



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, OCTOBER 14, 2014 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in regular session at 6:00 p.m., Tuesday, October 14, 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 October 10, 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 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) Petition by Taylor Rodgers for approval/disapproval of the design and materials for a structure with a floor area greater than 300 square feet in accordance with Garden Ridge Ordinance 13, Section 5, Residential, paragraph 5.1.2.5.6 on property located at 19421 Bat Cave Road
- c) Petition by Winco Contractors for a Specific Use Permit in accordance with Ordinance 13, Section 12, Conditional Uses, 12.1 Specific Use Permit, for the construction and operation of an office/shop and for equipment and construction material storage on property located at 19080 Nacogdoches Loop, Garden Ridge, Texas (Discussion only item. Public Hearing required and to be scheduled for the November Planning and Zoning Commission meeting)

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 September 9, 2014 Regular meeting of the Planning and Zoning Commission
- b) Set date, time and location for next meeting to November 18, 2014, 6 p.m.

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 on October 10, 2014 at 12:15 pm 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

Table to Oct.

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

City Administrator

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

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,

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

HIGH RESOLUTION LOGO NEEDED



 950 Isom Rd, Suite 100 San Antonio, TX 78216 Tel: 210-257-0345	PROJECT: CORPORATE	FILE NAME: MAIN SIGNAGE	CLIENT APPROVAL _____ Signature Date
	CLIENT: FOREST WATERS CLUB	ORIGINAL DATE: 08-20-14	MOST RECENT REVISION:

Your signature indicates final approval of this design, releasing Seven13 Signs & Graphics from responsibility of incorrect information. This is a Seven13 Signs & Graphics original design. All rights to use, reproduce in whole or in part, in any form, to fabricate or to produce any likeness thereof shall remain exclusive rights of Seven13 Signs & Graphics. Colors shown represent approximate colors.

Planting of perennial plants -- which will block fifty (50) percent of the structure from view from adjoining lots or streets when fully grown -- is required within ninety (90) days of completion of the structure. Plants are not necessary when a six- (6) foot in height wall or fence blocks view of the structure from adjoining lots or streets.

- 5.1.2.5.5. Structures with a floor area of 100 square foot (ft²) to 300 ft² may be metal, wood, glass, fiberglass or masonry (brick, stone, or stucco). Total structure height shall not exceed the height of the roofline of the residence. Structures shall be behind the rear plane of the residence and shall not be in any right-of-way or easement, nor block access to any right-of-way or easement. (Exception: Gazebos may be anywhere on a lot except in a right-of-way or easement if the responsible architectural review committee and City Planning and Zoning Commission approve the design and site.) Structures shall be on a gravel or reinforced concrete pad. Gravel pads shall be at least four (4) inches above grade and extend twelve (12) inches beyond all sides of the structure. Planting of perennial plants -- which will block fifty (50) percent of the structure from view from adjoining lots or streets when fully grown -- is required within ninety (90) days of completion of the structure. Plants are not necessary if a six- (6) foot in height wall or fence blocks view of the structure from adjoining lots or streets. Structures shall match the exterior colors of the residence. Masonry shall match that of the residence. Design and location require approval of the responsible architectural control committee before the City will issue a building permit.

- 5.1.2.5.6. Structures with a floor area greater than 300 ft² shall meet the building code requirements, architecture, materials and color of the residence. Total structure height shall not exceed the height of the roofline of the residence. Design and location -- to include a landscape plan for limiting visual impact to adjoining lots -- require approval of the responsible architectural control committee and City Council (with recommendation of the City Planning and Zoning Commission). Swimming pools are excepted from requiring City Council site approval under this paragraph when the pool and all its associated structures and components are: a) located entirely behind the rear plane of the residence and; b) built in-ground with an average deck height less than twenty-five (25) inches above grade with no elevated component (waterfall, slide, etc.) more than four (4) foot above grade. On corner lots, the pool must also be located behind the extended side plane of the house on the side facing the exterior lot line. Pools enclosed, or surrounded by, the house structure so as to not be visible from front or side streets shall be deemed as meeting the requirements of this exception.

