



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, JUNE 10, 2014 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in regular session at 6:00 p.m., Tuesday, June 10, 2014 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 June 6, 2014 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 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 Sections 4, 5 and 6 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. Public Hearings

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

- a) A petition by Garry Lugar and Richard Winkler for rezoning from Residence-Agriculture (RA) District to Light Industrial (LI) District:
 - i) 2.52 acres of land, situated in the Vicente Micheli Survey No. 114, Abstract No. 383 in Comal County, Texas; being out of that certain 27.594 acre tract of land recorded in Volume 242, Page 143 of the Deed Records of Comal County, Texas and further located at 19080 Nacogdoches Loop, Garden Ridge, Texas
 - ii) 4.98 acre tract of land in the City of Garden Ridge, Texas out of the Vicente Micheli Survey No. 114, Comal County, Texas and being out the Remainder of a 27.594 acre tract conveyed to Versielene Buehring in deed recorded in Volume 242, Page 143, Deed Records, Comal County, Texas and further located at 19080 Nacogdoches Loop
- b) A petition by Garry Lugar and Richard Winkler for variances to Ordinance 13-122008 for an office and shop for Winco Construction to be located at 19080 Nacogdoches Loop, Garden Ridge, Texas:
 - i) 7.1.4.3. – Side Yard: Paved alley rights-of-way of fifteen (15) feet width down each side property line shall provide access to the rear alley.
 - ii) 7.1.4.4. – Rear Yard: A paved alley right-of-way of fifteen (15) feet width shall run the length of the rear property line. When the rear yard backs on a RA or R District, a minimum of twenty-five (25) feet including alley right-of-way shall be provided.

5. Business Items

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

- a) A petition by Garry Lugar and Richard Winkler for rezoning from Residence-Agriculture (RA) District to Light Industrial (LI) District
 - i) 2.52 acres of land, situated in the Vicente Micheli Survey No. 114, Abstract No. 383 in Comal County, Texas; being out of that certain 27.594 acre tract of land recorded in Volume 242, Page 143 of the Deed Records of Comal County, Texas and further located at 19080 Nacogdoches Loop, Garden Ridge, Texas
 - ii) 4.98 acre tract of land in the City of Garden Ridge, Texas out of the Vicente Micheli Survey No. 114, Comal County, Texas and being out the Remainder of a 27.594 acre tract conveyed to Versielene Buehring in deed recorded in Volume 242, Page 143, Deed Records, Comal County, Texas and further located at 19080 Nacogdoches Loop
- b) A petition by Garry Lugar and Richard Winkler for variances to Ordinance 13-122008 for an office and shop for Winco Construction to be located at 19080 Nacogdoches Loop, Garden Ridge, Texas:

- i) 7.1.4.3. – Side Yard: Paved alley rights-of-way of fifteen (15) feet width down each side property line shall provide access to the rear alley.
- ii) 7.1.4.4. – Rear Yard: A paved alley right-of-way of fifteen (15) feet width shall run the length of the rear property line. When the rear yard backs on a RA or R District, a minimum of twenty-five (25) feet including alley right-of-way shall be provided.
- c) Master Plan for Winco Contractor’s Office/Shop and equipment/construction material storage to be located at 19080 Nacogdoches Loop
- d) Garden Ridge Unified Development Ordinance

6. 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 13, 2014 Regular meeting of the Planning and Zoning Commission
- b) Set date, time and location for next meeting.

7. Adjournment

AGENDA NOTICES:

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized:

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

Executive Sessions Authorized:

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

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the City Council, other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.


Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 10:30am on June 6, 2014 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

Planning and Zoning Form 1
APPLICATION FOR CHANGE OF ZONING
(Type or Print)

1. Date: _____ Case #: _____

2. Applicant Name: Garry Richard Lugar Winkler
(First) (Middle) (Last)

3. Mailing Address: 18954 FM 2252
(Street)
Garden Ridge TX. 78266
(City) (State) (Zip)

Phone: (210)- 651-6783

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

5. Property location: Nacooches Loop Rd.
(Street address or street property front)

6. Legal description:

Plat: Lot(s) _____ Block(s) _____

Subdivision; _____

2.52Ac

Acreage: 4.98Ac (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # _____ Page # _____

7. Existing use of property: Residential / Agricultural

8. Proposed use of property: Light Industrial, office/shop, equipment and construction material storage.

9. Give 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.

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 to be rezoned, 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 Identified.

REC'D: 09/07/09 4/23/2014 10:20 AM
TRIM: 112.0000 P&Z VARIANCE FFPS
OPER: 0481 TERM: 001
FEE#: 293.57 00
MUNICIPAL ZONING APPLICATION
P&Z VARIANCE FILING
THUNDER: 500.00
APPLIED: 500.00
CHANGE: 0.00
510.0000
1 05/20/09

12. Reason for requesting zoning change (attach additional sheet if needed): Proposed business office/shop for Winco Contractors.

13. The undersigned hereby requests that the property identified in this application be reclassified from: Residential/Agricultural (RA) district to: Light Industrial (LI) district, 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 will be used by the City of Garden Ridge for sending required notices to adjacent property owners. 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: [Signature] [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 zoning change fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
CHANGE OF ZONING

		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'	_____
	Notice of public hearing	_____
	Public hearing conducted	_____
	P&Z decision on rezoning	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners'	_____
	Notice of public hearing	_____
City Admin.:	Public hearing conducted	_____
	Applicant notified of Council Decision	_____
	Zoning ordinance change published	_____



Winco Contractors

18954 FM 2252
Garden Ridge, TX 78266-2703

Main: 210-651-3419
Fax: 210-651-5857
Estimating: 210-651-3419

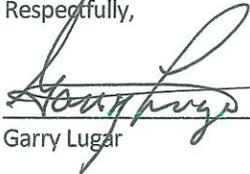
April 17, 2014

City of Garden Ridge
Planning and Zoning
9400 Municipal Pkwy
Garden Ridge, TX 78266

Re: Owners Letter of Authorization

I, Garry Lugar and Richard Winkler, owners of the 2.52 acre and 4.98 acre tracts as described in the Zoning and Platting Applications, hereby give Jeffrey S. Smith, P.E. authorization to speak on our behalf regarding the City of Garden Ridge required Zoning and Platting process related to the aforementioned tracts.

Respectfully,



Garry Lugar



Richard Winkler

THE STATE OF TEXAS §
COUNTY OF COMAL §

This document was acknowledged before me on April 17, 2014 by Garry M. Lugar, Owner.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF COMAL §

This document was acknowledged before me on April 17, 2014 by Richard Winkler, Owner.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

City Administrator

From: Jeff Smith <jeff@jks-engineering.com>
Sent: Thursday, May 15, 2014 4:35 PM
To: City Administrator
Cc: 'Susan Braden'; 'Lugar, Garry'; 'Winkler, Richard'
Subject: Winco Tract - ordinance 13 - 7.3.1.1 - aquifer overlay district

Nancy,

According to ordinance 13, the Aquifer Overlay District (1500' radius zone from Water Well on FM 2252) extends onto portions of the 2.52 acre and the 4.98 acre tracts. Please be advised that it is the intention of Winco Contractors not to secure any of these prohibited items listed in section 7.3.1.1. Please let me know if you have any further questions or need additional information related to this subject.

Respectfully Submitted,

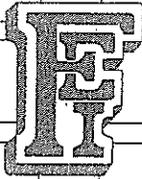
JEFF SMITH, P.E.

jeff@jks-engineering.com

PO BOX 1161
LA VERNIA, TX. 78121
(210) 422-8529

JKS ENGINEERING CO., P.L.L.C.
CIVIL CONSULTANTS - LAND PLANNERS
TBPE FIRM NO. 13260





Date: August 22, 2006
Project No: 7748.00

Page 1 of 2

FIELDNOTES FOR 2.52 ACRES

Field notes describing 2.52 acres of land, situated in the Vincente Micheli Survey No. 114, Abstract No. 383 in Comal County, Texas; being out of that certain 27.594 acre tract of land recorded in Volume 242, Page 143 of the Deed Records of Comal County, Texas and being more particularly described as follows:

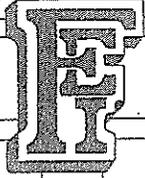
BEGINNING at a metal corner post found on the Northwestern right of way for Union Pacific Railroad previously the International and Great Northern Railroad (station 12517+08 to station 12721+70) (map in Volume 9, Page 15 of the Union Pacific Railroad archives), for the Southeastern corner of the Winco Subdivision as shown on a map recorded in Volume 12, Page 208 of the Map and Plat Records of Comal County, Texas, the same being the Southwestern corner of the said 27.594 acre tract, for the Southwestern corner of this 2.52 acre tract of land;

THENCE: N 30° 52' 26" W – 113.73 feet along the Eastern line of the said Winco Subdivision, the Western line of the said 27.594 acre tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng. Inc." set for the Northwestern corner of this 2.52 acre tract of land;

THENCE: N 60°08'51" E – 541.08 feet across the said 27.594 acre tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng. Inc." set for a corner of this 2.52 acre tract of land;

THENCE: N 57°27'19" E – 384.16 feet continuing across the said 27.594 acre tract to a fence corner found on the Western line of Nacogdoches Loop Road (R.O.W. varies) for the Northeastern corner of this 2.52 acre tract of land;

THENCE: S 37°00'23" E – 132.78 feet along the Eastern line of the said 27.594 acre tract, the Western line of the said 0.037 acre tract of land to a wooden corner post found on the Northwestern line of the said Union Pacific Railroad right of way, for the Southeastern corner of the said 27.594 acre tract, the Southwestern corner of the said 0.037 acre tract, for the Southeastern corner of this 2.52 acre tract of land;



FORD ENGINEERING, INC.

Page 2 of 2

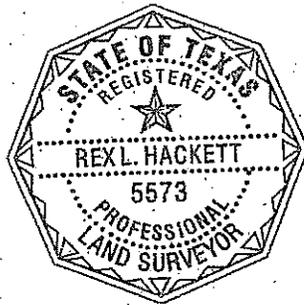
THENCE: S 60°08'51" W – 939.32 feet along the Southern line of the said 27.594 acre tract of land, the Northern line of the said Union Pacific Railroad right of way to the **POINT OF BEGINNING** and containing 2.52 acres of land.

