



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, SEPTEMBER 9, 2014 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in regular session at 6:00 p.m., Tuesday, September 9, 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 September 5, 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. Business Items
The Commission may discuss, consider and/or make recommendations to Council to approve or disapprove the following items:

- a) Request from Seven 13 Signs & Graphics, Kailey Aldrich, to be allowed to place a directional sign for Forest Waters Club at the corner of Schoenthal Road and F.M. 3009
 - b) Preliminary Plat for Nacogdoches Loop Subdivision (Winco)
5. Administrative Items
The Commission may discuss, consider and/or take possible action on the following items:
- a) Approve or disapprove the minutes of the August 12, 2014 Regular meeting of the Planning and Zoning Commission
 - b) Set date, time and location for next meeting.
6. Adjournment

AGENDA NOTICES:

Decorum Required:

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

Action by Council Authorized:

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

Executive Sessions Authorized:

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

Attendance By Other Elected or Appointed Officials:

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


 Shelley Goodwin, TRMC
 City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 1:00pm September 5, 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



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, AUGUST 12, 2014**

Commissioners present:

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

Commissioners Absent:

David Heier

Also Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chairman called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:01p.m. on Tuesday, August 12, 2014 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

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- b. Show the Commission the same respect and courtesy that you expect to be shown to you.**
- c. Limit remarks to three (3) minutes.**

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

No one wished to speak.

3. Business Items

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

- a) A petition by Gary A. Mallett, 21401 Fairview Circle, for variances to Ordinance 13-122008, Section 8, General Provisions, 8.4., Fences, Walls and Plants, for a wooden split rail fence over two (2) foot in height constructed forward of the front plane of the residence and further located within the right-of-way:**
 - i) 8.4.4 – Fences shall not be within or across a City owned right-of-way, drainage channel or waterway.**
 - ii) 8.4.11 – Fences over two (2) foot high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock, or cement masonry, columns or support structure matching that of the main structure.**

Gary A. Mallett 21401 Fairview Circle, stated he was the owner of the property and filed the variance request. He stated the fence in question is a split rail fence that matches his rustic ranch style house. He stated the fence is within the right-of-way of the City of Garden Ridge, but if the City would need to get to the water line, it would be easy to remove.

The Planning and Zoning Commission discussed the permit, location of the fence, and the height of the fence.

4. Public Hearings

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

- a) A petition by Gary A. Mallett, 21401 Fairview Circle, for variances to Ordinance 13-122008, Section 8, General Provisions, 8.4., Fences, Walls and Plants, for a wooden split rail fence over two (2) foot in height constructed forward of the front plane of the residence and further located within the right-of-way:**

- iii) **8.4.4 – Fences shall not be within or across a City owned right-of-way, drainage channel or waterway.**
- iv) **8.4.11 – Fences over two (2) foot high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock, or cement masonry, columns or support structure matching that of the main structure.**

Sam Stocks, Chair, opened the Public Hearing at 6:14pm and asked if anyone wished to speak.

Avery J. Hamm, Jr., 21400 Fairview Circle, stated he originally wrote two letters to the City of Garden Ridge regarding this property. The first letter was to keep peace and the second letter was his true feelings regarding the fence. He stated he does not support the fence.

Sam Stocks, Chairman, read a letter from Irene Stappers, she opposes the fence due to resale values in the neighborhood.

No one wished to speak, so Sam Stocks, Chair, closed the Public Hearing at 6:20pm.

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 Gary A. Mallett, 21401 Fairview Circle, for variances to Ordinance 13-122008, Section 8, General Provisions, 8.4., Fences, Walls and Plants, for a wooden split rail fence over two (2) foot in height constructed forward of the front plane of the residence and further located within the right-of-way:**
 - v) **8.4.4 – Fences shall not be within or across a City owned right-of-way, drainage channel or waterway.**
 - vi) **8.4.11 – Fences over two (2) foot high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock, or cement masonry, columns or support structure matching that of the main structure.**

The Planning and Zoning Commission discussed the material used, Section 8.4.11 and location of the fence.