- 5.1.3. Unrestricted parking of vehicles, trailers, and boats in yards adds to the deterioration of residential areas and creates a nuisance. The following may not be parked in a residential zoned area except where concealed from view in a garage or as permitted in 5.1.3.4: all types of recreational vehicles, trailers, boats, inoperable vehicles, commercial or farm vehicles (except pickup trucks) on platted residential lots.

No vehicles, trailers, boats, house trailers or any other recreational vehicles may be parked in an unpaved area of the yard outside a defined driveway or parking space except construction equipment, trucks and other vehicles and equipment necessary for delivery, construction, repairs or maintenance (e.g. roofers, tree trimmers, landscapers, etc.) may park on lawns while the project work is ongoing. Such parking may not exceed the length of the project.

Parking spaces may be constructed of concrete, pavers, bricks, crushed granite or similar materials with the same attributes and characteristics, the use of asphalt or wood is prohibited. The parking space must be of sufficient size so perimeter extends beyond the length and width of any vehicle parked in the space. If materials used do not create a clearly defined border then the space must be defined by a border of concrete, rock, brick, metal or wood. Parking spaces must be kept free of grass, weeds and other vegetation.

1101 Oak Lane
Studio/Workshop



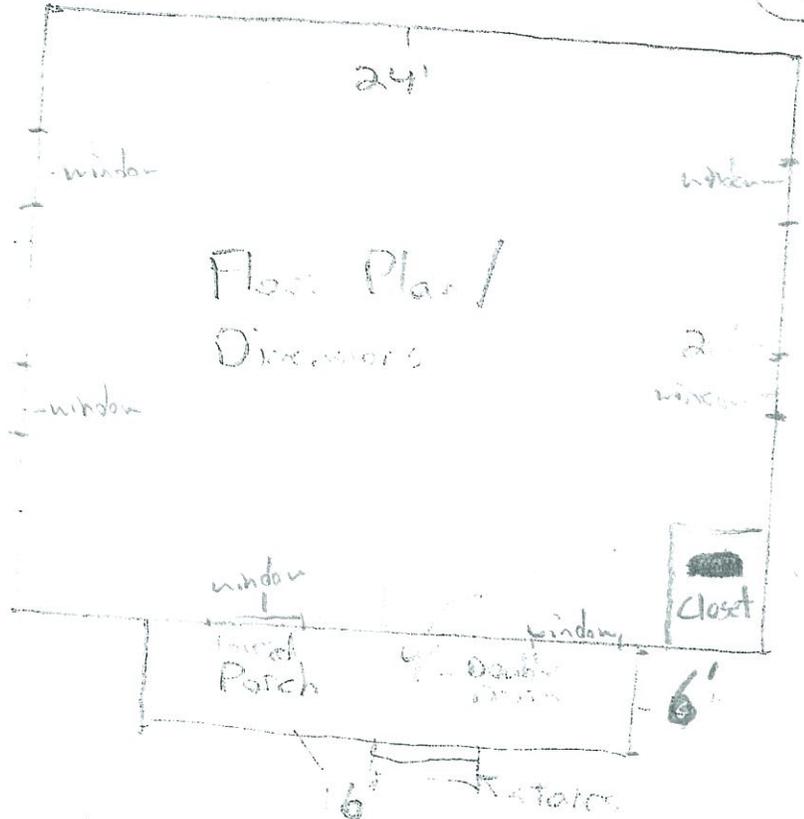
Roof
- Shingles
will match
the main
home
color +
pattern.

Primary
Siding
- will match
color +
material
of siding
main home
(Lap Gap 5/8
maxi-plank)

17% S Blk
(Lower
2 ft
- Building
covered
with
masonry
to match
main home

1942 | BA - CE & ED

OCUR BUILDING / WORKSHOP
Drawing / Dimensions / MATERIALS



- Fanlights (20 watt)
- 6x6 Treated Beams set on concrete
- 2x6 Treated Floor Joists 16" OC
- 5/8" T & G Treated ~~4" wide~~ (Advantech)

WALLS 10'

- * SYP Studs 16" OC
- * 83% Cap & Gap Hardie plank siding - matching main home
- * 17% ^{lanta store} Masonry on lower siding

