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 13, 2013 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in regular session at 6:00 p.m., Tuesday, August 13, 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 August 9, 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.

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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 appointed officials, we request that if you wish to 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.
d. 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 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) Review and discuss a petition by Wes Kleckley for a Master Plan for Howell Park Lots 2 and 3, located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252

b) Review and discuss a petition by Wes Kleckley for the following variances for property located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252, further known as Howell Park Lots 2 and 3:
   i) Ordinance 7 – Section 7.C. 1.: Requiring alleys of not less than 22 feet in right of way and pavement width of 18 feet shall be installed in all business and industrial areas.
   ii) Ordinance 7 – Section 7.C. 2.: Requiring alleys not less than 15 feet from the property or easement shall be provided along each property or easement line.
   iii) Ordinance 13 – Section 6.1.4.3.: – Side Yard: Requiring alley rights of way of 15 foot width down each side property line shall provide access to the rear alley.
   iv) Ordinance 13 – Section 6.1.4.4.: Rear Yard: Requiring an alley right of way of a 25 foot width shall run the length of the rear property line in an Office and Professional (B2) District that backs onto a Residential Single Family (R) District.

c) Review and discuss a petition by Wes Kleckley for issuance of a Special Use Permit for construction and operation of an approximately 6,245 square foot office building on Lot 3 and an approximately 6,500 square foot office building on Lot 2 in the Howell Park subdivision situated in Office and Professional (B2) District zoning with the Special Use Permit reflecting variances granted. The property is further located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252.

5. Public Hearings

The Planning and Zoning Commission will conduct a Public Hearing to receive input on the following:

a) A petition by Wes Kleckley for the following variances for property located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252, further known as Howell Park Lots 2 and 3:
   i) Ordinance 7 – Section 7.C. 1.: Requiring alleys of not less than 22 feet in right of way and pavement width of 18 feet shall be installed in all business and industrial areas.
   ii) Ordinance 7 – Section 7.C. 2.: Requiring alleys not less than 15 feet from the property or easement shall be provided along each property or easement line.
   iii) Ordinance 13 – Section 6.1.4.3.: – Side Yard: Requiring alley rights of way of 15 foot width down each side property line shall provide access to the rear alley.
   iv) Ordinance 13 – Section 6.1.4.4.: Rear Yard: Requiring an alley right of way of a 25 foot width shall run the length of the rear property line in an Office and Professional (B2) District that backs onto a Residential Single Family (R) District.

b) A petition by Wes Kleckley for issuance of a Special Use Permit for construction and operation of an approximately 6,245 square foot office building on Lot 3 and an approximately 6,500 square foot office building on Lot 2 in the Howell Park subdivision situated in Office and Professional (B2) District zoning with the Special Use Permit reflecting variances granted. The property is further located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252.

6. Business Items (continued)

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

d) A petition by Wes Kleckley for a Master Plan for Howell Park Lots 2 and 3, located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252

e) A petition by Wes Kleckley for the following variances for property located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252, further known as Howell Park Lots 2 and 3:
   i) Ordinance 7 – Section 7.C. 1.: Requiring alleys of not less than 22 feet in right of way and pavement width of 18 feet shall be installed in all business and industrial areas.
   ii) Ordinance 7 – Section 7.C. 2.: Requiring alleys not less than 15 feet from the property or easement shall be provided along each property or easement line.

iii) Ordinance 13 – Section 6.1.4.3.: – Side Yard: Requiring alley rights of way of 15 foot width down each side property line shall provide access to the rear alley.
iv) Ordinance 13 – Section 6.1.4.4.: Rear Yard: Requiring an alley right of way of a 25 foot width Shall run the length of the rear property line in an Office and Professional (B2) District that backs onto a Residential Single Family (R) District.

f) A petition by Wes Kleckley for issuance of a Special Use Permit for construction and operation of an approximately 6,245 square foot office building on Lot 3 and an approximately 6,500 square foot office building on Lot 2 in the Howell Park subdivision situated in Office and Professional (B2) District zoning with the Special Use Permit reflecting variances granted. The property is further located on the north side of F.M. 2252 on the west side and adjacent to the property located at 19295 F.M. 2252.

g) Final Plat for The Woodlands of Garden Ridge, Unit 2 located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road

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

a. Approve or disapprove the minutes of the June 11, 2013 meeting of the Planning and Zoning Commission.

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

8. 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 11:45 a.m. August 9, 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

Wes Kleckley – Howell Park Lots 2 & 3

MASTERPLAN

OFFICE BUILDING (LOT 3)

LOT AREA = 43,604 SF (1.001 AC)

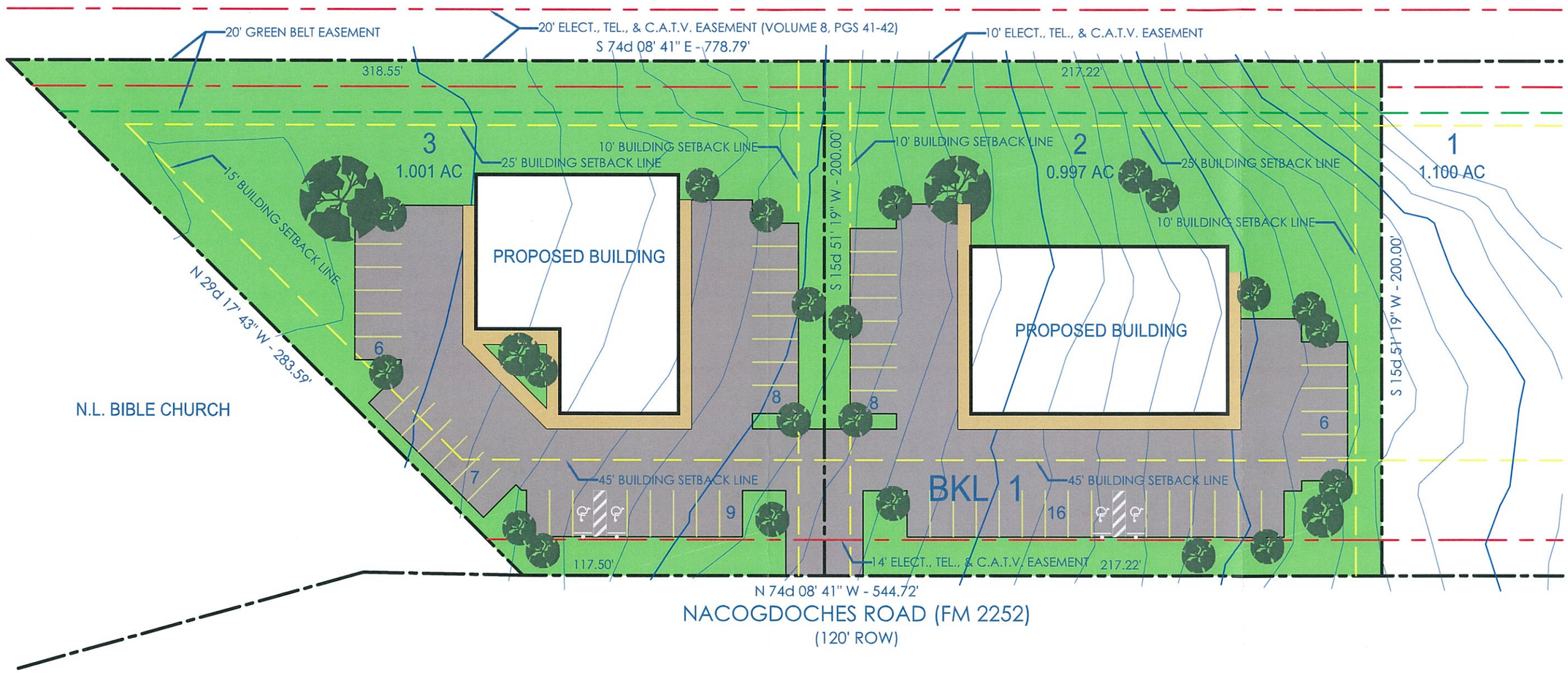
NEW BUILDING AREA:	6,245 SF	
REQUIRED PARKING (1 per 300 SF) 6,245/300 : 20.81 - 21 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,640.04 SF	
TOTAL IMPERVIOUS COVER USED:	20,928.06 SF	47.9%
48% IMPERVIOUS COVER REQUIRED:	20,929.92 SF	