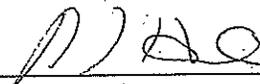
Reference Bearing is NAD 83 Texas State Plane Coordinate System.

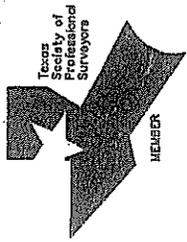
Corresponding plat prepared.

774800fn

REVISED 10-02-06



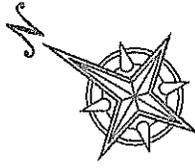

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



GEO. DONLSON
SURVEY NO. 96
ABSTRACT NO. 120

BERNICE S. FRIESENHAIN et al
TRACT 2
0.057 ACRES
VOLUME 773, PAGE 245
DEED RECORDS

NACOGDOCHES LOOP
(R.O.W. VARIES)



VICENTE MICHELI
SURVEY NO. 114
ABSTRACT NO. 383

VERSELENE BUEHRING
REMAINING
27.594 ACRES
VOLUME 242, PAGE 143
DEED RECORDS
COMAL COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 30°52'26" W	113.73'
L2	S 37°00'23" E	132.78'



N 57°27'19" E 384.16'

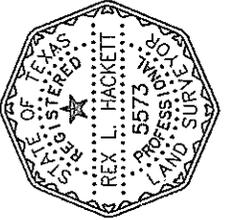
N 60°08'51" E 541.08'

2.52 ACRES

S 60°08'51" W 939.32'

UNION PACIFIC RAILROAD
100' R.O.W.
(INTERNATIONAL & GREAT NORTHERN RAILROAD)
STATION 1251+70 TO STATION 1272+70
RIGHT OF WAY MAP 14-9
1B

WINCO SUBDIVISION
6.017 ACRES
VOL. 12, PAGE 208
MAP AND PLAT RECORDS
COMAL COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR:

I, REX L. HACKETT DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND BY MEN WORKING UNDER
MY SUPERVISION.

Rex L. Hackett
REX L. HACKETT

R.P.L.S. NO. 5573
SURVEYED: 07-25-06
PROJECT NO.: 7748-00
REVISED: 10-02-06

PLAT SHOWING:
2.52 ACRES
SITUATED IN THE VICENTE MICHELI
SURVEY NO. 114, ABSTRACT NO. 383
AND BEING A PORTION OF THAT CERTAIN
27.594 ACRE TRACT OF LAND
RECORDED IN VOLUME 242, PAGE 143
OF THE DEED RECORDS OF
COMAL COUNTY, TEXAS

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
10827 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4777 FAX: (210) 590-4840
www.fordengineering.com



Field Notes of 4.98 Acre Tract

A 4.98 Acre (217,095 square feet, more or less) Tract of land in the City of Garden Ridge, Texas, out of the Vicente Micheli Survey No. 114, Comal County, Texas, and being out the Remainder of a 27.594 Acre Tract conveyed to Versielene Buehring in deed recorded in Volume 242, Page 143, Deed Records, Comal County, Texas, and being more fully described as follows, with bearings based on the Texas Coordinate System as established from the North American Datum of 1983 (CORS96) for the South Central Zone:

- BEGINNING:** At a ½" iron rod found with cap stamped "Ford" in the northeast line of Lot 1, WINCO Subdivision, recorded in Volume 12, Page 208, Map and Plat Records, Comal County, Texas, for the west corner of a 2.52 Acre Tract conveyed to Garry Lugar and Richard Winkler in Document No. 200606051140, Official Public Records, Comal County, Texas, the south corner of the Remainder of the 27.594 Acre Tract, this Tract and the POINT OF BEGINNING:
- THENCE:** N 30°55'24" W, with the northeast line of Lot 1, the southwest line of the Remainder of the 27.594 Acre Tract and this Tract, a distance of 250.01 feet to a ½" iron rod set with cap stamped "RICKMAN RPLS 5826," for the west corner of this Tract;
- THENCE:** N 60°41'00" E, departing the northeast line of Lot 1, across the Remainder of the 27.594 Acre Tract, with the northwest line of this Tract, a distance of 888.49 feet to a fence post found in the southwest right of way line of Nacogdoches Loop (Variable Width ROW) for the north corner of this Tract;
- THENCE:** With the southwest right of way line of Nacogdoches Loop and the northeast line of the Remainder of the 27.594 Acre Tract and this Tract, the following calls and distances:
- S 30°19'09" E, a distance of 78.34 feet to a ½" iron rod set with cap stamped "RICKMAN RPLS 5826" for an angle point;
- S 34°42'09" E, a distance of 47.10 feet to a ½" iron rod set with cap stamped "RICKMAN RPLS 5826" for an angle point;
- S 45°24'09" E, a distance of 57.00 feet to a ½" iron rod set with cap stamped "RICKMAN RPLS 5826" for an angle point;
- S 55°55'09" E, a distance of 41.00 feet to a ½" iron rod set with cap stamped "RICKMAN RPLS 5826" for an angle point;
- S 53°54'18" E, a distance of 6.92 feet to a fence post found for the north corner of the 2.52 Acre Tract, the east corner of the Remainder of the 27.594 Acre Tract and this Tract;

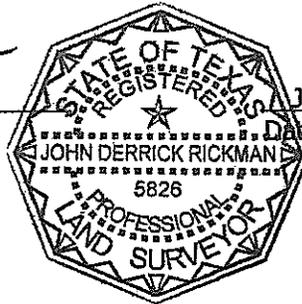
THENCE: Departing the southwest right of way line of Nacogdoches Loop, with the northwest line of the 2.52 Acre Tract, and the southeast line of the Remainder of the 27.594 Acre Tract and this Tract, the following calls and distances:

S 57°26'17" W, a distance of 384.16 feet to a fence post found for an angle point;

S 60°07'49" W, a distance of 540.78 feet to the Point of Beginning and containing 4.98 acres of land in the City of Garden Ridge, Comal County, Texas, according to a survey made on the ground by Rickman Land Surveying on July 10, 2013.

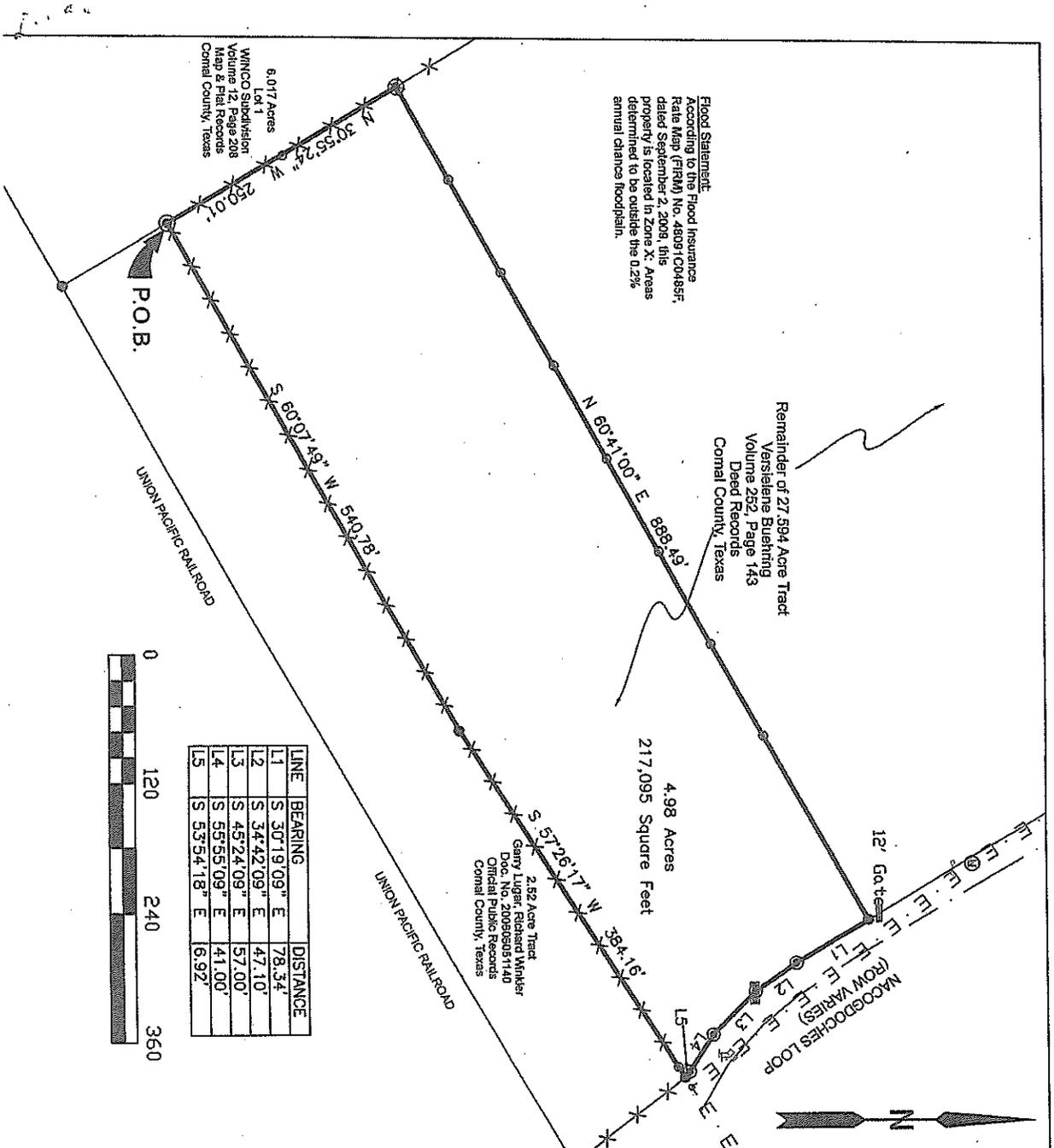


J. Derrick Rickman, RPLS No. 5826



July 11, 2013

Date Signed

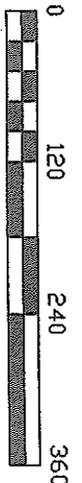


Flood Statement:
 According to the Flood Insurance Rate Map (FIRM) No. 48097C0488F, dated September 2, 2009, this property is located in Zone X. Areas determined to be outside the 0.2% annual chance floodplain.