ROOF (6/12 ^{gutter} pitch) metal

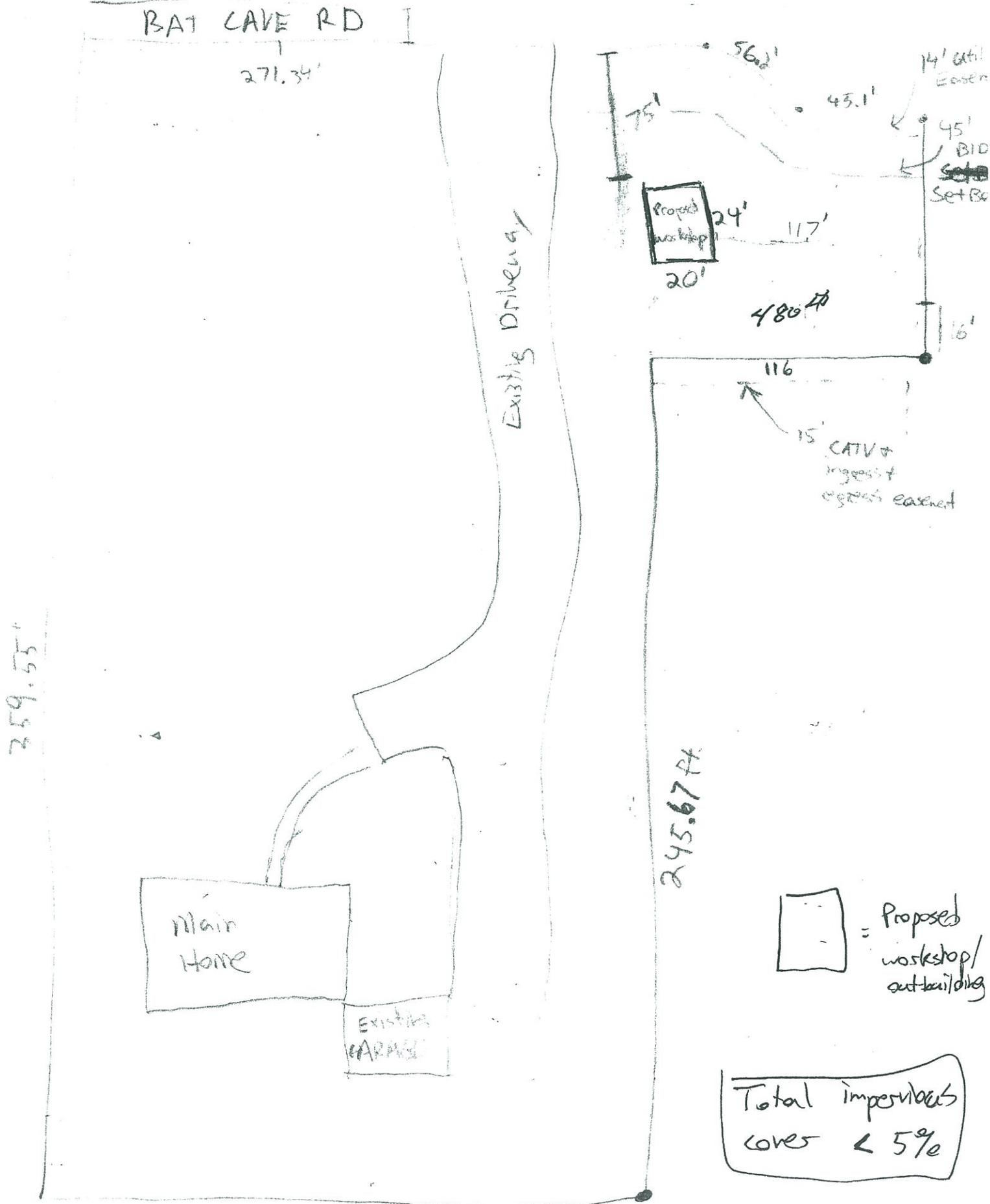
- 16" OC 2x6 Rafter
- 1/2" 4x8 Ply Decking
- ~~Subsided Concrete~~ ^{TR}
- ~~Metal Roofing~~
- Asphalt Shingles to match main home

Electrical

Installed by licensed Electrician Triple R

~~Plumbing~~ No Plumbing in BLD connected by licensed plumber
Quarter floor

PLOT PLAN



 = Proposed workshop/outbuilding

Total impervious cover < 5%



BUILDING PERMIT

City of Garden Ridge, Texas

9400 Municipal Parkway • Garden Ridge, TX 78266

(210) 651-6632

PERMIT # 0675 - 14

PERMIT FOR: Outbuilding

Site Address: 19421 Bat Cave Rd Sub-division: Garden Ridge Lot: _____ Block: _____

ALL CONTACT INFORMATION MUST BE CURRENT - Fees may be doubled if site activity commences prior to a building permit being issued.