OFFICE BUILDING (LOT 2)

LOT AREA = 43,429 SF (0.997 AC)

NEW BUILDING AREA:	6,500 SF	
REQUIRED PARKING (1 per 300 SF) 6,500/300 : 21.6 - 22 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,257.02 SF	
TOTAL IMPERVIOUS COVER USED:	20,757.20 SF	47.8%
48% IMPERVIOUS COVER REQUIRED:	20,845.92 SF	

GARDEN RIDGE UNIT 10
(VOLUME 8, PAGES 41-42)



NOT FOR CONSTRUCTION

PROJECT: INTERLINC Future Corporate Offices		SCALE: NTS	
CgM and Associates ARCHITECTS 968 W San Antonio St New Braunfels, TX 78130 830-620-0778 Office Copyright 2013.	**COMPOSITE PLAN**	DATE: 22 JUL 2013	
	PRELIMINARY BLDG PADS, SHARED ACCESS DRIVEWAY AND PARKING	NUMBER: **SK-04**	SEAL:

APPLICATION FOR VARIANCE

FOR

Wes Kleckley – Howell Park Lots 2 & 3

PREPARED BY

MOELLER
& ASSOCIATES
Engineering Solutions

F-13351

Shane Klar
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Prepared
August 8, 2013

Planning and Zoning Form 2
APPLICATION FOR VARIANCE
(Type or Print)

1. Date: August 8, 2013 Case #: _____

2. Applicant Name: James (First) Wes (Middle) Kleckley (Last)

3. Mailing Address: 21315 Gunther Grove (Street)
Garden Ridge (City) Texas (State) 78266 (Zip)

Phone: (210)- 200-8080

4. Applicant's relationship to property:
Sole owner (X) Part owner ( ) Other; Property under contract (Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

5. Property location: Lot 2 & 3 of Howell Park Subdivision on FM 2252, Garden Ridge, TX
(Street address or street property front)

6. Legal description:

Plat: Lot(s) 2 & 3 Block(s) 1

Subdivision; Howell Park

Acreage: 1.998 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # 13 Page # 197

7. Cite City Ordinance number, page and paragraph from which variance is needed: Ordinance 13, Page 29, 6.1.4.3 Side Yard Alley, 6.1.4.4 Rear Yard Alley, & 6.1.4.5 Impervious Cover. Ordinance 7, Page 17, Section 7.C Alleys.

8. State what you want to do instead: We propose to increase the allowable impervious cover from 33% to 48% and in an effort to keep impervious cover to a minimum we will ensure emergency access meets 2006 International Fire Code in lieu of perimeter alley ways around the site.

9. Give reason why a variance should be granted (cost alone is not acceptable): See attached.

10. If you are requesting a variance from City Ordinance 13 requirements, give a dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

11. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

12. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: ___
None

13. The undersigned hereby requests that the variance identified in this application are granted, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: _____

____ Attachments:

1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for variance fee per Garden Ridge City Ordinance 11.

--------- CITY USE ONLY ---------

VARIANCE REQUEST

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received $_____ Check #_____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on variance	_____
	P&Z recommendation to City Council	_____
City Council:	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
City Admin.:	Applicant notified of Council Decision	_____
	Zoning ordinance change published, if required	_____

APPLICATION FOR VARIANCE

Supplemental Information

9. Impervious Cover: An increase in impervious cover would allow the development to have adequate professional office space and additional parking availability that would bring an increased value to the city. Typical commercial development impervious cover density is 80% - 90%. 48% would be adequate to satisfy the development's needs while also maintaining a buffer between the adjacent residential development.

Alleys: Access to the site will be designed to 2006 International Fire code standards. In the case of this development, perimeter alleys would decrease the efficiency of emergency access to the buildings and ultimately increase the overall impervious cover needs of the site.

BRACKEN VOLUNTEER FIRE DEPARTMENT

(210) 651-5762
23600 FM 3009 · SAN ANTONIO, TX 78266

08/07/2013

Shane Klar
Moeller & Associates
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Regarding: Howell Park master plan

After discussing the subdivision's concept with you it is the fire department's recommendation that the the 15 foot alley requirement can be abated if the final design is true to the master plan. We require that the development meet the requirements of the International Fire Code 2006 edition as adopted by the city of Garden Ridge.

If you have any questions or comments, please call me.

Best regards,

William J. Anz
Assistant Chief

OFFICE BUILDING (LOT 3)

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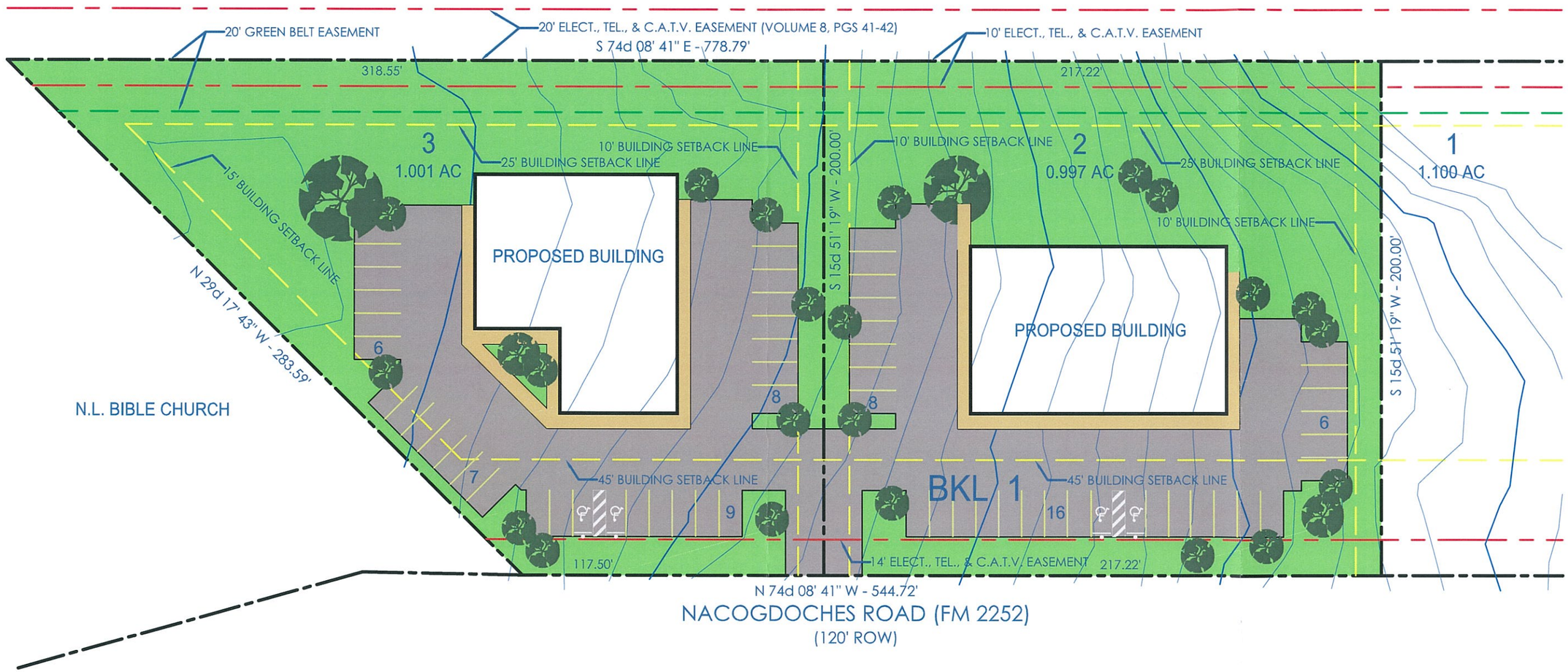
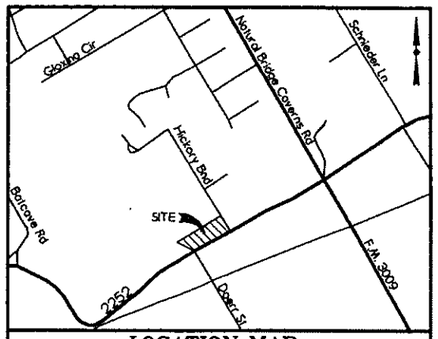
GARDEN RIDGE UNIT 10
(VOLUME 8, PAGES 41-42)