Remainder of 27.594 Acre Tract
 Versieleine Buehring
 Volume 252, Page 143
 Deed Records
 Comal County, Texas

2.52 Acre Tract
 Gary Lee Richard Winkler
 Grant No. 200905051140
 Official Public Records
 Comal County, Texas

LINE	BEARING	DISTANCE
L1	S 30°19'09" E	78.34'
L2	S 34°42'09" E	47.10'
L3	S 45°24'09" E	57.00'
L4	S 55°55'09" E	41.00'
L5	S 53°54'18" E	6.92'



SURVEY OF A 4.98 ACRE (217,095 SQUARE FEET, MORE OR LESS), TRACT OF LAND IN THE CITY OF GARDEN RIDGE, TEXAS, OUT OF THE VICENTE MICHELLI SURVEY NO. 114, COMAL COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A 27.594 ACRE TRACT CONVEYED TO VERSIELENE BUEHRING IN DEED RECORDED IN VOLUME 242, PAGE 143, DEED RECORDS, COMAL COUNTY, TEXAS.

- SURVEY NOTES:**
1. Bearing based on State Plane Coordinates NAD83, South Central Zone.
 2. No Title Commitment was provided to Surveyor at time of the Survey.
 3. Not all improvements shown.

CERTIFICATION:
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON JULY 10, 2013, OF THE PROPERTY SHOWN HEREON

John Derrick Rickman
 J. Derrick Rickman, RPLS No. 5826

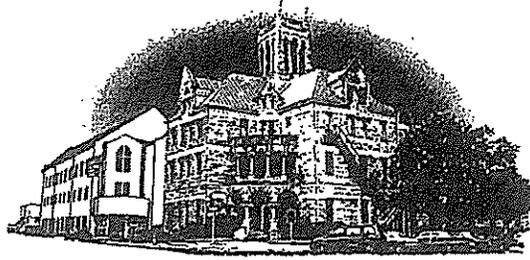


LEGEND

These standard symbols will be found in the drawing.

- E · E - Overhead Electric
- * — Fence
- ⊙ 1/2" Iron Pin Set
- Edge of Asphalt
- ⊕ Water Faucet
- ⊙ Utility Pole
- ⊙ Sign
- Lathe found on line
- Guy Wire
- ⊙ 1/2" Iron Rod Found w/cap 'Ford'
- ⊙ Fence Post

Rickman Land Surveying
 419 Big Bend Canyon Lake, Texas 78133 Phone (830) 534-2539
 www.rickmanlandsurveying.com TBPLS Firm No. 101919-00



Comal County

OFFICE OF COMAL COUNTY ENGINEER

April 22, 2014

Re: Street Name & Address Verification

To Whom It May Concern:

Please be advised that one of the street name and address associated to the following property is currently:

Property ID	Description	Physical Addresses
146046	A-383 SUR-114 V MICHELI, ACRES 2.52	19080 NACOGDOCHES LP GARDEN RIDGE TX 78266

If I can be of further assistance, please feel free to contact me.

Thank you,

Emily Ranft
Address Coordinator

City Administrator

From: Ranft, Emily <ranfte@co.comal.tx.us>
Sent: Tuesday, April 22, 2014 12:49 PM
To: Susan Braden
Cc: City Administrator
Subject: RE: Addressing for combined tracts
Attachments: 19080 NACOGDOCHES LOOP.pdf

Susan,

Based on the site design provided, it appears the use of 19080 Nacogdoches Loop is appropriate for the final usage of the combined lots. The verification letter attached only references PID 146046 since the plat has not been recorded.

Thank you,
Emily

From: Susan Braden [<mailto:SBraden@wincocontractors.com>]
Sent: Tuesday, April 22, 2014 10:24 AM
To: Ranft, Emily
Subject: Addressing for combined tracts

Per our conversation, attached is the basic site design for the new properties we discussed for ADDRESSING.

Thanks☺

Susan Braden
Winco Contractors
sbraden@wincocontractors.com

From: Ranft, Emily [<mailto:ranfte@co.comal.tx.us>]
Sent: Tuesday, April 22, 2014 9:00 AM
To: Susan Braden
Subject: RE: Mail for Emily Ranft

Susan,

Typically for platted tracts of land addresses are not finalized until the plat is recorded. Do you know what the combined tracts are going to be used for/how they will be developed?

Thank you,
Emily

From: Susan Braden [<mailto:SBraden@wincocontractors.com>]
Sent: Thursday, April 17, 2014 11:16 AM
To: Wilson, Thomas G.
Subject: Mail for Emily Ranft

We have 2 properties adjacent to each other that we are in process of combining both tracts into 1 plat. We need to inquire as to what ADDRESS these 2 tracts will ultimately have. I have looked them up with the GIS on you website

where they appear to maybe have 1 address tagged to them already which is 19080 Nacogdoches Loop in Garden Ridge (below lower right). Can you please confirm this and let me know what steps, if any, I will need to take to finish up this process? Of course we will need a confirmation letter for the City of Garden Ridge to complete our plat process.

Thanks for all your help.

Susan Braden

Winco Contractors

18954 FM 2252

Garden Ridge, TX 78266

210-651-6783

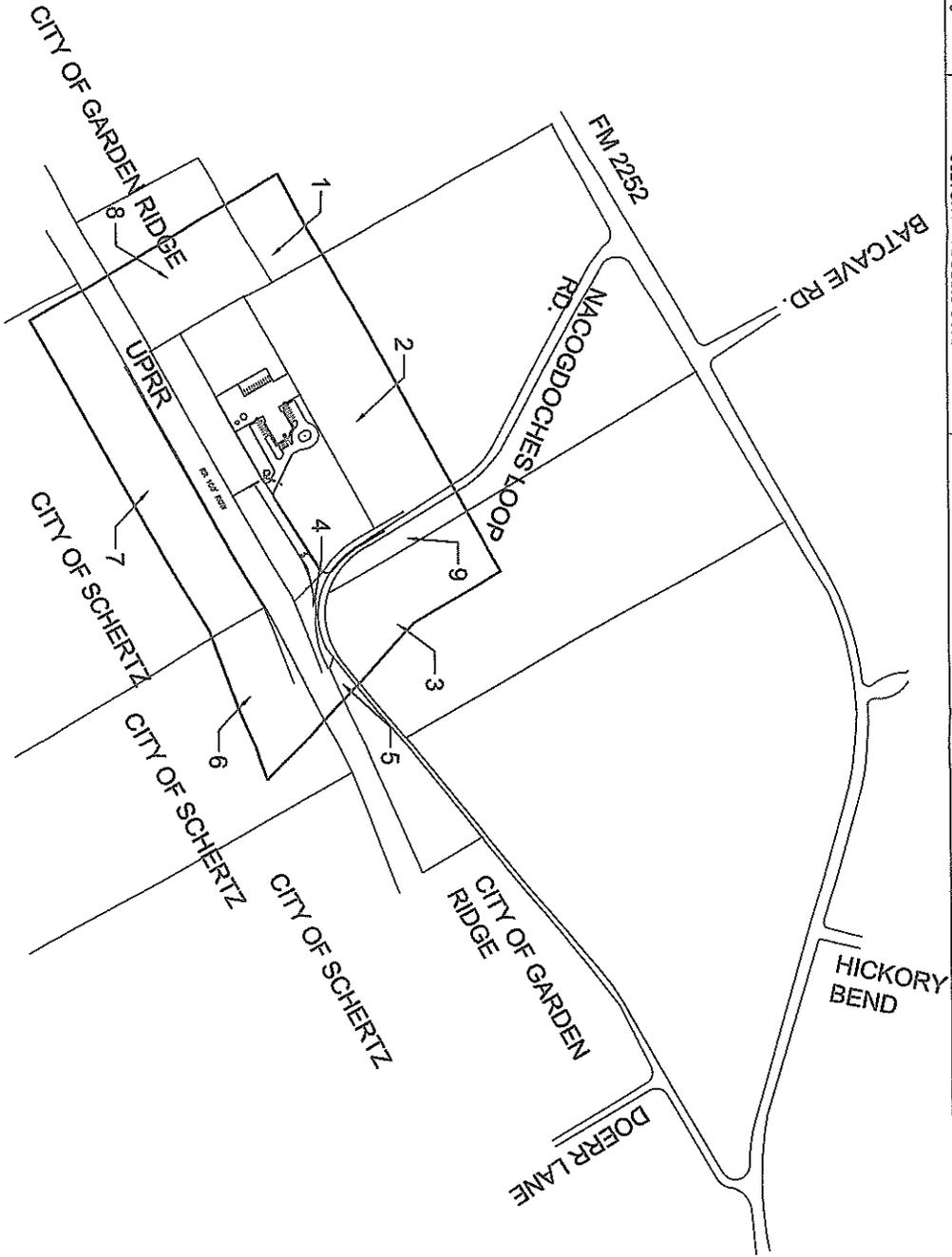
210-651-5857 fax

sbraden@wincocontractors.com

www.wincocontractors.com

TRACT NUMBER	OWNER NAME	ADDRESS	CITY LIMITS
1	ROLLIN D. PESTER	14522 CADILLAC DR., SAN ANTONIO TX, 78248	GARDEN RIDGE
2	VERSELENE B. GRMOND	PO BOX 670, SCHERTZ TX, 78154	GARDEN RIDGE
3	RANDY & CAROLINE COTTINGHAM	19113 MACOGDOCHES LOOP, GARDEN RIDGE, TX, 78266	GARDEN RIDGE
4	BERNICE S. FRIESNIHAIN	8054 BINDSIEL LANE, GARDEN RIDGE, TX, 78266	GARDEN RIDGE
5	ARNOLD A. & ANGELINE A. MOOS	19106 MACOGDOCHES LOOP, GARDEN RIDGE TX, 78266	GARDEN RIDGE
6	SUSAN HAYES LUCKETT TR	302 CHAMPION FLS, SAN ANTONIO, TX, 78238	GARDEN RIDGE
7	EDGAR & EDNA BURKHARDT	4924 GREEN VALLEY RD, CIBOLO, TX, 78108	SCHERTZ
8	WINCO CONTRACTORS	18954 FM 2252, GARDEN RIDGE, TX, 78266	GARDEN RIDGE
9	SULTON PRODUCING CORP	19025 MACOGDOCHES LOOP, GARDEN RIDGE, TX, 78266	GARDEN RIDGE