Motion: A motion was made by Commissioner Bower, and seconded by Councilmember Dansby, to recommend the City Council disapproval of a petition by Gary A. Mallett, 21401 Fairview Circle, for variances to Ordinance 13-122008, Section 8, General Provisions, 8.4., Fences, Walls and Plants, for a wooden split rail fence over two (2) foot in height constructed forward of the front plane of the residence and further located within the right-of-way: 8.4.4 – Fences shall not be within or across a City owned right-of-way, drainage channel or waterway. 8.4.11 – Fences over two (2) foot high and forward of the front plane of the residence shall be metal (sheet metal is prohibited) with metal, brick, rock, or cement masonry, columns or support

structure matching that of the main structure. The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

b) Request from Forest Waters Neighborhood Association for an entry sign for Forest Waters subdivision at Sumac Cove that is 58 inches by 58 inches in size.

Gary Prescott stated he is requesting approval of an entry sign for Forest Waters at Sumac Cove. He stated the sign will be constructed out of redwood with 4x4 posts and 2x8 panels and the letters would be 9 inches for capital letters and 6 inches for lower case letters. He stated the sign will let others know that they are part of Forest Waters.

The Planning and Zoning Commission discussed the number of signs limited to a subdivision, material of the sign, and location.

Motion: A motion was made by Commissioner Bell, and seconded by Councilmember Willis, to recommend the City Council approval of an additional entry sign for Forest Waters subdivision at Sumac Cove. The Planning and Zoning Commission voted four (4) for, two (2) opposed (Dansby and Owens). The motion passed.

Motion: A motion was made by Commissioner Dansby, and seconded by Councilmember Owen, to recommend the City Council disapprove the material proposed and approve the materials like other Forest Water signs and to follow the sign ordinance. The Planning and Zoning Commission voted five (5) for, one (1) opposed (Willis). The motion passed.

c) Request from the Waters Church for placement of a directional sign on the east side of the intersection of F.M. 3009 and Schoenthal Road

Kelly Craighead on behalf of Waters Church stated he is requesting the Church be allowed to place a sign at the intersection of F.M. 3009 and Schoenthal Road. He also stated the sign would be used for directional purposes.

The Planning and Zoning Commission discussed the proposed sign, location and sign ordinance.

Motion: A motion was made by Commissioner Owen, and seconded by Councilmember Bower, to recommend the City Council disapprove the request from the Waters Church for placement of a directional sign on the east side of the intersection of F.M. 3009 and Schoenthal Road. The Planning and Zoning Commission voted three (3) for, two (2) opposed (Willis and Bell), and one (1) abstain (Dansby). The motion passed.

d) Request from Bracken United Methodist Church for placement of temporary signs advertising their Pumpkin Patch event for a period of 41 days (September 21 through October 31, 2014) within the Garden Ridge city limits at the locations of the northeast corner of FM 2252 and FM 3009 and at 19831 FM 2252

George Blistline, Bracken United Methodist Church, stated he is requesting the Church be allowed to place advertising banners for 41 days. He stated the Pumpkin Patch will receive their pumpkins on September 21, 2014 and they would like to advertise their event once the pumpkins arrive.

Motion: A motion was made by Commissioner Bower, and seconded by Councilmember Owen, to recommend the City Council approve the request from Bracken United Methodist Church for placement of temporary signs advertising their Pumpkin Patch event for a period of 41 days (September 21 through October 31, 2014) within the Garden Ridge city limits at the locations of the northeast corner of FM 2252 and FM 3009 and at 19831 FM 2252, based on the fact that the pumpkins will be arriving on September 21, 2014. The Planning and Zoning Commission voted five (5) for, zero (0) opposed, and one (1) abstain (Dansby). The motion passed.

e) Reappointments/Appointments of Commissioners to Planning and Zoning Commission due to expiring terms of office in Places 2, 3 and 7 on Commission

Sam Stocks, Chair, Place 3, Kay Bower, Place 2, and Kitty Owen, Place 7 stated they were interested in serving another term.