NOT FOR CONSTRUCTION

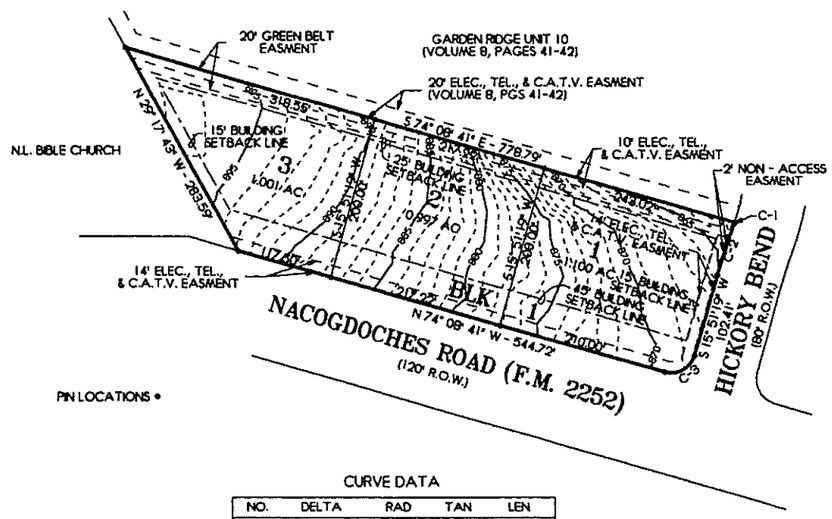
PROJECT: INTERLINC Future Corporate Offices		SCALE: NTS	
CgM and Associates ARCHITECTS 968 W San Antonio St New Braunfels, TX 78130 830-620-0778 Office Copyright 2013.	**COMPOSITE PLAN**	DATE: 22 JUL 2013	
	PRELIMINARY BLDG PADS, SHARED ACCESS DRIVEWAY AND PARKING	NUMBER: **SK-04**	SEAL:



LOCATION MAP

SCALE: 1" = 100'

BEARINGS BASED ON PLAT OF GARDEN RIDGE UNIT - 10, VOL. B, PGS. 41-42



CURVE DATA

NO.	DELTA	RAD	TAN	LEN
C-1	000° 34' 00"	200.00	0.99	1.98
C-2	004° 58' 38"	756.33	32.87	85.70
C-3	090° 00' 00"	30.00	30.00	47.12

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

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

CITY ENGINEER

FERNANDEZ, FRAZER, WHITE AND ASSOCIATES, INC
11924 RADIUM
SAN ANTONIO, TEXAS 78216
(210) 377-0774

TXDOT NOTES:

1. 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.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 544.72'.
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 MEASURE (LEFT-TURN LANE, SIGNAL, ETC) FOR ANY DRIVEWAY FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
6. BEFORE THE ACTUAL DRIVEWAY CONSTRUCTION BEGINS A DRIVEWAY PERMIT WILL BE NEEDED FROM THIS OFFICE.

#200004005896

STATE OF TEXAS
COUNTY OF COMAL

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

STATE OF TEXAS ALBERT B. FERNANDEZ 18370 REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

GINA B. LUBIANSKI Notary Public, State of Texas My Commission Expires AUGUST 26, 2002

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1ST DAY OF December

NOTARY PUBLIC
COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Mark P Howell
OWNER/AGENT

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1ST DAY OF December A.D., 1999

GINA B. LUBIANSKI Notary Public, State of Texas My Commission Expires AUGUST 26, 2002

NOTARY PUBLIC
COMAL COUNTY, TEXAS

SUBDIVISION PLAT
OF

HOWELL PARK

3.098 ACRES OF LAND BEING OUT OF THE GEORGE M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS.

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

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

THIS PLAT OF HOWELL PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY CITY COUNCIL OF GARDEN RIDGE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1ST DAY OF Dec AD, 1999

BY: MAYOR

BY: CITY SECRETARY

STATE OF TEXAS ALBERT B. FERNANDEZ 3223 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COMAL

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1ST DAY OF December

GINA B. LUBIANSKI Notary Public, State of Texas My Commission Expires AUGUST 26, 2002

NOTARY PUBLIC
COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, Jay Stracater, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF February, A.D. 2000 AT 10:33 AM IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 13 ON PAGE 197

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF February, A.D. 2000

COUNTY CLERK, COMAL COUNTY, TEXAS
BY: DEPUTY

2252

Property Legal Description: Lot 2 & 3 of Howell Park as recorded in Comal County, Texas Volume 13, Page 197, Doc. #200006005896

Requested Variances: Ordinance 7 - Section 7.C Alleys

Ordinance 13 – Section 6.1.4.3 Impervious Cover

Ordinance 13 – Section 6.1.4.4, & 6.1.4.5 Alleys

Property Owners Within 200' of Property:

Silva, Arthur J.	19197 Nacogdoches Loop Rd., Garden Ridge, TX 78266
Ogden, Kimberly	6192 Montgomery, San Antonio, TX 78252
Covenant Baptist Church of Garden Ridge	19204 FM 2252, San Antonio, TX 78266
Miller, Gary & Paulette	21111 Tree Top Cv., Garden Ridge, TX 78266
Miller, Marjorie E., Marital trust	8516 Phoenix Ave., Selma, TX 78154
Howell, Mark	19295 FM 2252, Garden Ridge, TX 78266
Scholze, Larry & Cheryl	20003 Hickory Bnd., San Antonio, TX 78266
Wendt, Arthur	20003 Cedar Br., Garden Ridge, TX 78266
Sanders, Greg & Kim	99-1613 Hoapono Pl., Ajea, HI 96701
Jennings, John & Jolie	20004 Cedar Br., Garden Ridge, TX 78266
Fisher, Theodore & Nancy	20007 Cedar Br., Garden Ridge, 78266
Miller, Paul & Evelyn	20011 Cedar Br., Garden Ridge, TX 78266
Hudson, Thomas & Beverly Wyble	21003 Cedar Br., Garden Ridge, TX 78266
Stipp, Oliver & Martha	21007 Cedar Br., Garden Ridge, TX 78266
Northeast Bible Evangelical Free Church	19185 FM 2252, Garden Ridge, TX 78266