ADJOINING PROPERTY CONTACTS LIST



FOR INTERIM REVIEW ONLY
 THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF INTERIM REVIEW ONLY. UNDER THE AUTHORITY OF:
 NAME: JERREY S. SMITH
 P.E. NO.: 107748
 AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

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

1. Date: 5/16/14 Case #: _____

2. Applicant Name: Gary Richard Lugar
(First) (Middle) (Last)
Winkler

3. Mailing Address: 18954 FM 2252
(Street)
Garden Ridge TX 78266
(City) (State) (Zip)

Phone: (210)-651-6783

4. Applicant's relationship to property:
Sole owner () Part owner () Other; _____
(Specify)

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

5. Property location: Nacogdoches Loop Rd.
(Street address or street property front)

6. Legal description:

Plat: Lot(s) _____ Block(s) _____

Subdivision; _____

2.52

Acreage: 4.98 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # _____ Page # _____

7. Cite City Ordinance number, page and paragraph from which variance is needed:
Ordinance 13 Pg 33 Section 7.1.4.3, 7.1.4.4

8. State what you want to do instead: In lieu of access easement on sides & rear we have received an approval letter from Bracken Vol. Fire Department approving site plan has adequate spacing & radius of curves for full access around office/shop.

9. Give reason why a variance should be granted (cost alone is not acceptable): Site plan is designed for fire access around proposed office & shop.

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. Submitted w/ re-zoning application

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. Submitted w/ re-zoning application.

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: [Handwritten 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	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
City Admin.:	Public hearing conducted, if required	_____
	Applicant notified of Council Decision	_____
	Zoning ordinance change published, if required	_____

SECTION 7
INDUSTRIAL ZONES

7.1. LIGHT INDUSTRIAL DISTRICT (LI).

- 7.1.1. Use Restrictions: The Light Industrial District is property for use for offices serving neighborhood or community needs, commercial services, major automotive repair, warehousing and manufacturing or assembly operations whose external physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. Wrecking yards are prohibited. No person shall use, or cause to be used, land nor erect or convert a building to any use other than:
- 7.1.1.1. Any use permitted in the Single Family Dwelling (R) District that meets the requirement thereof.
 - 7.1.1.2. Any use permitted in the Office and Professional (B-2) District that meets the requirement thereof.
 - 7.1.1.3. Any use permitted in the Neighborhood Service (B-1) District that meets the requirement thereof.
 - 7.1.1.4. Church or school conforming to the requirements of this District.
- 7.1.2. Structures and uses must be compatible with, and complementary in scale and appearance with a primarily residential municipality. Exterior work and storage areas shall be screened from public view.
- 7.1.3. Height Regulation: No structure shall exceed two and one half (2-1/2) stories (thirty-five feet) in height;
- 7.1.4. Area Regulations:
- 7.1.4.1. Lot Size: The minimum area for an LI lot shall be as required for sewerage and waste water treatment of the planned industrial activity, but in no case less than 32,670 square feet unless located partially or totally over the Edwards Aquifer Recharge Zone, or is not served by a public water supply system, then it shall have a minimum area of 43,560 square feet.
 - 7.1.4.2. Front Yard: There shall be a front yard having a minimum setback of forty-five (45) feet.
 - 7.1.4.3. Side Yard: Paved alley rights-of-way fifteen (15) feet width down each side property line shall provide access to the rear alley.
 - 7.1.4.4. Rear Yard: A paved alley right-of-way fifteen (15) feet in width shall run the length of the rear property line. When the rear yard backs on a RA or R District, a minimum of twenty-five (25) feet including alley right-of-way shall be provided.
- 7.1.5. Impervious Cover: Impervious coverage (buildings, pavements etc.) shall not be more than one-half (1/2) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal.
- 7.1.6. Parking: See Table 1. Off Street Parking Requirements.
- 7.1.7. Construction Standards: Buildings shall be of not less than ninety (90) percent masonry or masonry veneer construction on the first floor level fronting paved public streets, excluding openings.
- 7.1.8. Exterior Lighting:

7.1.8.1. Lights shall not aim beyond the owner's property line nor illuminate adjoining Residential District lots to more than five (5) foot-candles measured at the point of highest intensity.

7.2. Z-1 INDUSTRIAL ZONE DISTRICT (Z-1).

7.2.1. Use Restrictions: The Z-1 Industrial Zone District is intended primarily for mining, excavation, quarrying, processing, storage, warehousing, shipping and manufacturing of such products as cement, concrete, brick, asphalt, stone, crushed rock and similar type products and will include related activities associated with such operations. No person shall use, or cause to be used, land nor erect or convert a building to any use other than:

7.2.1.1. Any use permitted in the Office and Professional (B-2) District that meets the requirement thereof.

7.2.1.2. Any use permitted in the Neighborhood Service (B-1) District that meets the requirement thereof.

7.2.1.3. Any use permitted in the Light Industrial (LI) District that meets the requirements thereof.

7.2.2. The City shall not be responsible for, nor shall the City assume any liability or responsibility for the exercise of plant on-site security or traffic control within industrial plant sites. The City will provide police response for emergencies or calls for service.

7.2.3. The City is not responsible nor liable for roads, parking lots, sidewalks, drainage or water retention structures, or any maintenance thereon within industrial plant sites.

7.2.4. The City is not responsible for, nor shall the City assume any liability or responsibility for providing industrial water and wastewater treatment facilities. These are a responsibility of the industrial plant owner.

7.2.5. Location of the Industrial Zone: The Z-1, Industrial Zone District shall have direct access to existing and future arterial thoroughfares and railway lines and will, in all instances, be separated from areas zoned Single Family Residential by non residential districts or by natural "buffer-zone" barriers. Should any part of the area to be zoned Z-1 be adjacent to an existing area zoned Single Family Residential, a "buffer-zone" separation shall be required. The type of separation shall be determined and mandated by City Council prior to approving any area for Z-1 District zoning.

7.2.6. Structures and uses must be compatible with, and complementary in scale and appearance with, a commercial district adjacent to a primarily residential municipality. Exterior work and storage areas shall be screened from public view.

7.2.7. Height Regulation: No structure shall exceed two and one-half (2-1/2) stories (thirty-five feet) in height.

7.2.8. Area Regulations:

7.2.8.1. Lot Size: The minimum area for a Z-1 lot shall be as required for sewerage and waste water treatment of the planned industrial activity, required setbacks and buffer zone for any adjacent residential District, but in no case less than 32,670 square feet unless located partially or totally over the Edwards Aquifer Recharge Zone, or is not served by a public water supply system, then it shall have a minimum area of 43,560 square feet.

7.2.8.2. Front Yard: There shall be a front yard having a minimum setback of forty-five (45) feet.

7.2.8.3. Side Yard: Paved alley rights-of-way of fifteen- (15) feet width down each side property line shall provide access to the rear alley.

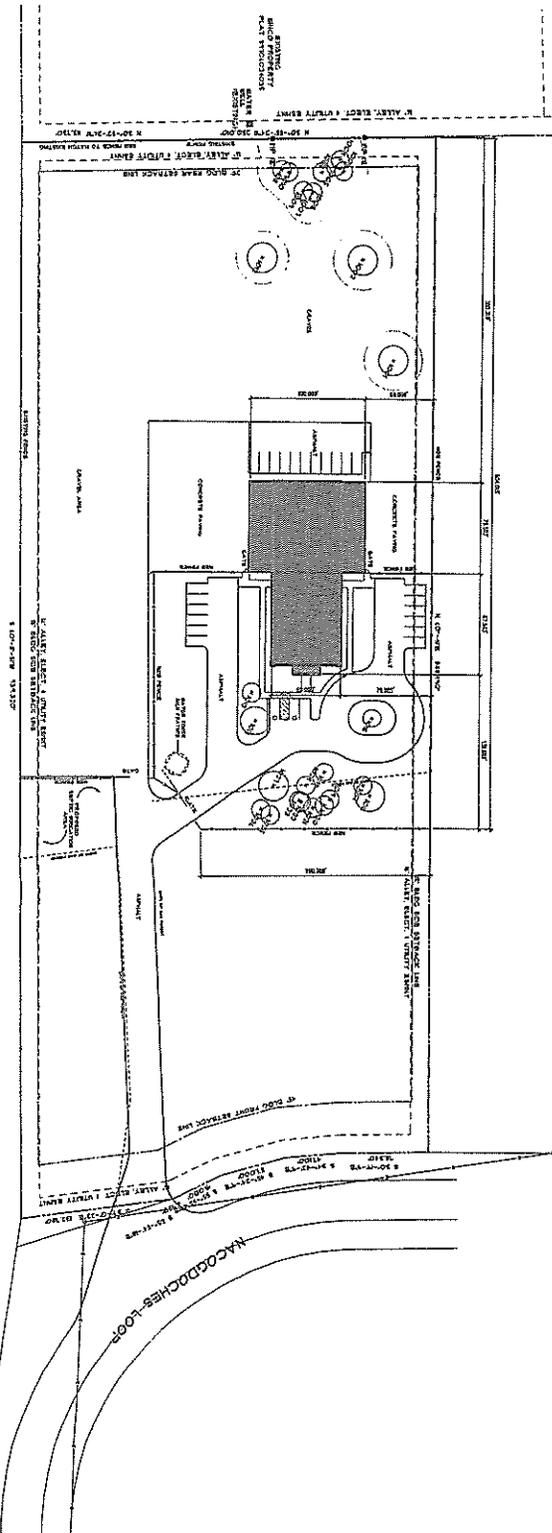
- 7.2.8.4. Rear Yard: A paved alley right-of-way of fifteen- (15) feet width shall run the length of the rear property line. When the rear yard backs on a RA or R District, a minimum of twenty-five (25) feet including alley right-of-way shall be provided
- 7.2.9. Impervious Cover: Impervious coverage (buildings, pavements etc.) shall not be more than one-half (1/2) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal.
- 7.2.10. Parking: See Table 1. Off Street Parking Requirements.
- 7.2.11. Construction Standards: Buildings shall be of not less than ninety (90) percent masonry or masonry veneer construction on the first floor level fronting paved public streets, excluding openings.
- 7.2.12. Exterior Lighting:
 - 7.2.12.1. Lights shall not aim beyond the owner's property line nor illuminate adjoining Residential District lots to more than five (5) foot-candles measured at the point of highest intensity.