Motion: A motion was made by Commissioner Dansby, and seconded by Councilmember Bell, to recommend the City Council reappointments Kay Bower, Places 2, Sam Stocks, Place, 3 and Kitty Owen, Place, 7 to Planning and Zoning Commission due to expiring terms of office. The Planning and Zoning Commission voted six (6) for, zero (0) opposed. The motion passed unanimously.

f) Garden Ridge Unified Development Ordinance

Nancy Cain, City Administrator, reported the City Council is considering hiring a firm to complete the Unified Development Ordinance as part of the proposed budget for 2015. She stated the contract for a firm will include a Master Land Use Plan. She also stated the City Attorney's office ran into too many conflicts, so they recommend hiring a firm to complete the project.

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 June 10, 2014 Regular meeting of the Planning and Zoning Commission

Motion: A motion was made by Commissioner Owen, and seconded by Councilmember Willis, to approve the minutes of the June 10, 2014 Regular meeting of the Planning and Zoning Commission. The Planning and Zoning Commission voted six (6) for, zero (0) opposed. The motion passed unanimously.

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

Sam Stocks, Chair, announced the next meeting will be held on September 9, 2014.

7. Adjournment

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Owen, the meeting was adjourned at 7:18 p.m.

Sam Stocks, Chairman

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE AUGUST 12, 2014
PLANNING AND ZONING COMMISSION REGULAR MEETING**

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NAME	ADDRESS	SUBJECT
1.		
2.		
3.		
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5.		
6.		
7.		
8.		
9.		
10.		



September 2, 2014

Ms. Nancy Cain, City Administrator
CITY OF GARDEN RIDGE
9400 Municipal Parkway
Garden Ridge, Texas 78266

**RE: Nacogdoches Loop Subdivision
Preliminary Plat Second Review Comments
Stormwater Management Report (SWMR) Review**

Dear Ms. Cain:

River City Engineering has reviewed the subject preliminary plat and storm water management report and offers the following comments;

1. Preliminary Plat - The applicant shall provide a copy of the Non-exclusive access easement shown on the plat.
2. SWMR - The cover letter of the report states "This report shows that the increase in impervious cover due to the above referenced development will not be significant or have an adverse effect on habitable structures downstream due to the implementation of the storm water detention pond releasing flows at pre-development rate during a 25yr storm event." However the conclusions recommend no onsite detention due to the increased time of concentration and minimal increase in impervious cover. Please revise the report for consistency whether a detention facility will be provided or not.

Upon completion of the listed items RCE recommends approval of the Preliminary Plat and Storm Water Management Report for the Nacogdoches Loop Subdivision.

Please feel free to contact me if you have any questions or need clarification.

Sincerely,


Garry Montgomery, P.E.
River City Engineering, PLLC



City Administrator

From: Kailey Aldrich <Kailey.Aldrich@seven13signs.com>
Sent: Tuesday, September 02, 2014 2:54 PM
To: City Administrator
Subject: RE: Forest Waters Club Sign Proposal

Nancy,

Yes, it would be a permanent sign. Dawn, with Forest Waters Club, will be the one to attend the meeting. Locations #1, and #2 are outside Garden Ridge's ETJ. We are working with the city they are in for those signs. Let me know if you need any more information! ☺

Thank you,



Kailey Aldrich
Office/Service Manager
Seven13 Signs & Graphics

950 Isom Rd, Suite 100
San Antonio, TX 78216

O: 210-257-0345, ext 100

From: City Administrator [<mailto:administrator@ci.garden-ridge.tx.us>]
Sent: Tuesday, September 02, 2014 1:34 PM
To: Kailey Aldrich
Subject: FW: Forest Waters Club Sign Proposal

Ms. Aldrich,

Another question concerning the sign request for Forest Waters Club. I am supposing that the sign being requested is permanent. Are locations 1 and 2 for the sign in or out of the Garden Ridge city limits if in the city limits I will need exact locations? In order for this matter to be placed before the Planning and Zoning Commission on September 9th I will need a response to the questions by noon on Thursday, September 4th or the request will not be considered at earliest until October.