STIPP OLIVER R & MARTHA C
21007 CEDAR BR
GARDEN RIDGE, TX 78266
ROY RONALD D & ILENE M
21004 CEDAR BR
GARDEN RIDGE, TX 78266
Cedar Branch
HUDSON THOMAS M & BEVERLY S WYBLE
21003 CEDAR BR
GARDEN RIDGE, TX 78266
PUCKETT JAY R & JOYCE A TR
PUCKETT REVOCABLE TRUST
20009 CEDAR BR
GARDEN RIDGE, TX 78266
REYES FERNANDO & VERONICA G
20015 HICKORY BND
GARDEN RIDGE, TX 78266
WICHT RICHARD & MIYOKO
20012 HICKORY BND
GARDEN RIDGE, TX 78266
ALSOP SHARON Y & BRUCE T
19439 ARROWWOOD PL
GARDEN RIDGE, TX 78266
MURDOCH RONALD G & KATHRI ANN
19435 ARROWWOOD PLACE
GARDEN RIDGE, TX 78266
HLUBEK MICHAEL D & DEBORAH ANN
20008 HICKORY BND
GARDEN RIDGE, TX 78266
200' PROPERTY OFFSET
MILLER PAUL B & EVELYN
20011 CEDAR BR
GARDEN RIDGE, TX 78266
JENNINGS JOHN P & JOTIEA
20004 CEDAR BR
GARDEN RIDGE, TX 78266
LEBLANC ALVIN C & GEORGIA A
20011 HICKORY BND
GARDEN RIDGE, TX 78266
Hickory Bend
MORGAN JAMES T & LINDA A
9409 MAGIC FLS
GARDEN RIDGE, TX 78266
MARRERO GUALBERTO & LOURDES R
9405 MAGIC FLS
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FISHER O THEODORE JR & NANCY B
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HOWELL MARK P
19285 FM 2252
GARDEN RIDGE, TX 78266
BELL JOHN W & ELIZABETH A TR
BELL LIVING TRUST
9414 MAGIC FLS
GARDEN RIDGE, TX 78266
MCCOY JAMES O & MARY LOU
9412 MAGIC FLS
GARDEN RIDGE, TX 78266
SINGLETON KEITH D & ETHELE LIVING TRUST
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GARDEN RIDGE, TX 78266
HOWELL MARK P
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HOWELL MARK P
19285 FM 2252
GARDEN RIDGE, TX 78266
OVERMAN PROPERTIES IV LLC
18965 FM 2252
GARDEN RIDGE, TX 78266
FM 2252
2252
FRIEND IVAN A & DOLLAR DORIS A
6506 ZUNI
UNIVERSAL CITY, TX 78148
WW ASHLEY OAKS LLC
% STANTAP WOODS
410 BREATHLESS VIEW ST
SAN ANTONIO, TX 78260
MILLER GARY L & PAULETTE
21111 TREETOP CV
GARDEN RIDGE, TX 78266
COVENANT BAPTIST CHURCH OF GARDEN RIDGE
19204 FM 2252
SAN ANTONIO, TX 78266
MILLER MARJORIE E
MARITAL TRUST
8516 PHOENIX AVE
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COTTINGHAM RANDY L & CAROLINE S
18113 MAGOGDOCHES LOOP
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OGDEN KIMBERLY
8192 WT MONTGOMERY
SAN ANTONIO, TX 78252
SILVA ARTHUR J
19187 MAGOGDOCHES LOOP RD
GARDEN RIDGE, TX 78266
bing
GARDEN RIDGE, TX
WES KLECKLY
PROJECT SITE
Schertz
Selma
© 2010 NAVTEQ © AND © 2010 Microsoft Corporation
N
0 12.5 25 50 Feet
1 inch = 50 feet
MOELLER & ASSOCIATES
Engineering Solutions

APPLICATION FOR SPECIAL USE PERMIT

FOR

Wes Kleckley – Howell Park Lots 2 & 3

PREPARED BY

MOELLER & ASSOCIATES
Engineering Solutions

F-13351

Shane Klar
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Prepared
August 8, 2013

Planning and Zoning Form 3

APPLICATION FOR SPECIAL USE PERMIT

(Type or Print)

1. Date: August 8, 2013 Case #: _____

2. Applicant Name: James (First) Wes (Middle) Kleckley (Last)

   Doing Business as: James (First) Wes (Middle) Kleckley (Last)

   Texas Sales & Use Tax Permit Number: N/A

3. Mailing Address: 21315 Gunther Grove (Street)

   Garden Ridge (City) Texas (State) 78266 (Zip)

   Phone: (210)- 202-8080

4. Physical Address of Business: 21315 Gunther Grove (Street)

   Garden Ridge (City) Texas (State) 78266 (Zip)

   Phone: (210)- 202-8080

5. Applicant's relationship to property or business:

   Sole owner (X) Part owner ( ) Other; Property under contract (Specify)

   (If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

6. Legal description of property on which business is to be located:

   Plat: Lot(s) 2 & 3 Block(s) 1

   Subdivision Howell Park

   Acreage: 1.998 (If acreage, provide separate metes and bounds description as attachment 2.)

   Property Deed recorded in Comal County Volume # 13 Page # 197

7. Existing use of property; Undeveloped commercial lot currently zoned B-2

8. Use of property being requested (Be specific and give details - attach additional sheets as needed):

   This special use permit is in connection with a Variance Request of Ordinance 13 impervious cover requirement as well as a Variance Request to Ordinance 7 and 13 Alley requirement.

   The proposed use will be professional offices.

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: ___
None

12. The undersigned hereby requests that the property identified in this application be approved for the Special Use(s) requested above in accordance with in accordance with Garden Ridge City Ordinance 13, section 12. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

13. Applicant Signature: _____

____ Attachments:
1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for Special Use Permit fee per Garden Ridge City Ordinance 11.

--------- CITY USE ONLY ---------
Special Use Permit

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received $_____ Check #_____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on Special use Permit	_____
	P&Z recommendation to City Council	_____
City Council:	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
City Admin.:	Applicant notified of Council Decision	_____

BRACKEN VOLUNTEER FIRE DEPARTMENT

(210) 651-5762
23600 FM 3009 · SAN ANTONIO, TX 78266

08/07/2013

Shane Klar
Moeller & Associates
1040 N. Walnut Ave., Ste B
New Braunfels, TX 78130

Regarding: Howell Park master plan

After discussing the subdivision's concept with you it is the fire department's recommendation that the the 15 foot alley requirement can be abated if the final design is true to the master plan. We require that the development meet the requirements of the International Fire Code 2006 edition as adopted by the city of Garden Ridge.

If you have any questions or comments, please call me.

Best regards,

William J. Anz
Assistant Chief

OFFICE BUILDING (LOT 3)

LOT AREA = 43,604 SF (1.001 AC)

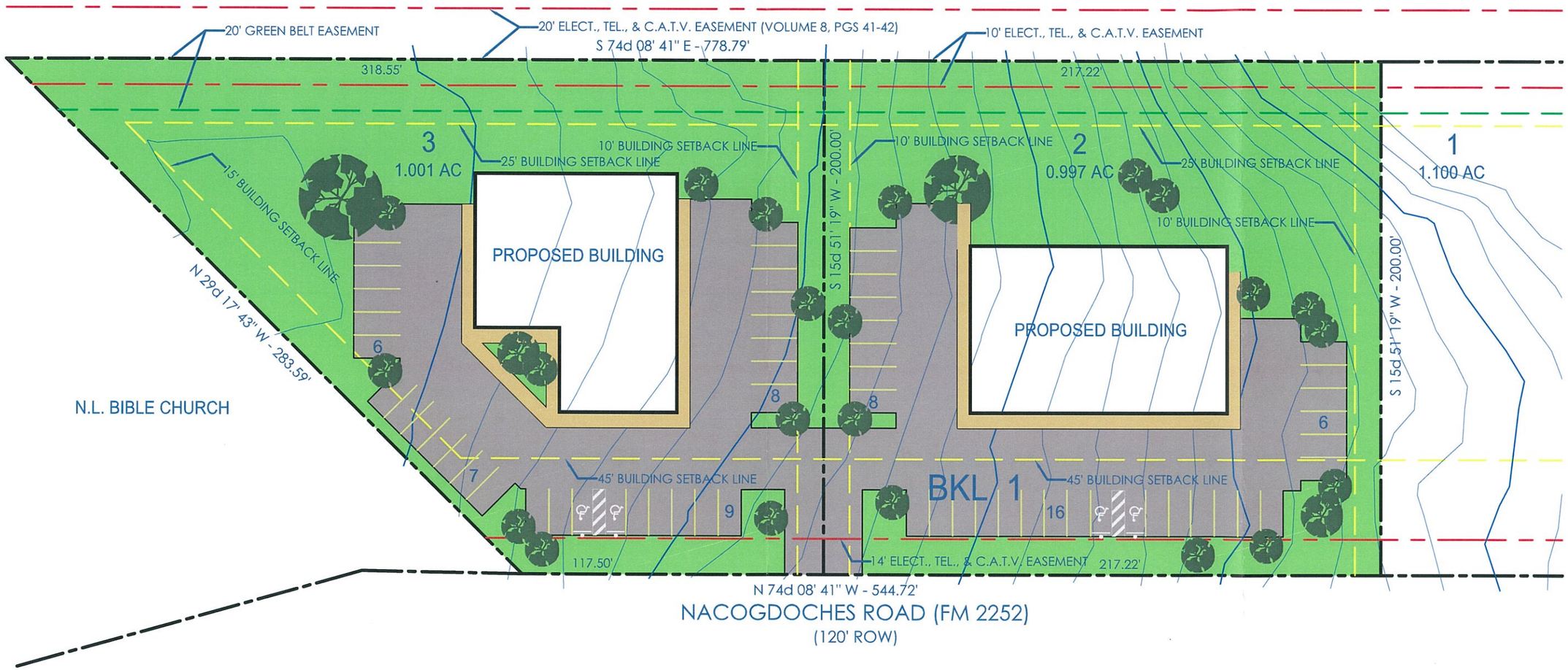
NEW BUILDING AREA:	6,245 SF	
REQUIRED PARKING (1 per 300 SF) 6,245/300 : 20.81 - 21 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,640.04 SF	
TOTAL IMPERVIOUS COVER USED:	20,928.06 SF	47.9%
48% IMPERVIOUS COVER REQUIRED:	20,929.92 SF	