7.3. AQUIFER PROTECTION (AP) DISTRICT.

- 7.3.1. Use restrictions: The AP District is an overlay district for protection of City well sites and aquifer recharge features from biological and chemical contamination. The District surrounds each City well site and geologic recharge feature, within the Edwards Aquifer recharge zone, for a radius of fifteen hundred (1500) feet. Within the AP District, no use or activity is permitted that presents a danger of bacteriologic, chemical or radioisotope pollution of the ground water aquifer.
 - 7.3.1.1. Specific prohibitions include: cemeteries; liquid transmission pipelines; petroleum and chemical processing, production, mixing, transmission or transfer facilities; petroleum or chemical storage tanks and vats; wood treatment facilities; sewage treatment plants, wet wells, pumping station or drainage ditch for industrial waste discharges or wastes from sewage treatment systems, sewage sludge disposal or effluent irrigation areas; livestock and animal pens, feedlots, or abandoned and improperly sealed wells

 SITE PLAN

RR 100' R.O.W.



FIELD SURVEY DATA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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	DATE PRINTED 4/22/2014	PROJECT NO. 13-0040	SHEET NO. REV. A01		APPROVALS Drawn By: [Blank] Check By: [Blank] Date: [Blank]	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION							SHEET NO. SITE PLAN PROJECT WINCO CONTRACTORS' OFFICE ADDRESS 34000000'S LOOP OFFICE HOUSTON, TX CLIENT WINCO CONTRACTORS 65001 HOUSTON, TX	 Hospitality Design Group RESTAURANT ARCHITECTURE + INTERIORS + FOODSERVICE 4801 MACO FERRY RD., SUITE 2000 DALLAS, TEXAS 75244 TEL: 214.531.9550
	NO.	DESCRIPTION														



BRACKEN VOLUNTEER FIRE DEPARTMENT

(210) 651-5762

23600 FM 3009 - SAN ANTONIO, TX 78266

04/22/2014

Jeff Smith
JKS Engineering Co.
P.O. Box 1161
La Vernia, TX 78121

Regarding: Winco Construction conceptual plan

After discussing the the project's concept with Richard 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 concept. We require that the project 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

MINUTES
REGULAR CITY COUNCIL MEETING
WEDNESDAY JUNE 4, 1997-7:00 P.M

The Garden Ridge City Council met in regular session at 7:00 p.m. on Wednesday, June 4, 1997, in the municipal court building. This was an open meeting, open to the public subject to the Open Meeting Laws of the State of Texas, and as required by law, was duly posted on May 30, 1997 at 5:00 p.m., giving notice of time, place, date and agenda thereof.

1. Call to Order.

Mayor Feibelman called the Council to order at 7:00 p.m. for a regular meeting and read aloud the above captioned heading of the posted agenda.

2. Roll Call.

All Councilmembers present except Councilmember Foley . (ill)

3. Pledge of Allegiance.

The pledge of allegiance was lead by Karla Flink, Troop 1265.

4. Citizens' Comments.

a. David Wood expressed concern about the Entex franchise agreement in reference to where the gas company could dig. He felt that the agreement was giving them power to decide to dig anywhere in the City without the City's knowledge.

b. Camille Brotze said that she felt the new format for the Grapevine was well received. She inquired about the repair in the future of the sign at Teakwood Drive.

5. Approval of City Council Minutes: Regular City Council Meeting of March 5, 1997, April 2, May 7 and Called City Council Meeting of May 12, 1997.

Mayor Feibelman asked that the minutes of May 7, 1996 be removed until the next meeting.

The motion was made by Councilmember Eckhardt, seconded by Councilmember Harris to approve the minutes with the corrections made of March 5, 1997, April 2, 1997 and the called meeting of May 12, 1997. The vote was 4 to 0. The motion passed.

6. New Business: Discuss and Consider Approval/Disapproval of the following:

- a. An Ordinance Authorizing and Allowing Under the Act Governing the Texas Municipal Retirement Systems, Restricted Prior Service Credit To Employees Who Are Members Of the System For Service Previously Performed For Various Other Public Entities For Which They Have Not Received Credited Service; And Establishing An Effective Day For The Ordinance.

Eric Davis, District Manager for TMRS was present to explain the provision. He explained that this option provided for employees who could qualify under 4 different classes. This provision gave the employee only time credit, no monetary value. In order for the employee to qualify, the

City must adopt the ordinance. The provisions were (1) for any municipality in the United States, (2) with any Council of Governments in Texas, (3) DWF Airport Authority and (4) previous forfeited time from any of 5 statewide systems. It basically allows continuity of public employment.

Mr. Davis said that HB 1113 passed this past session will open up the restricted prior credit service for any employee from the federal government to the local government throughout the United States. The HB 1113 does not have any cost to the City potentially but could have an actuarial cost.

Mr. Davis reviewed the current options that the City had adopted

The motion was made by Councilmember Eckhardt, seconded by Councilmember Harris to adopt an ordinance authorizing and allowing under the act governing the Texas Municipal Retirement Systems, restricted prior service credit to employees who are members of the system for service previously performed for various other public entities for which they have not received credited service; and establishing an effective date of July 1, 1997. The vote was 4 to 0. The motion passed.

b. Act on Recommendation from Water Commission for Water Well Permit to Garry Lugar

Mayor Feibelman said that the Water Commission approved the water well permit to Garry Lugar with the caveat that if the City in the future extended the water system, the owner would be required to connect to the city water service.

The motion was made by Councilmember Sanders, seconded by Councilmember Eckhardt to approve the water well permit to Garry Lugar with the caveat if the City in the future extended the water system, the owner would be required to connect to the city water service. The vote was 4 to 0. The motion passed.

c. An Ordinance Granting Entex, A Division Of Noram Energy Corp., Its Successors and Assigns, The Right, Privilege And Franchise For A Period Of Twenty (20) Years To Construct, Lay, Maintain, Operate, Extend, Remove, Replace and Repair A System Of Pipelines, Gas Mains, Laterals and Attachments And All Desirable Instrumentalities In, Under, Over, Across, and Along Any and All Streets, Avenues, Parkways, Squares, Alleys and All Other Public Places In The City of Garden Ridge, Comal County, Texas For the Purpose of Transporting, Distributing, Supplying and Selling Gas (Natural and/or Artificial And/Or Mixed) For Heating, Lighting, Power, And For All Other Purposes For Which Gas May Be Used, To Said Municipality, Its Inhabitants and Others; Providing Conditions Controlling The Use Of Public Thoroughfares and Extensions Therein; Establishing Standards Of Service; Providing For Payment Of Two Percent (2%) Of The Gross Receipts From the Sale Of Gas To Residential And Commercial Customers Within the City; Providing For Acceptance; Providing A Severability Clause; Making Miscellaneous Provisions; And Repealing All Ordinances In Conflict Herewith.

Mr. Ernest Radeleff, District Manager, was present stating the ordinance was for a twenty year period compared to the twenty-five year agreement which was expiring. A clause had been added to allow a change in the 2% gross receipt when and if the state approved the increase of the franchise tax.

Mr. Radeleff addressed the concerns of Mr. Wood assuring him that restrictions are stringent when it comes to street cuts and placement of the utilities. Mr. Radeleff was not aware of any problems brought about the construction of the gas lines.

The discussion lead to the possibility of amending the permitting procedures of utility companies working in the City. This would give the City more control to be assured the utilities were placed properly.

The motion was made by Councilmember Eckhardt, seconded by Councilmember Sanders, to approve an ordinance granting Entex, a division of Noram Energy Corp., its successors and assigns, the right, privilege and franchise for a period of twenty (20) years to construct, lay, maintain, operate, extend, remove, replace and repair a system of pipelines, gas mains, laterals and attachments and all desirable instrumentalities in, under, over, across, and along any and all streets, avenues, parkways, squares, alleys and all other public places in the City of Garden Ridge, Comal County, Texas for the purpose of transporting, distributing, supplying and selling gas (natural and/or artificial and/or mixed) for heating, lighting, power, and for all other purposes for which gas May Be used, to said municipality, its inhabitants and others; providing conditions controlling the use of public thoroughfares and extensions therein; establishing standards of service; providing for payment of two percent (2%) of the gross receipts from the sale of gas to residential and commercial customers within the city; providing for acceptance; providing a severability clause; making miscellaneous provisions; and repealing all ordinances in conflict herewith. The vote was 4 to 0. The motion passed.

d. Appoint Mayor Pro Tem.

The motion was made by Councilmember Harris, seconded by Councilmember Loftin to appoint Councilmember Eckhardt as Mayor Pro Tem for the next term. The vote was 4 to 0. The motion passed.

e. Discuss July 4th and 25th Anniversary Events.

Mayor Feibelman said that the July 4th and 25th anniversary event will be held at the City Park on July 4th. The Lions Club would prepare the food for the July 4th event with the City paying for the meals and beverages. The residents of the City and their guest are invited. Council approved the funds to host the 25th anniversary celebration. The City had ordered 250 T-shirts, 500 hats and 200 koozie with the 25th anniversary logo on them. The T-shirts and hats will be sold at cost plus the applicable sales tax. The koozie's will be given away.

A bike parade will be held, the winners will receive T-shirts and koozie as prizes.

Councilmember Eckhardt asked that a special cake be made for the 25th anniversary celebration.

f. Membership in Randolph Metrocom Chamber of Commerce.

