning Commission discussed Ordinance 7 and it's requirements for several documents be included as part of the final plat. The Planning and Zoning Commission expressed concerns over the following required documents missing or incomplete at the time the Final Plat was submitted:

- Construction plans
- Utility Certificates
- Tax Certificates

Motion: Upon a motion made by Commissioner Bower and a second by Commissioner Stocks, the Planning and Zoning Commission voted four (4) for and none (0) opposed, to recommend to the City Council deny the Final Plat until the packet is complete.. 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 12, 2013 meeting of the Planning and Zoning Commission.**

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bell, the Planning and Zoning Commission voted four (4) for and none (0) opposed, for the approval the minutes of February 12, 2013 meeting of the Planning and Zoning Commission. The motion carried unanimously.

- b. Set date, time and location for next meeting.**

Nadine Knaus, Chair, reported the next meeting will be held on Tuesday, April 9, 2013 at 6:00p.m.

5. Adjournment

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bower, the meeting was adjourned at 6:35p.m.

Nadine Knaus, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE MARCH 12, 2013
PLANNING AND ZONING COMMISSION REGULAR MEETING**

Rules for Citizen's Participation:

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

- a. Direct your comments to the entire Council, not to an individual member nor to the audience.
- b. Show the City Council the same respect and courtesy that you expect to be shown to you.
- c. Limit remarks to three (3) minutes.

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