OFFICE BUILDING (LOT 2)

LOT AREA = 43,429 SF (0.997 AC)

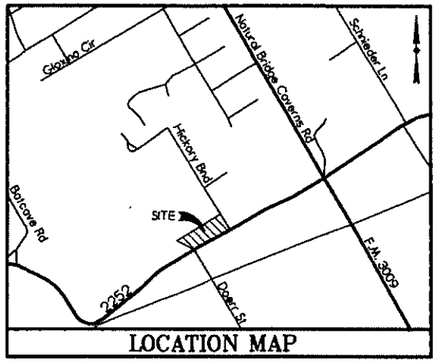
NEW BUILDING AREA:	6,500 SF	
REQUIRED PARKING (1 per 300 SF) 6,500/300 : 21.6 - 22 PS		
PARKING PROVIDED: 30 PS		
PARKING/ DRIVEWAYS/ SIDEWALKS AREA:	14,257.02 SF	
TOTAL IMPERVIOUS COVER USED:	20,757.20 SF	47.8%
48% IMPERVIOUS COVER REQUIRED:	20,845.92 SF	

GARDEN RIDGE UNIT 10
(VOLUME 8, PAGES 41-42)



NOT FOR CONSTRUCTION

PROJECT: INTERLINC Future Corporate Offices		SCALE: NTS	
CgM and Associates ARCHITECTS 968 W San Antonio St New Braunfels, TX 78130 830-620-0778 Office Copyright 2013.	**COMPOSITE PLAN**	DATE: 22 JUL 2013	
	PRELIMINARY BLDG PADS, SHARED ACCESS DRIVEWAY AND PARKING	NUMBER: **SK-04**	SEAL:



LOCATION MAP

SCALE: 1" = 100'

BEARINGS BASED ON PLAT OF GARDEN RIDGE UNIT - 10, VOL. 8, PGS. 41-42

#200006005896

STATE OF TEXAS
COUNTY OF COMAL

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

ALBERT B. FERNANDEZ 18370 REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

GINA S. LUBIANSKI Notary Public, State of Texas My Commission Expires AUGUST 26, 2002

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF December

NOTARY PUBLIC
COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Mark P. Howell
OWNER/AGENT

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1ST DAY OF December A.D., 1999

GINA S. LUBIANSKI Notary Public, State of Texas My Commission Expires AUGUST 26, 2002

NOTARY PUBLIC
COMAL COUNTY, TEXAS

SUBDIVISION PLAT
OF

HOWELL PARK

3.098 ACRES OF LAND BEING OUT OF THE GEORGE M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS.

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

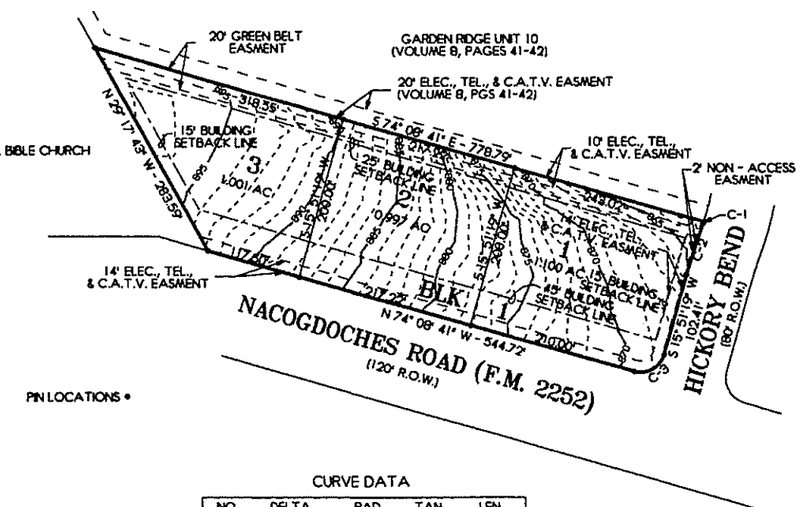
ANY CPS RELOCATION LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT OF HOWELL PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY CITY COUNCIL OF GARDEN RIDGE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13 DAY OF Dec A.D., 1999

BY: MAYOR

BY: CITY SECRETARY



CURVE DATA

NO.	DELTA	RAD	TAN	LEN
C-1	000° 34' 00"	200.00	0.99	1.98
C-2	004° 58' 38"	756.33	32.87	85.70
C-3	090° 00' 00"	30.00	30.00	47.12

TXDOT NOTES:

1. 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.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 544.72'.
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 MEASURE (LEFT-TURN LANE, SIGNAL, ETC) FOR ANY DRIVEWAY FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
6. BEFORE THE ACTUAL DRIVEWAY CONSTRUCTION BEGINS A DRIVEWAY PERMIT WILL BE NEEDED FROM THIS OFFICE.

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

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

CITY ENGINEER

FERNANDEZ, FRAZER, WHITE AND ASSOCIATES, INC
11824 RADIUM
SAN ANTONIO, TEXAS 78216
(210) 377-0774

STATE OF TEXAS
COUNTY OF COMAL

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

ALBERT B. FERNANDEZ 3223 REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1ST DAY OF December

GINA S. LUBIANSKI Notary Public, State of Texas My Commission Expires AUGUST 26, 2002

NOTARY PUBLIC
COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, Joy Stracener, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF February, A.D. 2000 AT 10:33 A.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 13 ON PAGE 197

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF February, A.D. 2000

COUNTY CLERK, COMAL COUNTY, TEXAS
BY: Charlotte H. Boyd DEPUTY

2252

Property Legal Description: Lot 2 & 3 of Howell Park as recorded in Comal County, Texas Volume 13, Page 197, Doc. #200006005896

Requested Variances: Ordinance 7 - Section 7.C Alleys

Ordinance 13 – Section 6.1.4.3 Impervious Cover

Ordinance 13 – Section 6.1.4.4, & 6.1.4.5 Alleys

Property Owners Within 200' of Property:

Silva, Arthur J.	19197 Nacogdoches Loop Rd., Garden Ridge, TX 78266
Ogden, Kimberly	6192 Montgomery, San Antonio, TX 78252
Covenant Baptist Church of Garden Ridge	19204 FM 2252, San Antonio, TX 78266
Miller, Gary & Paulette	21111 Tree Top Cv., Garden Ridge, TX 78266
Miller, Marjorie E., Marital trust	8516 Phoenix Ave., Selma, TX 78154
Howell, Mark	19295 FM 2252, Garden Ridge, TX 78266
Scholze, Larry & Cheryl	20003 Hickory Bnd., San Antonio, TX 78266
Wendt, Arthur	20003 Cedar Br., Garden Ridge, TX 78266
Sanders, Greg & Kim	99-1613 Hoapono Pl., Ajea, HI 96701
Jennings, John & Jolie	20004 Cedar Br., Garden Ridge, TX 78266
Fisher, Theodore & Nancy	20007 Cedar Br., Garden Ridge, 78266
Miller, Paul & Evelyn	20011 Cedar Br., Garden Ridge, TX 78266
Hudson, Thomas & Beverly Wyble	21003 Cedar Br., Garden Ridge, TX 78266
Stipp, Oliver & Martha	21007 Cedar Br., Garden Ridge, TX 78266
Northeast Bible Evangelical Free Church	19185 FM 2252, Garden Ridge, TX 78266

STIPP OLIVER R & MARTHA C
21007 CEDAR BR
GARDEN RIDGE, TX 78266
ROY RONALD D & ILENE M
21004 CEDAR BR
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PUCKETT JAY R & JOYCE A TR
PUCKETT REVOCABLE TRUST
20008 CEDAR BR
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REYES FERNANDO & VERONICA C
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W W ASHLEY OAKS LLC
% STANKA P WOODS
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SAN ANTONIO, TX 78260
FM 2252
2252
FM 2252
2252
2252
FM 2252
2252
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OGDEN KIMBERLY
6192 WT MONTGOMERY
SAN ANTONIO, TX 78252
SILVA ARTHUR J
19197 NACOGDOCHES LOOP RD
GARDEN RIDGE, TX 78266
GARDEN RIDGE, TX
WES KLECKLY
PROJECT SITE
Schertz
N
0 12.5 25 50 Feet
1 inch = 50 feet
MOELLER & ASSOCIATES
Engineering Solutions
bing

August 6, 2013

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

Re: The Woodlands of Garden Ridge, Unit 2
Final Plat Submittal

Dear Ms. Cain,

Submitted for your review is the Final Plat for the aforementioned project as required by the City of Garden Ridge. The plat includes the street and lot layout for Unit 2 as well as necessary easements and setbacks.

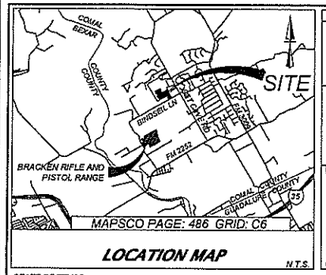
The project site is located on Bindseil Rd approximately 1,000 feet west of Bat Cave Rd. The Woodlands of Garden Ridge, Unit 2 consists of 32.45 acres and 33 single family residential lots. This development is entirely within the city limits of Garden Ridge and all lots within the subdivision meet the minimum required acreage of 0.75 acre. All streets in the subdivision are private. A portion of the property is also within the Edwards Aquifer Recharge Zone and Contributing Zone. A WPAP has been approved by TCEQ for this development.

Please review and accept the Final Plat for Unit 2 submitted for consideration by the Planning and Zoning Commission meeting on August 13, 2013. We have attached 2 copies of the Plat along with a check in the amount of $3,150.00 for required platting fees ($1,500 final plat fee plus $50 per lot engineering review fee). We appreciate your time and consideration in this matter. Should additional information be required, please contact me.

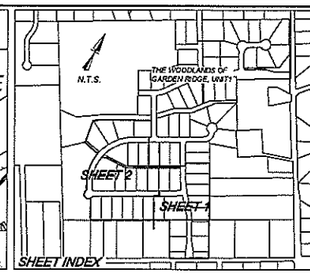
Sincerely,
KFW Engineers,

Burt Wellmann, P.E.
Project Manager

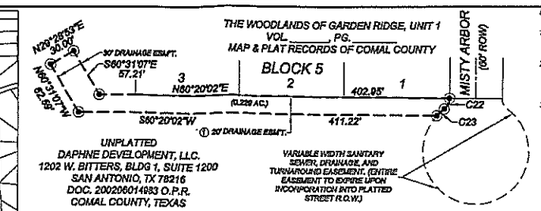
Cc: Garry Montgomery
River City Engineering



LOCATION MAP N.T.S.



SHEET INDEX



EXISTING DRAINAGE EASEMENT PLATTED WITH THE WOODLANDS OF GARDEN RIDGE UNIT 1 (VOL. ____, PG. ____) TO BE ABANDONED WITH THE WOODLANDS OF GARDEN RIDGE UNIT 2 SUBDIVISION PLAT

SCALE 1" = 100'

NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000162.
5. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0415F, DATED SEPTEMBER 2, 2009.
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 28, BLOCK 2; LOT 46, BLOCK 2; LOT 26, BLOCK 4; AND LOT 15, BLOCK 5.
8. ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
9. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
10. SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
11. ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
12. TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
13. AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE WOODLANDS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
14. LOT 28, BLOCK 2; LOT 46, BLOCK 2; LOT 26, BLOCK 4; AND LOT 15, BLOCK 5 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

THIS THE _____ DAY OF _____, _____.

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

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

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

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

_____
REGISTERED PROFESSIONAL ENGINEER
GEORGE WERON, P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

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

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

_____
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

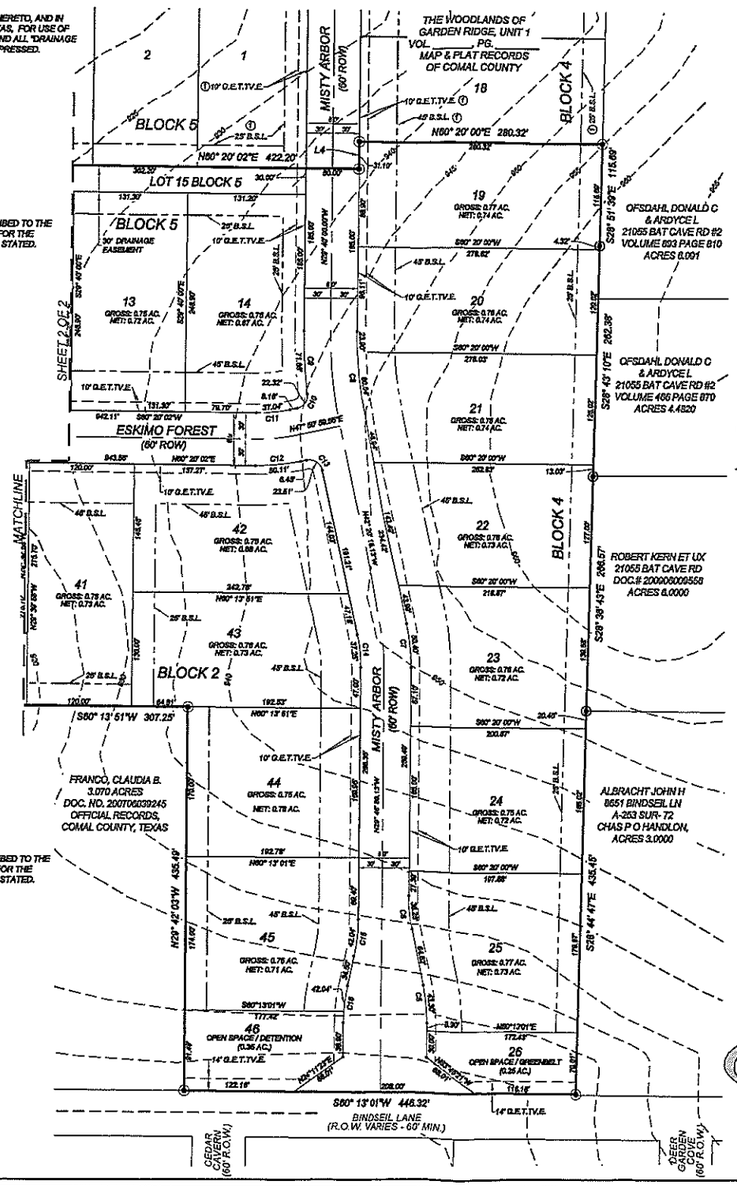
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