Mayor Feibelman recommended that the City join the Chamber of Commerce since we are the only area City not a member. The annual charge is \$150.00.

The motion was made by Councilmember Harris, seconded by Councilmember Sanders, to become a member of the Randolph Metrocom Chamber of Commerce. The vote was 4 to 0. The motion passed.

g. Decide on Salary and Benefits for Position of Chief of Police.

Mayor Feibelman recommended that a salary be established for the position of Chief of Police. It was the consensus of the Council to leave open the salary depending on the experience of the person. The motion was made by Councilmember Harris, seconded by Councilmember Sanders to leave the salary open depending on the experience of the person. The vote was 4 to 0. The motion passed.

h. Update on Signs for Park Lane and Country Oaks Subdivision Entry Signs.

Mayor Feibelman reported that the both signs would be replaced for less than \$1,000.00. The work on the Country Oaks sign was completed, the contractor did a beautiful job on the stone work. The Park Lane sign will be replaced for less than \$100.00.

The motion was made by Councilmember Harris, seconded by Councilmember Eckhardt to put lettering on both sides of the Park Lane sign. The vote was 4 to 0. The motion passed.

i. Approve Planning and Zoning Commission Member Mary Lou Flink and Accept Resignation of Gary Fitts.

Mayor Feibelman said that Gary Fitts reported he would not be able to serve because his job required some traveling.

The motion was made by Councilmember Harris, Councilmember Eckhardt to accept the resignation of Gary Fitts. The vote was 4 to 0. The motion passed.

The motion was made by Councilmember Harris, seconded by Councilmember Eckhardt to accept the approve of Planning and Zoning Commission Member Mary Lou Flink. The vote was 4 to 0. The motion passed.

j. Establish Cut Off Date to Accept Applications for the Positions of Chief of Police and City Administrator

Mayor Feibelman asked to establish a cut off date since there had been 27 applications received after the review process started.

The motion was made by Councilmember Sanders, seconded by Councilmember Harris to establish a cut off date of June 4, 1997 for the City Administrator and Chief of Police. The vote was 4 to 0. The motion passed.

Councilmember Eckhardt would like to keep the applications that came in after June 4, to be considered if the position is reopened.

7. Reports from City Officials and City Councilmembers:

a. Councilmember Eckhardt asked the status of the McKenna sign and the ground storage tank.

Mayor Feibelman said the McKenna group had until June 19 to reapply for the variance and at that time hopefully reconcile the sign compliance. If the problem can not be resolved with this last attempt by Chairman Wood then the Mayor will be willing to enforce the violation.

Mayor Feibelman said on the subject of the ground storage, that the engineer was looking at the project. It was the opinion of Mr. Brown and the Mayor that if an elevated storage tank was built the ground storage tank was unnecessary.

b. Councilmember Loftin asked that repair of the Teakwood Drive sign be put on the agenda for discussion.

c. Chairman Wood announced a public hearing would be held on June 19, 1997 to consider rezoning request from Mr. Clay on a golf driving/range. The City Council will meet at a called meeting on June 23, 1997 to consider the request.

The meeting convened in Executive Session at 8:20 p.m.

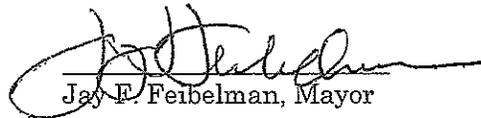
9. EXECUTIVE SESSION

Executive Session to Discuss and Evaluate the Applicants for the Positions of Chief of Police and City Administrator of the City of Garden Ridge Pursuant to Section 551.074(a)(1) Gov't Code.

The meeting reconvened in open session at 9:44 p.m.

The meeting adjourned at 9:46 p.m.

Passed and Approved this 2nd day of July, 1997.


Jay E. Feibelman, Mayor

ATTEST:


Judy Tokar, City Secretary

Minutes of the City of Garden Ridge Water Commission Meeting

Tuesday, May 27, 1997

Items 1 & 2

The meeting was called to order by Chairman Fordiani at 7:00 p.m. Commissioner Pyland was absent. Also in attendance were the Mayor, the Water Company General Manager, Jeff Brown and one private citizen.

Item #3

Minutes of the Commission Meeting held on April 29, 1997 were reviewed. A motion was made by Commissioner Gay to approve the minutes, seconded by Commissioner Pawelek. Motion was approved unanimously.

Item #4

There were no citizens' comments.

Item #5

Next the Commission considered a written request by Mr. J. Luger to be allowed to drill a well on a property on the west side of FM 2252, close to Nacogdoches Loop. Chairman Fordiani asked Jeff Brown to give the group a brief overview of the cost associated with the City providing water to this property. Jeff indicated that it is approximately 1130 feet from the FM 2252 well site to this property. Jeff contacted the City Engineer to get some preliminary costs. Garcia Wright told Jeff to use a cost of \$20 per lineal foot of pipe for a total \$22,600. This assumes a 6" line. In addition, there will be either, some boring under the state right-of-way, or, as an alternative we would have to cut the road at Nacogdoches Loop. The cost of boring is around \$120 per lineal foot, which brings the total cost to around \$26,000.

In response to a question from Chairman Fordiani, Mr. Luger's representative indicated that the well would be located close to the railroad tracks about 150 feet from the front of the property. At this point, the Mayor told the group that the area where this property is located is currently classified as L-1 (Light Industrial), which the City's current ordinance does not address. Presently, this area is an agricultural/residential area. The Mayor feels that the City Council will have to give Mr. Luger a variance to allow an industry in this area, which he does not believe would be a problem. Chairman Fordiani also told the group that in the past, the Commission has recommended to City Council that permits for private wells be granted based on the following criteria:

- Cost
- Precedence
- Availability of Water

We have precedent (i.e., two wells located behind the McKenna Health Center). Responding to a question from the Mayor, Jeff indicated that the cost of drilling an individual well would be around \$7,000 to \$10,000 as compared with the \$26,000 to extend the City's water lines. Commissioner Pawelek reminded the group that in the past when the Commission has made a recommendation to Council to grant an individual well permit, a provision has been added to insure that if the City extends its water service to the area under consideration, the property would then be connected to the City's water system.

In response to a request from Chairman Fordiani, Jeff recommended to the Commission that this application for a well permit be approved. Motion was made by Commissioner Pawelek to recommend to City Council that this application for a private well be approved with the caveat that if in the future the

City's water system is extended to this area, the Owner be obligated to tie into the City's water system. Motion seconded by Commissioner Gay, and approved unanimously.

Item #6

Commissioner Fitts asked Jeff for a report regarding the work that is taking place in the area of last month's water line break at Meadow Rue and Hoya Lane. Jeff indicated that the City has some "minor" dressing up to do, and that the homeowners alongside the culvert is replacing the open channel with a covered corrugated metal pipe. Commissioner Fitts asked the Mayor whether or not this work was approved by the City Engineer. The Mayor told the group that he could not find any written records regarding this work, and he assumes that it was a "hand shake" agreement between our past Mayor and the homeowner. The Mayor told the group that based on the information he was given regarding this work it is a good deal for the City, one that eliminates an "eyesore" and sets the responsibility for the upkeep of the pipe on the homeowner. The Mayor has also been told that the pipe can handle the amount of water flow that currently runs through the culvert.

Commissioner Pawelek asked for an update on the status of the motion made by the Commission last April regarding the 140-unit development at the Krueger tract. The Mayor indicated that this issue came up for Council consideration but that no information was discussed regarding hookup costs. The developer has not given Council a plat, and at this point all he has is a "go ahead" to proceed with his planning. Impact fees and cost of individual hookups has not been established. Commissioner Pawelek asked about the work that was being done next to the McKenna Health Center. The Mayor informed the group that the work was being done by Southwestern Bell to install fiber optic cable. Commissioner Pawelek recommended that the City contact Southwestern Bell to obtain the information on the size and location of the cable for future reference.

Commissioner Pawelek also told the group that former Mayor Millikin contacted him after the April meeting to confirm that the Gifford Hill location that has previously been proposed as the location for an elevated water tank is indeed the highest point within the City limits.

Jeff Brown indicated that there have been a few breaks in the last month. In addition there were some problems with the well at FM 2252. At this time, the float cable is broken for the site gage at the ground storage tank at the FM 2252 site.

Chairman Fordiani informed the group that he has asked Jeff to become more involved in all of the water issues as they related to the work of the Water Commission. The Mayor informed the group that Jay Millikin is supposed to write a letter to TNRCC requesting that the City of Garden Ridge be relieved of its responsibility of providing water to the Marbach area. The Commission was not aware of the status of this letter. The Mayor gave the group details regarding the party to honor former Mayor Millikin to be held Sunday June 8th.

Item #7

Motion made by Commissioner Pawelek, and seconded by Commissioner Gay to adjourn the meeting. Meeting adjourned at 7:26 p.m.

By:



Carmen B. Abad-Fitts, *Secretary*



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, MAY 13, 2014

Commissioners present:

Sam Stocks, Chairman
Harvey Bell
Kay Bower
Frank Dansby
David Heier
Kitty Owen
Shawn Willis

Commissioners Absent:

None

Also Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chairman called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00p.m. on Tuesday, May 13, 2014 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266

Sam Stocks, Planning and Zoning Commission Chair, announced that Items 4a, b, c, and d have been postponed due to an issue with the variance request and both applicants requested their petitions be withdrawn. He also reported that if the two applicants refile their petitions by June 5, 2014 then the Planning and Zoning Commission will hold a special meeting for the two public hearings on June 17, 2014 at 6:00p.m.

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.*

Cathy Harm, 9745 Trophy Oaks, spoke against the variances filed by the two asphalt companies. She also read the Planning and Zoning Commission and City Council minutes regarding the rezoning from Residential/Agriculture to Light Industrial. She encouraged the Commission to change the zoning back to Residential/Agriculture.

Dick White, spoke against the variances filed by the two asphalt companies. He inquired to why only the adjacent neighbors were notified on the variance request and rezoning.

Tracy Blackwell, 9745 Trophy Oaks, spoke against the variances filed by the two asphalt companies. She encouraged the Commission to vote no and to move the zoning back to the original zoning.

Mark Mattison, spoke against the variances filed by the two asphalt companies and the health issues that these types of plants create.