Owner (Print): Tony Overman W 317-1998 H 452-5532

Address: 19421 Bat Cave Rd (No P.O.) City: Garden RIDGE Zip: 78266

Builder (Print): Tony Overman W 317-1998 C 452-5532

Address: 19421 Bat Cave RD City: Garden Ridge Zip: 78266

Plans and Specifications: This Permit for the project(s) noted is based upon approval of the plans and specifications submitted.

CONSTRUCTION TERMS

Construction in the City of Garden Ridge must comply with applicable City Ordinances and The International Residential Code, including, but not limited to, the most recently adopted Building, Plumbing, Mechanical and Electrical Codes. Builder must post this Permit or Permit Card on the site before commencing any aspect of the project. Builder is responsible for any encroachment into setbacks. Project(s) must be substantially constructed as approved. Substantive changes, e.g. larger slabs, second floor, spa, etc., must be approved by the City. The approval of this permit does not permit violation of any city or state laws. Builder must call for all required inspections in proper sequence.

Builder must comply with all city ordinances and codes.

Call for pre-pour inspection and Final inspection.

*******POST PERMIT IN FRONT YARD*******

NOTICE TO PROPERTY OWNER AND BUILDER

This permit gives you notice that this property may be located in a potential flood zone, on or near a known or unknown natural spring, near a known or unknown creek or stream, or in an area of low elevation, where natural water runoff could cause flooding or water damage. *The owner and/or builder is solely responsible for any damage to the property or buildings.*

ASSUMPTION OF RISKS - HOLD CITY HARMLESS - RELEASE OF LIABILITY

The owner, or builder (if the house is a "spec" home) *assumes all risks* of damage or loss, for any reason, to any structure covered under this permit. Owner and builder grant a *full and complete release of liability* to the City of Garden Ridge and to all persons involved with this permit in any manner whatsoever, for all time, now and in the future.

INTERNATIONAL CODE ADOPTED - OWNER TO SIGN PERMIT

The International Residential Code, Chapter 1, Administration, covers building officials, permits, liabilities, documents, inspections, violations, and related issues. By adopting the most current edition of the Code, the City of Garden Ridge agrees to all language and terms. By the owner and/or builder signing this permit, he/she also agrees to the language and terms in the Code. Both the owner and builder must sign this permit before commencing construction.

CERTIFICATE OF OCCUPANCY:

No person may occupy the residence for which this permit is issued, IN ANY MANNER, until a FINAL INSPECTION has been performed by the City Building Inspector and a CERTIFICATE OF OCCUPANCY is issued. Any occupancy violation may result in a fine in accordance with applicable ordinances of the City of Garden Ridge, Comal County, Texas.

PROJECT(S) FEES:

Plan Review (pre-paid).....\$	50.00
BASIC FEE.....\$	
_____ Sq. Ft. (floor area)	
X _____ per foot.....\$	
HVAC.....\$	
PLUMBING.....\$	
ELECTRICAL.....\$	100.00
FLATWORK.....\$	125.00
SECURITY.....\$	
Outbuilding	154.00
TOTAL FEES.....\$	379.00
LESS PRE-PAID.....\$	-50.00
FEES DUE.....\$	329.00

Permit is ONLY for the project(s) listed.