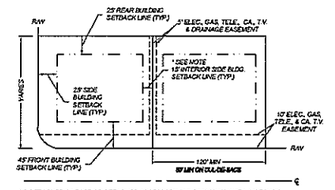
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

_____
NOTARY PUBLIC

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

_____
CITY ENGINEER





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

TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

LEGEND

F.I.R.	=	FOUND ½" IRON ROD
S.I.R.	=	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W.	=	RIGHT-OF-WAY
ESMT	=	EASEMENT
O.P.R.	=	OFFICIAL PUBLIC RECORDS
G.E.T.TV.E.	=	GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B. S. L.	=	BUILDING SETBACK LINE
-- --715--	=	EXISTING CONTOURS
①	=	PLATTED WITH THE WOODLANDS OF GARDEN RIDGE UNIT 1

Line Table

Line #	Length	Direction
L1	51.40	N30° 59' 07"W
L2	10.97	N47° 19' 51"E
L3	16.89	S90° 20' 00"W
L4	31.10	N20° 40' 00"W
L5	10.97	N47° 19' 51"E
L6	27.87	N00° 11' 22"W
L7	16.89	S90° 20' 00"W
L8	30.00	S90° 20' 00"W
L9	20.00	N79° 30' 10"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	151.48	50.00	501.93	173°34'58"	99.84	N81° 51' 30"W
C2	19.80	20.00	10.80	55°52'07"	18.74	N2° 02' 04"W
C3	367.10	530.00	202.94	41°50'51"	378.58	N10° 00' 42"W
C4	23.87	15.00	15.11	90°25'47"	21.29	S15° 07' 06"W
C5	42.04	200.00	21.10	12°02'23"	41.96	N36° 48' 18"W
C6	42.04	200.00	21.10	12°02'23"	41.96	N36° 48' 18"W
C7	52.40	230.00	26.30	12°33'17"	50.30	N36° 00' 38"W
C8	80.04	470.00	40.12	9°45'25"	79.94	N37° 27' 33"W
C9	71.86	530.00	35.99	7°44'50"	71.81	S33° 32' 28"E
C10	29.32	15.00	13.91	88°19'50"	26.52	N5° 13' 06"E
C11	37.04	170.00	18.68	12°29'02"	36.97	N54° 06' 31"E
C12	50.11	230.00	25.18	12°29'02"	50.01	S54° 06' 31"W
C13	23.81	15.00	14.95	90°48'44"	21.18	N67° 14' 38"W
C14	37.25	170.00	18.70	12°33'17"	37.18	N36° 00' 38"W
C15	42.04	200.00	21.10	12°02'23"	41.96	N33° 48' 42"W
C16	42.04	200.00	21.10	12°02'23"	41.96	N33° 48' 42"W
C17	19.80	20.00	10.80	55°52'07"	18.74	S32° 23' 59"W
C18	23.48	60.00	11.86	26°53'06"	23.25	N17° 54' 28"E
C19	367.10	530.00	202.94	41°50'51"	378.58	N10° 00' 42"W
C20	271.75	470.00	139.79	33°07'41"	267.96	S5° 06' 08"E
C21	30.97	20.00	19.58	88°43'51"	27.97	S78° 18' 03"E
C22	13.91	15.00	7.50	53°07'36"	13.42	N22° 06' 05"W
C23	11.85	60.00	5.95	11°19'01"	11.83	N17° 49' 13"E

C.P.S. NOTES:

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

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

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

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF THE WOODLANDS OF GARDEN RIDGE IV, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, _____.

BY: _____
MAYOR

BY: _____
CITY SECRETARY

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

KFW ENGINEERS & SURVEYING
FIRM 9513
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441

SCALE : 1"= 100'
0' 50' 100' 150' 200'

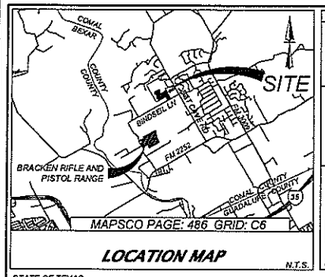
SUBDIVISION PLAT ESTABLISHING

THE WOODLANDS OF GARDEN RIDGE, UNIT 2

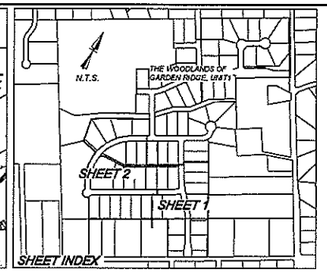
A 32.45 ACRE TRACT OF LAND, OUT OF A 107.14 ACRE TRACT OF LAND AND A 4.501 TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A 4.501 ACRE TRACT, BEING OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200806018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DRAWN BY: SG

Date: Aug 06, 2013, 1:20pm User ID: bweilmann
File: P:\2051110\3\Design\Civil\PLAT\PL2051103.dwg



LOCATION MAP N.T.S.



SHEET INDEX

SCALE: 1"= 100'

0' 50' 100' 150' 200'

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B. S. L. =	BUILDING SETBACK LINE
—716— =	EXISTING CONTOURS
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NOTES:

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STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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THIS THE _____ DAY OF _____, _____.

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

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

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

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

_____
REGISTERED PROFESSIONAL ENGINEER
GEORGE WERON, P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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CITY OF GARDEN RIDGE

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

_____
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

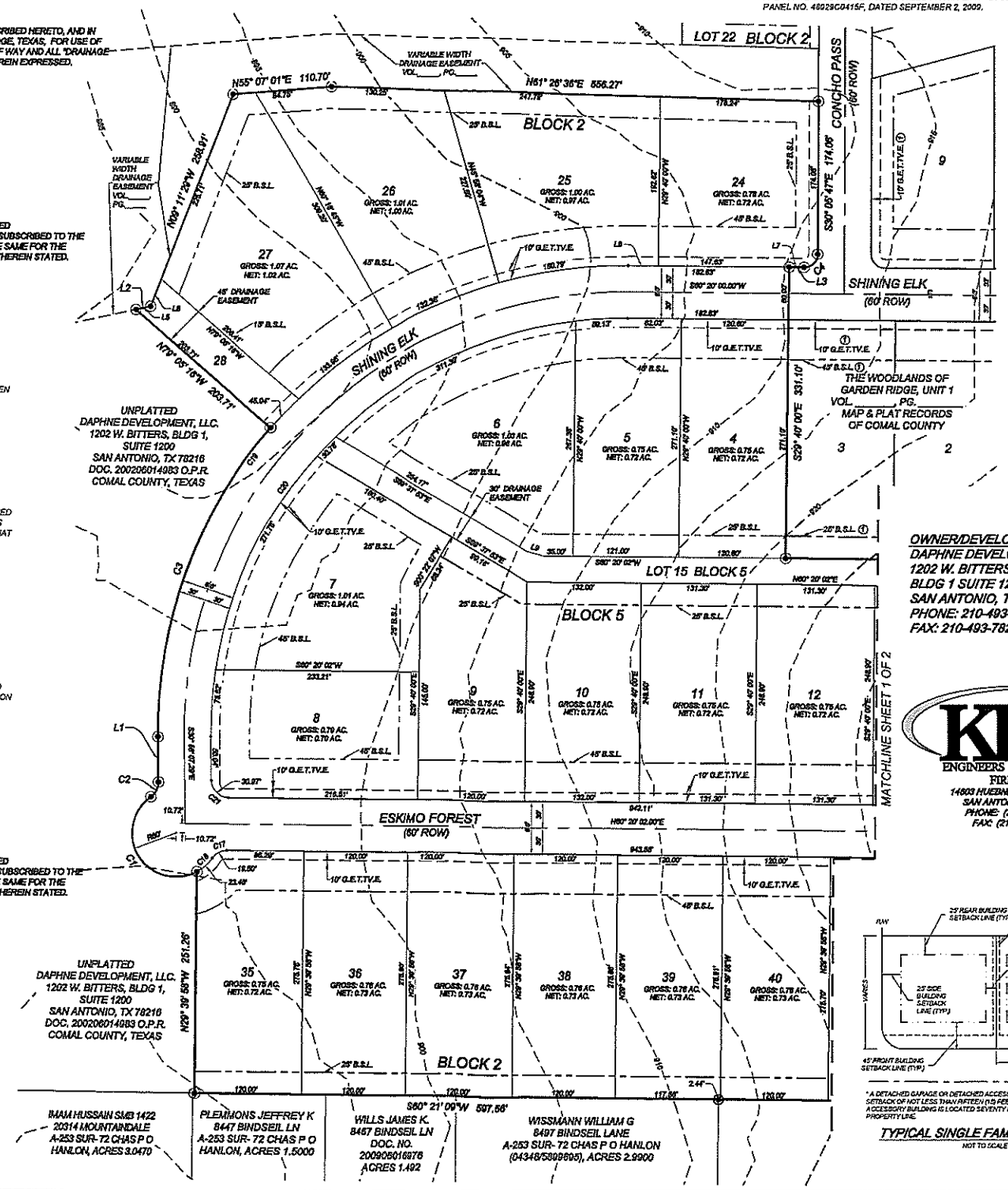
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