Austin Blackwell, 9745 Trophy Oaks, spoke against the variances filed by the two asphalt companies. He stated he feels the way of life in Garden Ridge will change if the two plants are allowed in Garden Ridge.

Sheila Moran, 19115 FM 2252, Ste. 7, spoke against the variances filed by the two asphalt companies due to the economic effect they will have on property values.

George Brannon, 9233 Gloxinia Dr., spoke against the variances filed by the two asphalt companies. He stated he feels that the asphalt companies will hurt property values and they should not be allowed to come into Garden Ridge.

Janice Rose, 20469 FM 2252, spoke against the variances filed by the two asphalt companies. She stated she is one of the adjacent property owners and their property has been in their family for generations and she feels the two plants will hurt the way of life in Garden Ridge.

Tony Frasco, 8802 Wild Wind Pk, spoke against the variances filed by the two asphalt companies. He encouraged the Commission to notify all residents of these kinds of issues in the future and to vote against the two petitions.

Royce Simmons, 21241 Gunther Grove, spoke against the variances filed by the two asphalt companies. He stated he is a member of the Bracken Methodist Church and he has concerns with

the health issues the plants can create. The Church will have to eliminate some of the activities they provide to the public due to the health issues.

Robert Adkins, 20103 Regency Run, spoke against the variances filed by the two asphalt companies because of the odor and the traffic the plants will bring to Garden Ridge.

Mariah Smiley, 8770 Bindseil, spoke against the variances filed by the two asphalt companies because she feels Garden Ridge is a sought after city and these plants will change that.

Kelli Smiley, 8770 Bindseil, spoke against the variances filed by the two asphalt companies. She stated she has done research on asphalt plants and feels the plants should not be allowed in Garden Ridge.

Jon Oliver, Representing of State Senator Campbell's office, spoke regarding the variances filed by the two asphalt companies. He stated Senator Campbell has offered to be a resource for the public and she encouraged the City to take their time while making their decisions regarding the two plants.

Paul Godwin, 9660 Trophy Oaks, spoke against the variances filed by the two asphalt companies. He encouraged the Planning and Zoning Commission to do their research on the two plants and take their time when making their decision.

Larry Mueller, 2155 Hickory Bend and member of Bracken Methodist Church, spoke against the variances filed by the two asphalt companies. He encouraged the Planning and Zoning Commission to find out why Hanson stopped producing their own asphalt at their plant.

Mark Delaney, 22017 Paseo Courto, signed up, but did not speak.

Kevin Klueh, 8920 Commache Pass, spoke against the variances filed by the two asphalt companies because of health issues they will cause. He encouraged the Planning and Zoning Commission to vote against the two petitions.

Rod Apgar, 21934 Cristobal, spoke against the variances filed by the two asphalt companies because of the health issues and effect on property values they will cause. He also encouraged the Commission to vote against the two petitions.

Tony Overman, 18955 FM 2252, spoke against the variances filed by the two asphalt companies. He stated he feels commercial development will not occur in Garden Ridge if the plants are allowed to operate in the City. He encouraged the Planning and Zoning Commission to vote against the two petitions.

Robert Bittermann, 22031 Old Nacogdoches Rd, spoke against the variances filed by the two asphalt companies. He stated he feels Hanson has been a good neighbor, but originally when they had an asphalt plant the State shut it down because it couldn't pass inspections. He feels the two petitions will create new issues for the City and the residents.

Pam Fritz, 8927 Garden Ridge Dr., spoke against the variances filed by the two asphalt companies because of the air quality issues the plants will bring to Garden Ridge.

Jerry Barucky, 20806 Woodland Cove, signed up to speak, but did not speak.

Starlett Newbold, 9297 Cinchona Tr., signed up to speak, but did not speak.

Regina Ford, 21360 Gunther Grove, spoke against the variances filed by the two asphalt companies because the issues the two plants will bring in will change the quality of life for the residents of Garden Ridge.

Ed Ford, 21360 Gunther Grove, signed up to speak, but did not speak.

Charles Scott, 9860 Trophy Oaks, spoke against the variances filed by the two asphalt companies because of the toxins they will bring to Garden Ridge. He encouraged the Planning and Zoning Commission to return these two properties back to their original zoning.

Robert Naething, 20950 Klein Circle, spoke against the variances filed by the two asphalt companies because of the health issues they will bring to Garden Ridge. He encouraged the Commission to use extreme caution when making their decision on the two petitions.

Sandy O'Brien, spoke against the variances filed by the two asphalt companies because of the health issues and the economic issues they will bring to Garden Ridge.

Astrid Wisser, 9902 Katharine ?, spoke against the variances filed by the two asphalt companies because of the health issues and the quality of life they will bring to Garden Ridge.

Harris Mendard, Bracken Methodist Church, spoke against the variances filed by the two asphalt companies because of the health and other issues this will bring to the Church and to Garden Ridge. He stated if these two petitions are approved then the Church will be forced to eliminate some of the activities they offer.

Jean Brannon, 9233 Gloxinia Dr., spoke against the variances filed by the two asphalt companies because of the health issues that these types of plants create.

Patricia Parsons, 20951 Klein Circle, spoke against the variances filed by the two asphalt companies because of health issues and the negative changes that will occur to the way of life in Garden Ridge.

3. Business Items

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

a) A petition by Garry Lugar and Richard Winkler for rezoning from Residence-Agriculture (RA) District to Light Industrial (LI) District

i. 2.52 acres of land, situated in the Vincente Micheli Survey No. 114, Abstract No. 383 in Comal County, Texas; being out of that certain 27.594 acre tract of land recorded in Volume 242, Page 143 of the Deed Records of Comal County, Texas and further located at 19080 Nacogdoches Loop, Garden Ridge, Texas

- ii. **4.98 acre tract of land in the City of Garden Ridge, Texas out of the Vicente Micheli Survey No. 114, Comal County, Texas and being out the Remainder of a 27.594 acre tract conveyed to Versielene Buehring in deed recorded in Volume 242, Page 143, Deed Records, Comal County, Texas and further located at 19080 Nacogdoches Loop**

(Discussion items only. Public Hearings and possible action will be scheduled for June 9, 2014.)

- b) **Master Plan for Winco Contractor's Office/Shop and equipment/construction material storage to be located at 19080 Nacogdoches Loop (Discussion item only. Master Plan cannot be approved until property rezoned.)**

Jeff Smith, JKS Engineering Co. representing Winco, he stated the two requests for variances are so Winco can enlarge their operations from the adjacent property. He stated Winco would like to put a shop and an office at this location. He also stated all of the required paperwork has been completed and submitted for consideration.

The Planning and Zoning Commission reviewed the paperwork and discussed the potential use of the property and the surrounding zoning in the area.

- c) **Petition by The Waters Church requesting permission from the City of Garden Ridge for the placement of a sign on city property located at 9357 Schoenthal Road with sign location further described as where F.M. 3009 intersects Miller Lane and Schoenthal Road**

Kelly Craighead, Senior Pastor for The Waters Church, stated because of visibility of the Church he is requesting permission to place a church sign at FM3009 intersection with Miller Lane and Schoenthal Road.

The Planning and Zoning Commission reviewed the request and expressed concern about setting a precedent and the liability to the City.

Motion: Upon a motion made by Commissioner Bower and a second by Commissioner Heier, to deny the petition by the Waters Church requesting permission from the City of Garden Ridge for the placement of a sign on city property located at 9357 Schoenthal Road with sign location further described as where F.M. 3009 intersects Miller Lane and Schoenthal Road. The Planning and Zoning Commission voted six (6) for, none (0) opposed, and one (1) abstain (Commissioner Dansby). The motion carried.

- d) **Petition by The Waters Church requesting a variance to Ordinance 55-112004 for the placement of a 4 foot wide by 6 foot long by 6 feet in height sign on property owned by the City of Garden Ridge located at 9357 Schoenthal Road and further located as where F.M. 3009 intersects Miller Lane and Schoenthal Road with such sign to be used as a directional sign to The Waters Church located at 9324 Schoenthal Road**

Kelly Craighead, Senior Pastor for The Waters Church, stated this request for a variance is to allow for a larger sign than the Ordinance allows.

Nancy Cain, City Administrator, stated there is no need to discuss since the request for the placement of a sign was denied.

e) Request from Larry Rheinlaender that improvements on parts of lots located within the City of Garden Ridge in the Plaza Oaks Center not be subject to City of Garden Ridge ordinances

Larry Rheinlaender stated he is requesting the City of Garden Ridge allow him to not be required to permit his buildings unless the entire structure is within the City limits. He stated that less than 100' of his property is within the city limits of Garden Ridge. He stated he plans to build office building on the site and by not permitting he would be allowed to save the trees on the back of the property.

The Planning and Zoning Commission reviewed the request and expressed concerns with the request of not having to follow the City of Garden Ridge Ordinances on the property that is located in Garden Ridge.

Motion: Upon a motion made by Commissioner Bower and a second by Commissioner Bell, to deny the request from Larry Rheinlaender that improvements on parts of lots located within the City of Garden Ridge in the Plaza Oaks Center not be subject to City of Garden Ridge ordinances. The Planning and Zoning Commission voted seven (7) for and none (0) opposed. The motion carried unanimously.

The Commission did suggest to Mr. Rheinlaender that he consider requesting variances on an individual basis.