Owner Sign Here: _____
(Owner agrees to the terms of this permit and all ordinances)

Permit Issued By: John Skinner Date: 5/05/14

Builder Sign Here: _____
(Builder agrees to the terms of this permit and all ordinances)

Permit Processed and Fees Collected By: _____

SECTION 12
CONDITIONAL USES

12.1. SPECIFIC USE PERMITS.

- 12.1.1. Authority to Issue. Use shall not be made of any property in commercial or industrial districts, nor shall any buildings be constructed thereon, added to, or altered in any way (maintenance and repairs alone excepted) without the prior issuance of a specific use permit. The City Council may, upon notice to adjoining property owners and after public hearings before the Planning and Zoning Commission and City Council, authorize the issuance of a specific use permit for use allowed in the governing Zoning District. The issuance of such specific use permit shall, in each case, be deemed to constitute an amendment to this ordinance. Possession of a specific use permit for existing structures shall not be construed as meeting this requirement. Significant changes in use activity resulting in increased emissions (air, water, waste etc.), physical agent (noise, light, heat vibration etc.) levels at the property line, or increase in commercial vehicle traffic by more than twenty percent, shall require a new specific use permit. Upon application, Council may approve transfer of an existing Permit expiring solely because of a change in property or business ownership to a new owner without hearings provided that there shall be no change in the kind and level of permitted activity.
- 12.1.2. Purpose of Hearing. The purpose of such hearings by the Planning and Zoning Commission and by the City Council shall be to determine that the granting of the Specific Use Permit will not adversely affect the character and appropriate use of the adjoining area or neighborhood; will not substantially depreciate the value of adjacent and nearby properties for the use in accordance with the regulations in the zoning district in which they are located; will be in keeping with the spirit and intent of this Ordinance; will not adversely affect the implementation of the Comprehensive Plan; will comply with the applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety, and the general welfare.
- 12.1.3. Application for Specific Use Permit.
- 12.1.3.1. All applications for Specific Use Permits shall be submitted with site plans drawn to scale and showing the general arrangement of essential the project, together with essential requirements such as off-street parking facilities, locations of buildings and uses to be permitted, means of ingress and egress to public streets, and type of visual screening such as walls, planting and fences, the location of adjacent residences and buildings and the location and area coverage of all outside lighting.
- 12.1.3.2. No Specific Use Permit shall be granted unless the applicant, owner and the grantee of the Specific Use Permit shall in writing accept to be bound by and comply with the terms of the Specific Use Permit, in such form as may be approved and provided by the City Council. Specific Use Permits expire upon change in property ownership.
- 12.1.3.3. All applications for Specific Use Permits shall be in writing, signed and filed with the City Secretary for presentation to the Planning and Zoning Commission for official processing using Planning and Zoning Form 3. The Planning and Zoning Commission shall have a minimum of thirty (30) days for processing.

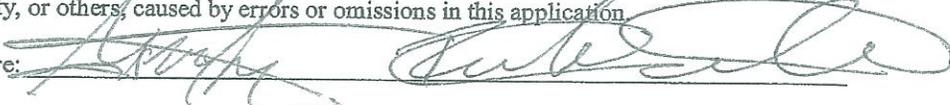
12.2. CERTIFICATES OF OCCUPANCY.

- 12.2.1. In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the grantee before a certificate of occupancy may be issued by the Council for the use of such buildings on such property pursuant to such permit. Such conditions shall not be construed as conditions precedent to the granting of the Specific Use Permit or the change in zoning of such property, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy.