_____
NOTARY PUBLIC

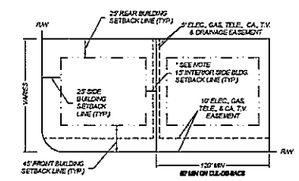
THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

_____
CITY ENGINEER



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

KFW ENGINEERS & SURVEYING
FIRM 9513
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



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

TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF THE WOODLANDS OF GARDEN RIDGE IV, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, _____.

BY: _____
MAYOR

BY: _____
CITY SECRETARY

SUBDIVISION PLAT ESTABLISHING
THE WOODLANDS OF GARDEN RIDGE, UNIT 2

A 32.45 ACRE TRACT OF LAND, OUT OF A 107.14 ACRE TRACT OF LAND AND A 4.501 TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200606000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A 4.501 ACRE TRACT, BEING OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200606018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DRAWN BY: SG

Date: Aug 06, 2013, 1:21pm User ID: bwellmann
File: P:\2051\103\Design\Civil\PLAT\PL2051103.dwg

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, JUNE 11, 2013

Commissioners present:
Harvey Bell
Kay Bower
Frank Dansby
Walter Lamar
Sam Stocks, Vice Chair

Commissioners Absent:
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, Sam Stocks, Vice Chairman called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:05p.m. on Tuesday, June 11, 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.

David Heier, 9185 Garden Ridge Dr., stated he has submitted his resume for the Planning and Zoning Commission, Place 5 vacancy. He also stated he would appreciate the appointment.

3. **Business Items**

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

a. Election of Planning and Zoning Commission Chairperson

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bower, to elect Sam Stocks as the Planning and Zoning Commission Chairperson, the Planning and Zoning Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b. Election of Planning and Zoning Commission Vice Chairperson

Motion: Upon a motion made by Commissioner Bell and a second by Commissioner Lamar, to elect Kay Bower Planning and Zoning Commission Vice Chairperson, Commissioner Bower; Commissioner Bower declined the nomination, so Commissioners Bell and Lamar withdrew their motions.

Motion: Upon a motion made by Commissioner Lamar and a second by Commissioner Bower, to elect Frank Dansby as the Planning and Zoning Commission Vice Chairperson, the Planning and Zoning Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

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

The Planning and Zoning Commission reviewed the changes the developer made at the request of the Planning and Zoning Commission. They discussed the drainage areas, language in Section 4.3.10 created by Water Commission, rain harvesting, and Section 4.4.8 Outbuilding requirements.

Nancy Cain, City Administrator, reported Section 4.3.10, which was created by the City Water Commission will still need to go back to the Commission for another review.

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 City Council approval of the Declaration of Covenants, Conditions and Restrictions for The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV Subdivision) subject to the approval by the Water Commission regarding Section4.3.10. The motion carried unanimously.

d. Changes to Ordinance 13 related to the temporary parking of recreational vehicles (Section 5.1.4)

Sam Stocks, Chair of the Planning and Zoning Commission, reported the City received an inquire to Ordinance 13 related to the temporary parking of recreational vehicles (Section 5.1.4). He stated the citizen inquiring to Ordinance 13 is asking for 24 hours for loading and unloading of his RV.

The Planning and Zoning Commission Secretary 5.1.3.2, 5.1.3.5, and 5.1.4 of Ordinance 13 concerning parking of recreational vehicles. The provided amending the wording for the amending of Section 5.1.3.5 to read…

No person shall park travel or utility trailers of any type, semi-trailers, boats, motor homes, nor campers in the front portion of their driveway unless it is for the purpose of loading and unloading for a period of 48 hours and not more than 12 times a year.

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bower, the Planning and Zoning Commission voted four (4) for and none (0) opposed, to recommend the City

Council approval of Changes to Ordinance 13 related to the temporary parking of recreational vehicles (Section 5.1.4) and to include the change to Section 5.1.3.5 (*No person shall park travel or utility trailers of any type, semi-trailers, boats, motor homes, nor campers in the front portion of their driveway unless it is for the purpose of loading and unloading for a period of 48 hours and not more than 12 times a year.).* The motion carried unanimously.

e. Interview applicants for Planning and Zoning Commission, Place 5 vacancy

The Planning and Zoning Commission reviewed the resumes of David Heier, Robert Dosee, Shawn Willis, Todd Arvidson and Jerry Barucky and interviewed each applicant.

f. Recommendation to City Council for appointment of Planning and Zoning Commissioner, Place 5

Sam Stocks, Planning and Zoning Commission Chair, stated he feels that there should be two (2) rounds of votes; first round and then another round between the top two (2) candidates. He provided ballots and asked each member to vote for two (2) candidates for first round and then forward your ballot to the City Secretary.

Round One

David Heier - 3 votes

Robert Dosee - 1 vote

Shawn Willis - 2 votes

Todd Arvidson - 1 vote

Jerry Barucky - 3 votes

Mr. Stocks then instructed the Commissioners to vote one (1) time for either David Heier or Jerry Barucky and to forward their ballot to the City Secretary.

Round Two

David Heier - 5 votes

Jerry Barucky - none

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 the City Council appointment of David Heier to fill the vacancy of Planning and Zoning Commissioner, Place 5. 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 May 14, 2013 meeting of the Planning and Zoning Commission.

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Dansby, the Planning and Zoning Commission voted four (4) for and none (0) opposed, for the approval the minutes of May 14, 2013 meeting of the Planning and Zoning Commission. The motion carried unanimously.

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

Sam Stocks, Chair, reported the next meeting will be held on Tuesday, July 9, 2013 at 6:00p.m. He also provided a Planning and Zoning Commission Policy on Absences (see attached).

5. <u>Adjournment</u>

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bower, the meeting was adjourned at 7:30p.m.

_____

Sam Stocks, Chair

ATTEST:

_____

Shelley Goodwin, TRMC
City Secretary

P&Z Policy on Absences

ABSENCES

Business & Personal reasons will cause each of us to be absent on occasion – perhaps that is why we have 7 Commissioners and a quorum of 4.

Please let Shelley know by email if you are going to be absent as soon as you know it.
citysecretary@ci.garden-ridge.tx.us

Within the last year we had one meeting that was cancelled because of the lack of a quorum and one where we, and the petitioners, waited for over 20 minutes while a Commissioner was called and came from home.

When you are absent call a Commissioner who was present and get him/her to tell you what went on.

At the next meeting when an agenda item comes up that was discussed while you were absent wait until the agenda item is fully discussed at the current meeting before you ask questions of the petitioner.

To recap, bring yourself up to speed by talking to another Commissioner who was present at the meeting you missed and by listening to the petitioner and other Commissioners at the current meeting before you ask questions.

It is discourteous to ask that all that happened while you were absent be repeated. And it also takes a great deal of time.

Certainly, if you have any questions before we take a vote get them answered. You need to be fully informed before you cast your vote.