4. Public Hearings

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

- a) **A petition by Wheeler Division, APAC-Texas, Inc. for a Special Use Permit for the purpose of asphalt products manufacturing on property owned by Hanson Aggregates and located at 20762 F.M. 2252, Garden Ridge, Texas :**
- b) **A petition by Wheeler Division, APAC-Texas, Inc. for variances to Ordinance 13-122008 for asphalt products manufacturing on property owned by Hanson Aggregates and located at 20762 F.M. 2252, Garden Ridge, Texas:**
 - i. **7.2.6. - Structures must be compatible with, and complimentary in scale and appearance with, a commercial district adjacent to a primarily residential municipality. Exterior work and storage areas shall be screened from public view.**
 - ii. **7.2.7. – Height Regulation: No structure shall exceed two and one-half (2-1/2) stories (thirty-five feet) in height.**
 - iii. **7.2.8.3. – Side Yard: Paved alley rights-of-way of fifteen (15) feet width down each side property line shall provide access to the rear alley.**
 - iv. **7.2.8.4. – Rear Yard: A paved alley right-of-way of fifteen (15) feet width shall run the length of the rear property line.**

- v. 7.2.10. – Parking: Table 1, Table of Off Street Parking Requirements. 20. Manufacturing, wholesaling, and processing establishments. One (1) paved parking space per 800 square feet gross floor area.
- vi. 7.2.11. – Construction Standards: Buildings shall be or not less than ninety (90) percent masonry or masonry veneer construction on the first floor level fronting paved public streets, excluding openings.
- vii. 8.3. – Structure Height within City.
- viii. 8.4. (8.4.1. - 8.5.2.) - Fences, Walls and Plants.

c) A petition by Industrial Asphalt, LLC for a Special Use Permit for the purpose of a Hot Mix Asphalt manufacturing plant at 0 F.M. 2252 on property owned by Hanson Aggregates and further located northwest of the intersection of F.M. 2252 and Old Nacogdoches Road in Garden Ridge, Texas

d) A petition by Industrial Asphalt, LLC for variances to Ordinance 13-122008 for the purpose of a Hot Mix Asphalt manufacturing plant at 0 F.M. 2252 on property owned by Hanson Aggregates and further located northwest of the intersection of F.M. 2252 and Old Nacogdoches Road in Garden Ridge, Texas:

- i. 7.2.7. – Height Regulation: No structure shall exceed two and one-half (2-1/2) stories (thirty-five feet) in height.
- ii. 7.2.8.3. – Side Yard: Paved alley rights-of-way of fifteen (15) feet width down each side property line shall provide access to the rear alley.
- iii. 7.2.8.4. – Rear Yard: A paved alley right-of-way of fifteen (15) feet width shall run the length of the rear property line.
- iv. 7.2.11. – Construction Standards: Buildings shall be or not less than ninety (90) percent masonry or masonry veneer construction on the first floor level fronting paved public streets, excluding openings.

5. Business Items (Continued)

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

- a) A petition by Wheeler Division, APAC-Texas, Inc. for a Special Use Permit for the purpose of asphalt products manufacturing on property owned by Hanson Aggregates and located at 20762 F.M. 2252, Garden Ridge, Texas
- b) A petition by Wheeler Division, APAC-Texas, Inc. for variances to Ordinance 13-122008 for asphalt products manufacturing on property owned by Hanson Aggregates and located at 20762 F.M. 2252, Garden Ridge, Texas:
 - i. 7.2.6. - Structures must be compatible with, and complimentary in scale and appearance with, a commercial district adjacent to a primarily residential municipality. Exterior work and storage areas shall be screened from public view.
 - ii. 7.2.7. – Height Regulation: No structure shall exceed two and one-half (2-1/2) stories (thirty-five feet) in height.
 - iii. 7.2.8.3. – Side Yard: Paved alley rights-of-way of fifteen (15) feet width down each side property line shall provide access to the rear alley.

- iv. **7.2.8.4. – Rear Yard: A paved alley right-of-way of fifteen (15) feet width shall run the length of the rear property line.**
- v. **7.2.10. – Parking: Table 1, Table of Off Street Parking Requirements. 20. Manufacturing, wholesaling, and processing establishments. One (1) paved parking space per 800 square feet gross floor area.**
- vi. **7.2.11. – Construction Standards: Buildings shall be or not less than ninety (90) percent masonry or masonry veneer construction on the first floor level fronting paved public streets, excluding openings.**
- vii. **8.3. – Structure Height within City.**
- viii. **8.4. (8.4.1. - 8.5.2.) - Fences, Walls and Plants.**

c) **A petition by Industrial Asphalt, LLC for a Special Use Permit for the purpose of a Hot Mix Asphalt manufacturing plant at 0 F.M. 2252 on property owned by Hanson Aggregates and further located northwest of the intersection of F.M. 2252 and Old Nacogdoches Road in Garden Ridge, Texas**

d) **A petition by Industrial Asphalt, LLC for variances to Ordinance 13-122008 for the purpose of a Hot Mix Asphalt manufacturing plant at 0 F.M. 2252 on property owned by Hanson Aggregates and further located northwest of the intersection of F.M. 2252 and Old Nacogdoches Road in Garden Ridge, Texas:**

- v. **7.2.7. – Height Regulation: No structure shall exceed two and one-half (2-1/2) stories (thirty-five feet) in height.**
- vi. **7.2.8.3. – Side Yard: Paved alley rights-of-way of fifteen (15) feet width down each side property line shall provide access to the rear alley.**
- vii. **7.2.8.4. – Rear Yard: A paved alley right-of-way of fifteen (15) feet width shall run the length of the rear property line.**
- viii. **7.2.11. – Construction Standards: Buildings shall be or not less than ninety (90) percent masonry or masonry veneer construction on the first floor level fronting paved public streets, excluding openings.**

Sam Stocks, Planning and Zoning Commission Chair, repeated his announcement from earlier that Items 4a, b, c, and d have been postponed due to a variance issue. Both applicants requested their petitions be withdrawn. He also reported that if the two applicants refile their petitions by June 5, 2014 then the Planning and Zoning Commission will hold a special meeting for the two public hearings on June 17, 2014 at 6:00p.m.

e) **Garden Ridge Unified Development Ordinance update**

Because of the length of the meeting, this item was not discussed.

6. Administrative Items

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

a) Approve or disapprove the minutes of the April 8, 2014 Regular meeting of the Planning and Zoning Commission

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Owen, the Planning and Zoning Commission voted seven (7) for and none (0) opposed, for the approval the minutes of April 8, 2014 meeting of the Planning and Zoning Commission. The motion carried unanimously.

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

Sam Stocks, Chairman, reported if the asphalt companies refile their petitions by the appropriate deadlines then there will be a Special Meeting, for those items only on Tuesday, June 17, 2014 at 6:00p.m. He also stated the next regular meeting will be scheduled for June 10, 2014 at 6:00 p.m., if necessary.

Tracy Blackwell requested the Special Meeting be held at the Community Center so there would be enough accommodations for everyone.

Bobby Roberts thanked the Planning and Zoning Commission for their hard work!

7. Adjournment

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Owen, the meeting was adjourned at 8:30 p.m.

Sam Stocks, Chairman

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE MAY 13, 2014
PLANNING AND ZONING COMMISSION REGULAR MEETING**

Rules for Citizen's Participation:

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Any disruptive behavior, including shouting or derogatory statements or comments, will be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

	NAME	ADDRESS	SUBJECT
✓1.	Cathy Harm	9745 Trophy Oaks	Asphalt Plants
✓2.	Dick White		Plants
✓3.	John Tracy Blackwell	9245 Trophy Oaks	Asphalt Plants
✓4.	Mark Mattison		" "
✓5.	Austin Blackwell	9745 Trophy Oaks	Asphalt Plants
✓6.	Sheila Moran	19115 FM 2252 St. 7	Property values especially asphalt
✓7.	George Brown	9233 GLOXWIN Dr	PROPERTY IMPACT
✓8.	Janice Reel	20469 FM 2252 782106	Asphalt plant
✓9.	John & Kaye Ancker	8185 Graham Oaks Dr	
✓10.	Tony FRASCO	8802 Wild Wind Dr	Asphalt Plant

**SIGN IN TO SPEAK AT THE MAY 13, 2014
PLANNING AND ZONING COMMISSION REGULAR MEETING**

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	NAME	ADDRESS	SUBJECT
1	Joyce Simmonds	21241 Guther Cove CR	Asphalt Plant
2	ROBERT ADKINS	20103 BEGENIA RUAL GR	" "
3	Marlah Smley	8770 bindsell ln	Asphalt Plant
4	Kelli Smley	" "	Asphalt Plant
5	Jon Oliver	REP OF STATE SENATOR CAMPBELL	Asphalt Plant
6	ERIC BONAR		ASPHALT PLANT
7	Paul Godwin	9660 Tophy Drk	Asphalt Plant
8	Larry Mueller	Brackets Church	" "
9	Roge De la Haye	22044 Abaco Costa	" "
10	Kevin Klued		Asphalt Plant

STATE SENATOR
CAMPBELL

**SIGN IN TO SPEAK AT THE MAY 13, 2014
PLANNING AND ZONING COMMISSION REGULAR MEETING**

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	NAME	ADDRESS	SUBJECT
✓ 1.	ROD APEAR	21934 CRISTINA DR.	ASPHALT PAVES
✓ 2.	Tony Overmans	18955 FIVE 2252	" "
✓ 3.	Robert Bittermann	22071 Old Maryland Rd	" "
✓ 4.	PAUL & DICK FRITZ	8927 Garden Ridge Dr.	" "
✓ 5.	JERRY BARUCKY	20806 WOODLAND CIRCLE	" "
✓ 6.	STARLET NEWSBY	5297 S. MCKENNA TR	" "
✓ 7.	Regina + E. Ford	21360 GUNTHA DR.	" "
✓ 8.	Ed Ford	" "	" "
9.			
10.			

**SIGN IN TO SPEAK AT THE MAY 13, 2014
PLANNING AND ZONING COMMISSION REGULAR MEETING**

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	NAME	ADDRESS	SUBJECT
1.	BOB		
2.	CHARLES SCOTT	9860 TROPHY DR	
3.			
4.			
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- Show the City Council the same respect and courtesy that you expect to be shown to you.
- 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
✓ 1.	Robert MASTINE	20950 KLEIN CIRCLE, TX	Asmara Project
✓ 2.	Sandy BRANDON	9235 GLOVINE DR	Asphalt plant
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**SIGN IN TO SPEAK AT THE MAY 13, 2014
PLANNING AND ZONING COMMISSION REGULAR MEETING**

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	NAME	ADDRESS	SUBJECT
1. ✓	Barbara	9233 Selma	Health issues
2. ✓	Christy Wesser	9909 Mathews Ave	
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	NAME	ADDRESS	SUBJECT
1.	Patricia Pulsans	22951 Main Cir 99	
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