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

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

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

13. Applicant Signature: 

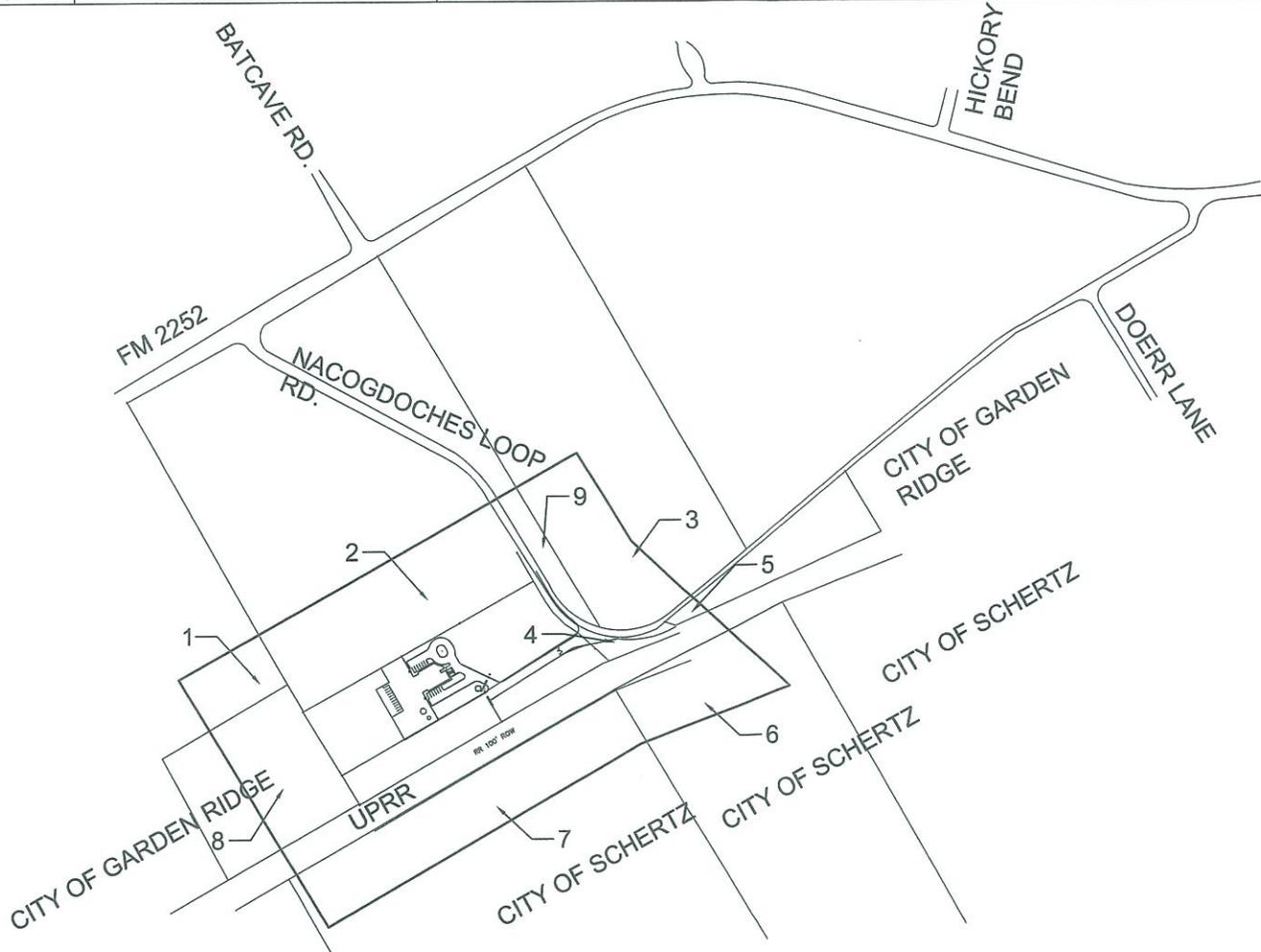
Attachments:

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

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

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

ADJOINING PROPERTY CONTACTS LIST			
TRACT NUMBER	OWNER NAME	ADDRESS	CITY LIMITS
1	ROLLIN D. PESTER	14522 CADILLAC DR., SAN ANTONIO TX. 78248	GARDEN RIDGE
2	VERSELLENE B. ORMOND	PO BOX 670, SCHERTZ, TX. 78154	GARDEN RIDGE
3	RANDY & CAROLINE COTTINGHAM	19113 NACOGDOCHES LOOP, GARDEN RIDGE, TX. 78266	GARDEN RIDGE
4	BERNICE S. FRIESENHAHN	8054 BINDSIEL LANE, GARDEN RIDGE, TX. 78266	GARDEN RIDGE
5	ARNOLD A. & ANGELINE A. MOOS	19106 NACOGDOCHES LOOP, GARDEN RIDGE TX. 78266	GARDEN RIDGE
6	SUSAN HAYES LUCKETT TR	302 CHAMPION FLS, SAN ANTONIO, TX. 78258	SCHERTZ
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 NACOGDOCHES LOOP, GARDEN RIDGE, TX. 78266	GARDEN RIDGE