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

From: City Administrator
Sent: Wednesday, August 20, 2014 2:54 PM
To: 'Kailey Aldrich'
Subject: RE: Forest Waters Club Sign Proposal

Are these permanent signs? This request will need to go to the Planning and Zoning Commission and City Council for approval or disapproval. The next Planning and Zoning Commission meeting is September 9th at 6 p.m. here at City Hall. Someone will need to be present to present the request and answer any questions that the Commission would have.

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

From: Kailey Aldrich [<mailto:Kailey.Aldrich@seven13signs.com>]
Sent: Wednesday, August 20, 2014 2:42 PM
To: City Administrator
Subject: Forest Waters Club Sign Proposal

Good Afternoon,

We are wanting to put a sign up on the corner of Schoenthal Rd and 3009. It is location #3 on the attached sign map. It will be a double faced 4' x 4' sign that says "Forest Waters Club" and has a left or Right arrow. I have attached a comp of the design/dimensions for you to see. Please let me know if you need any more information or have any questions.

Thank you,



Kailey Aldrich
Office/Service Manager
Seven13 Signs & Graphics

950 Isom Rd, Suite 100
San Antonio, TX 78216

O: 210-257-0345, ext 100

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

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Thank you,



Kailey Aldrich
Office/Service Manager
Seven13 Signs & Graphics

950 Isom Rd, Suite 100
San Antonio, TX 78216

O: 210-257-0345, ext 100

City Administrator

From: Kailey Aldrich <Kailey.Aldrich@seven13signs.com>
Sent: Wednesday, August 20, 2014 2:42 PM
To: City Administrator
Subject: Forest Waters Club Sign Proposal
Attachments: #3.pdf; Forest Waters Club Sign Map.pdf; Location #3.png

Good Afternoon,

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Thank you,



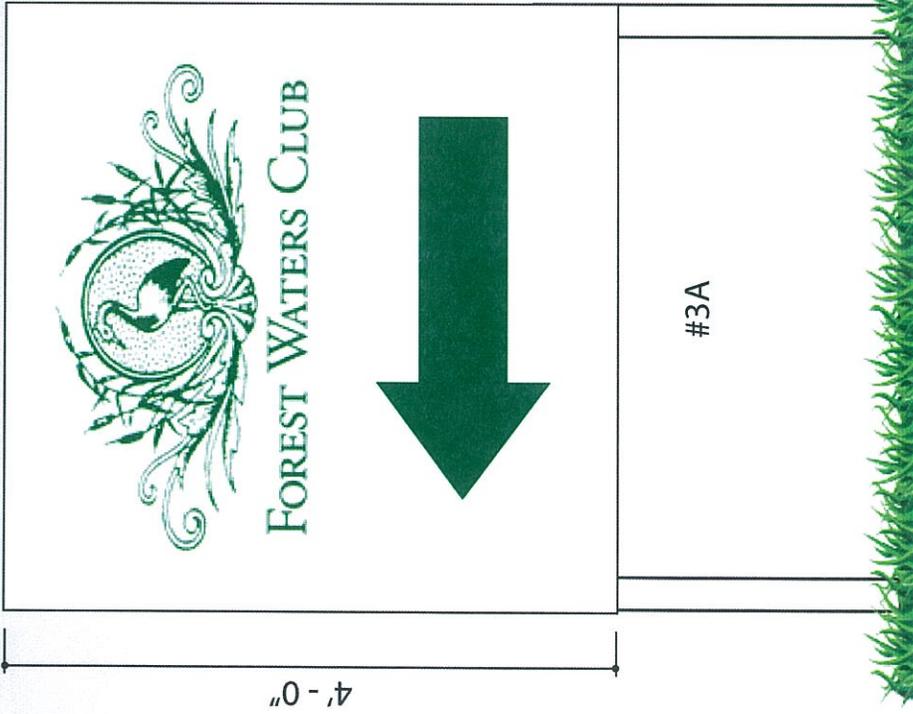
Kailey Aldrich
Office/Service Manager
Seven13 Signs & Graphics