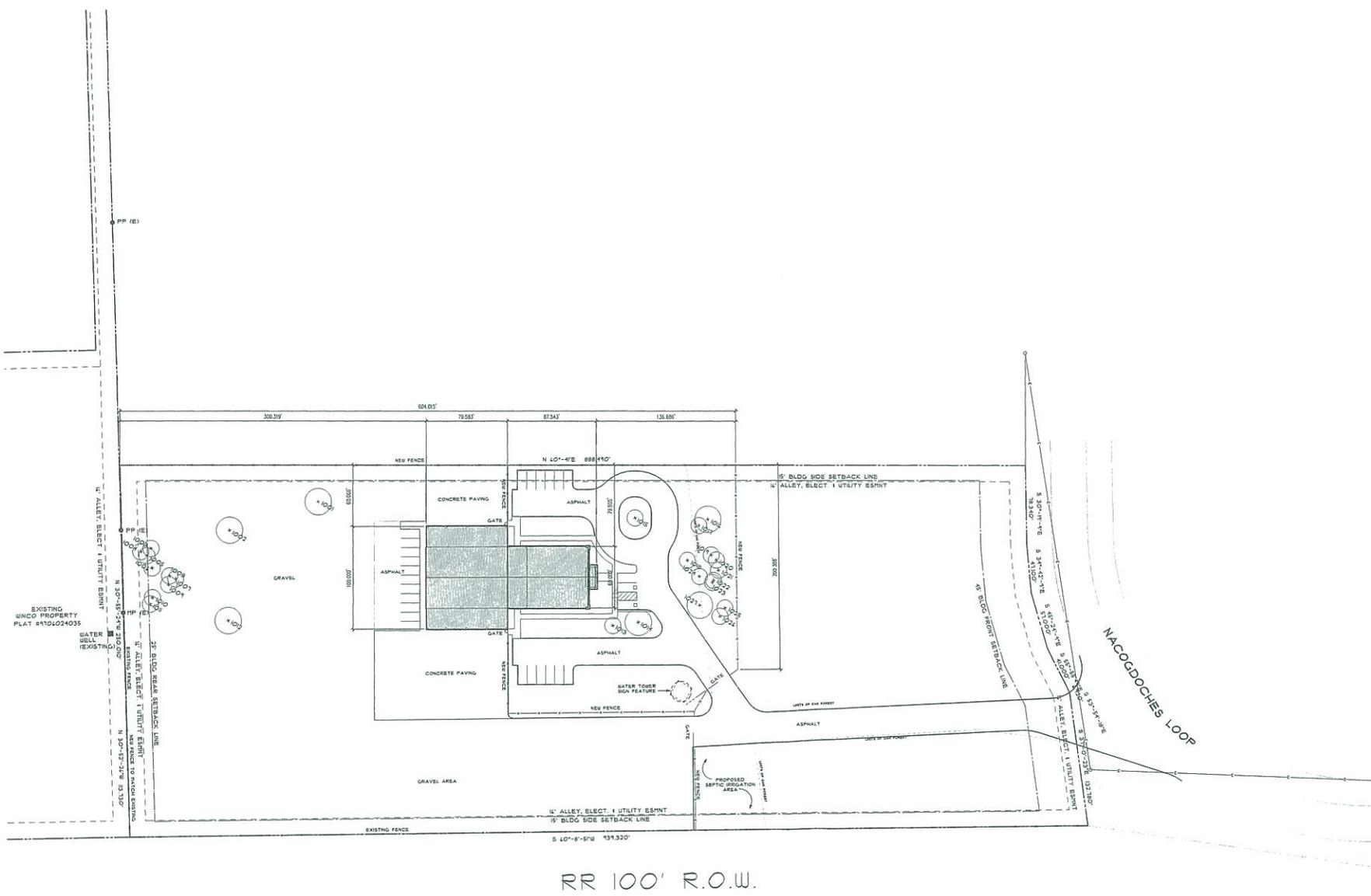
FOR INTERIM REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:
 NAME: JEFFERY S. SMITH
 P.E. NO.: 107748
 AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

DATE: 10/06/11

NO.	REVISIONS

WINCO CONTRACTORS, INC.
 2.52AC ± 4.98AC TRACTS - NACOGDOCHES LOOP RD.
 GARDEN RIDGE, TEXAS

DESIGNED BY	JSS
DRAWN BY	JSS
DATE	11
FILE	04/23/11
PROJECT	



RR 100' R.O.W.

TREE INVENTORY

TAG NO.	DBH (IN)	DESCRIPTION
IS01	16	SAK
IS02	26	SAK
IS03	29	SAK-TEN
IS04	21	SAK-TEN
IS05	11	SAK
IS06	11	SAK-TEN
IS07	12	SAK-TEN
IS08	11	SAK-TEN
IS09	11	SAK-TEN
IS10	11	SAK-TEN
IS11	11	SAK-TEN
IS12	11	SAK-TEN
IS13	11	SAK-TEN
IS14	11	SAK-TEN
IS15	11	SAK-TEN
IS16	11	SAK-TEN
IS17	11	SAK-TEN
IS18	11	SAK-TEN
IS19	11	SAK-TEN
IS20	11	SAK-TEN
IS21	11	SAK-TEN
IS22	11	SAK-TEN
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IS26	11	SAK-TEN
IS27	11	SAK-TEN
IS28	11	SAK-TEN
IS29	11	SAK-TEN
IS30	11	SAK-TEN
IS31	11	SAK-TEN
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IS36	11	SAK-TEN
IS37	11	SAK-TEN
IS38	11	SAK-TEN
IS39	11	SAK-TEN
IS40	11	SAK-TEN
IS41	11	SAK-TEN
IS42	11	SAK-TEN
IS43	11	SAK-TEN
IS44	11	SAK-TEN
IS45	11	SAK-TEN
IS46	11	SAK-TEN
IS47	11	SAK-TEN
IS48	11	SAK-TEN
IS49	11	SAK-TEN
IS50	11	SAK-TEN

City Administrator

From: Sam Stocks <sam.stocks.tx@gmail.com>
Sent: Saturday, September 06, 2014 8:29 AM
To: City Administrator
Subject: Meeting date November 2014

Nancy,

Nov 4th is Election Day
Nov 11th is Veterans Day

We need to discuss date for Nov meeting during October meeting.

The 18th of November looks good to me.

Sam

Sent from my iPhone



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, SEPTEMBER 9, 2014**

Commissioners present:

Vice Chairman Frank Dansby
Commissioner Harvey Bell
Commissioner David Heier
Commissioner Shawn Willis

Commissioners Absent:

Chairman Sam Stocks
Commissioner Kay Bower
Commissioner Kitty Owen

Also Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Frank Dansby, Vice Chairman called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00p.m. on Tuesday, September 9, 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

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.

Greg Zuneack signed up to speak, but stated he thought he was signing in.

3. 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**

Vice Chairman Dansby stated he went by the location of the proposed sign and made a video. He showed the Commission the video.

Motion to Table: Upon motion made by Commissioner Bell, and seconded by Commissioner Heier to table this item until the requestor can be present to answer questions. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion carried unanimously.

- b) **Preliminary Plat for Nacogdoches Loop Subdivision (Winco)**

Jeff Smith, JKS Engineering and representing Winco stated he submitted his preliminary plat for Nacogdoches Loop Subdivision to the City and River City Engineer for approval. He stated all the issues have been addressed and he received a letter for recommendation of approval.

The Planning and Zoning Commission discussed the stormwater, impervious cover and the easements.

Motion: Upon motion made by Commissioner Heier, and seconded by Commissioner Willis to recommend to the City Council approval of the Preliminary Plat for Nacogdoches Loop Subdivision (Winco). The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion carried unanimously.

4. Administrative Items

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

- a) **Approve or disapprove the minutes of the August 12, 2014 Regular meeting of the Planning and Zoning Commission**

Motion: A motion was made by Commissioner Bell, and seconded by Councilmember Willis, to approve the minutes of the August 12, 2014 Regular meeting of the Planning and Zoning Commission. The Planning and Zoning Commission voted four (4) 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 October 14, 2014.

5. Adjournment

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Owen, the meeting was adjourned at 6:17 p.m.

Frank Dansby, Vice Chairman

ATTEST:

Shelley Goodwin, TRMC
City Secretary

c)