950 Isom Rd, Suite 100
San Antonio, TX 78216

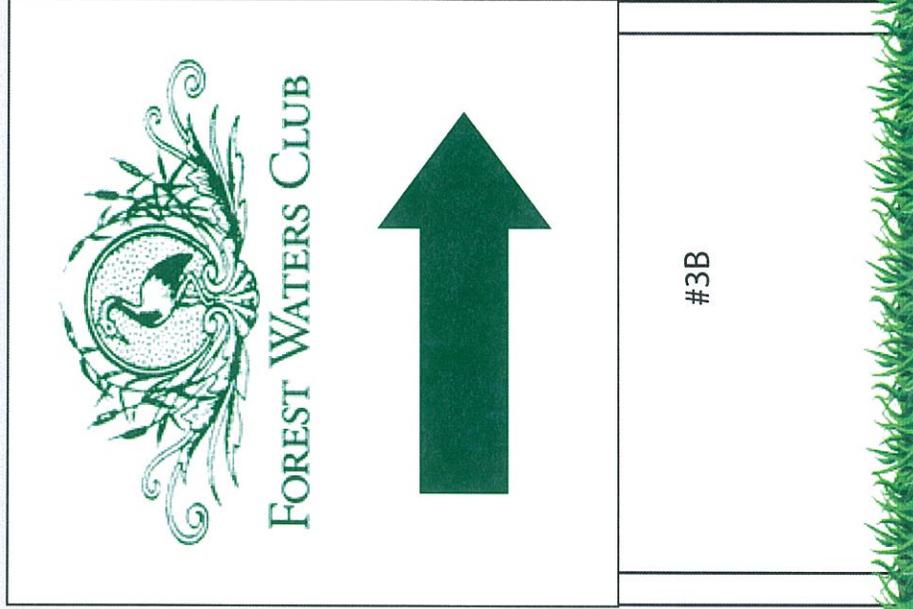
O: 210-257-0345, ext 100

HIGH RESOLUTION LOGO NEEDED

4' - 0"



4' - 0"



950 Isom Rd, Suite 100
San Antonio, TX 78216
Tel: 210-257-0345

PROJECT:
CORPORATE

CLIENT:
FOREST WATERS CLUB
ORIGINAL DATE:
08-20-14

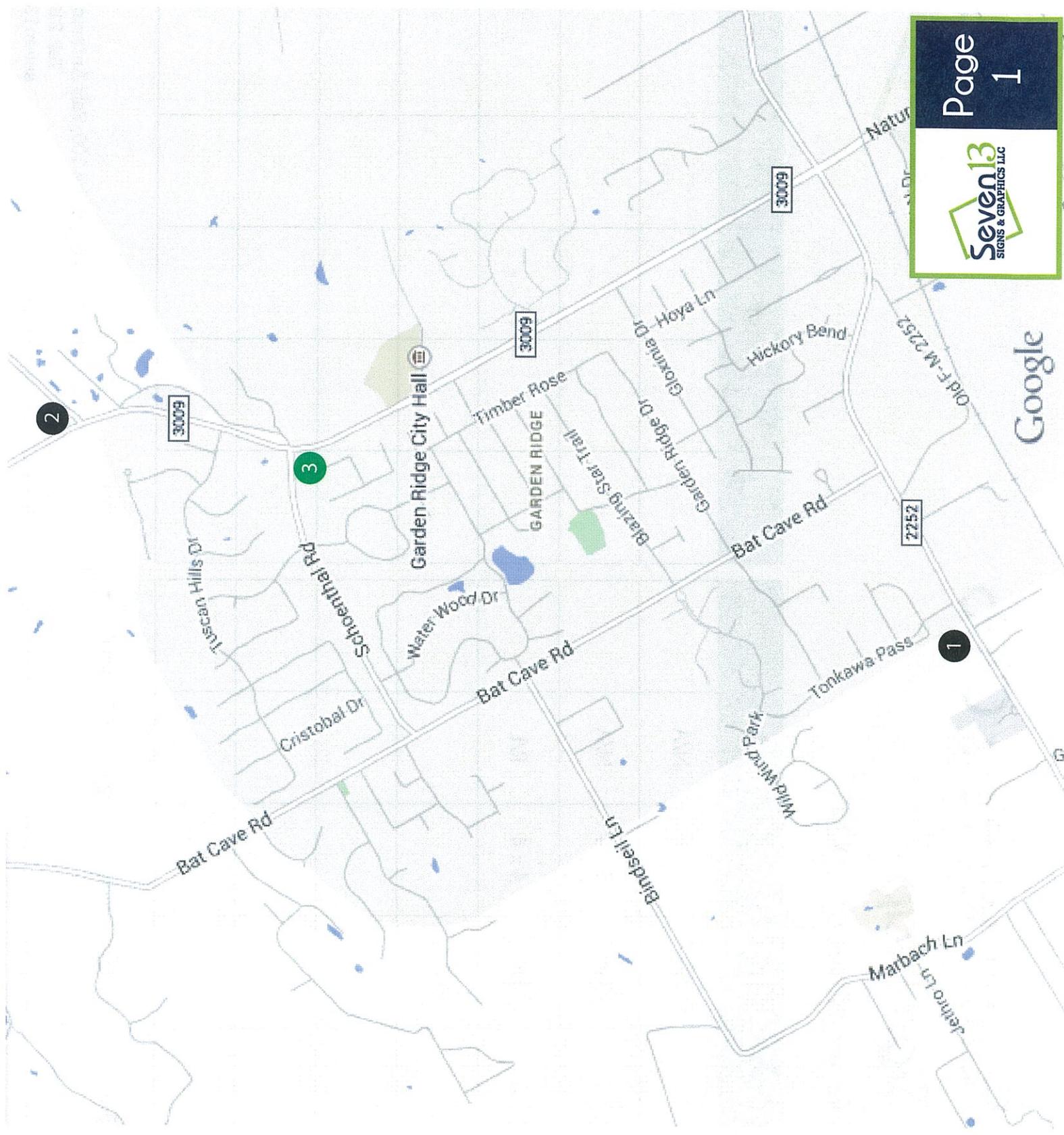
FILE NAME:
MAIN SIGNAGE

MOST RECENT REVISION:

CLIENT APPROVAL

Signature _____ Date _____

- SUBSTRATE -- CUT TO SHAPE 1/2" MDO
- FACE -- DIGITALLY PRINTED COPY & GRAPHICS ON ADHESIVE VINYL MOUNTED TO SUBSTRATE
- COLORS USED -- ■ CMYK 93, 28, 100, 15 WHITE
- STRUCTURE -- 4 X 4 WOODEN POSTS, PAINTED WHITE
- FONT -- FRANKLIN GOTHIC DEMI CONDENSED



Forest Waters Club

Sign Map



Revision Date: 08-20-14

Sign #	Sign Type	Size	Arrow(s)	Notes	Sign #	Sign Type	Size	Arrow(s)	Notes
1	SF	8 x 4	N/A						
2	SF	8 x 4	N/A						
3	DF	4 x 4	R/L						

- Installed
- Removed
- Temp Removal
- Proposed