



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION RESCHEDULED REGULAR SESSION TUESDAY, NOVEMBER 18, 2014 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a rescheduled regular session at 6:00 p.m., Tuesday, November 18, 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 November 14, 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. Public Hearing

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

- a) A petition by Garry Lugar and Richard Winkler for issuance of a Special Use Permit for construction and operation of an approximately 4,000 square foot office building, an approximately 4,800 square foot shop and for equipment and construction material storage for Winco Contractors on Lot 2 of the Nacogdoches Loop Subdivision further located at 19080 Nacogdoches Loop, Garden Ridge, Texas situated in Light Industrial (LI) District zoning with the Special Use Permit reflecting variances granted for said property

5. Business Items

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

- a) Final Plat for Nacogdoches Loop Subdivision (Winco)
- b) A petition by Garry Lugar and Richard Winkler for issuance of a Special Use Permit for construction and operation of an approximately 4,000 square foot office building, an approximately 4,800 square foot shop and for equipment and construction material storage for Winco Contractors on Lot 2 of the Nacogdoches Loop Subdivision further located at 19080 Nacogdoches Loop, Garden Ridge, Texas situated in Light Industrial (LI) District zoning with the Special Use Permit reflecting variances granted for said property

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 October 14, 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:

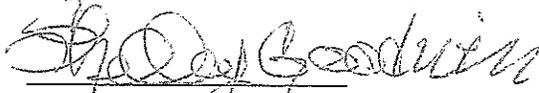
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the 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 11:00am November 13, 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

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
CITY OF GARDEN RIDGE
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct a public hearing on Tuesday, November 18, 2014 at 6:00 p.m. The public hearing will be held in the City Council Chambers in the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearing will be to consider:

A petition by Garry Lugar and Richard Winkler for issuance of a Special Use Permit for construction and operation of an approximately 4,000 square foot office building, an approximately 4,800 square foot shop and for equipment and construction material storage for Winco Contractors on Lot 2 of the Nacogdoches Loop Subdivision further located at 19080 Nacogdoches Loop, Garden Ridge, Texas situated in Light Industrial (LI) District zoning with the Special Use Permit reflecting variances granted for said property.

The public is invited and welcome to attend the public hearing to provide input.

S/: Shelley Goodwin, City Secretary

Planning and Zoning Form 3
APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

1. Date: _____ Case #: _____
2. Applicant Name: Garry Richard Lugar Winkler
(First) (Middle) (Last)

Doing Business as: Winco Contractors
(First) (Middle) (Last)

Texas Sales & Use Tax Permit Number: 74-2617590-1

3. Mailing Address: 18954 FM 2252
(Street)
Garden Ridge, TX 78266
(City) (State) (Zip)
Phone: (210)-651-6783

4. Physical Address of Business: 19080 Nacogdoches Loop
(Street)
Garden Ridge, TX 78266
(City) (State) (Zip)
Phone: (210)-651-6783

5. Applicant's relationship to property or business:
Sole owner () Part owner (X) Other: _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

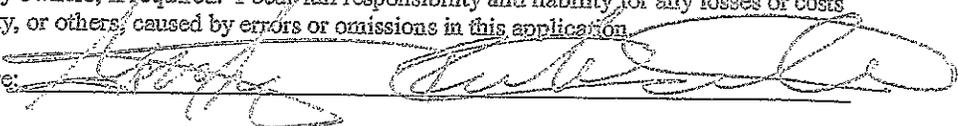
6. Legal description of property on which business is to be located:
Plat: Lot(s) _____ Block(s) _____
Subdivision _____
Acreage: 7.494 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # _____ Page # _____

7. Existing use of property; Light industrial

8. Use of property being requested (Be specific and give details - attach additional sheets as needed):
Office/shop, equipment & construction material storage

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: 

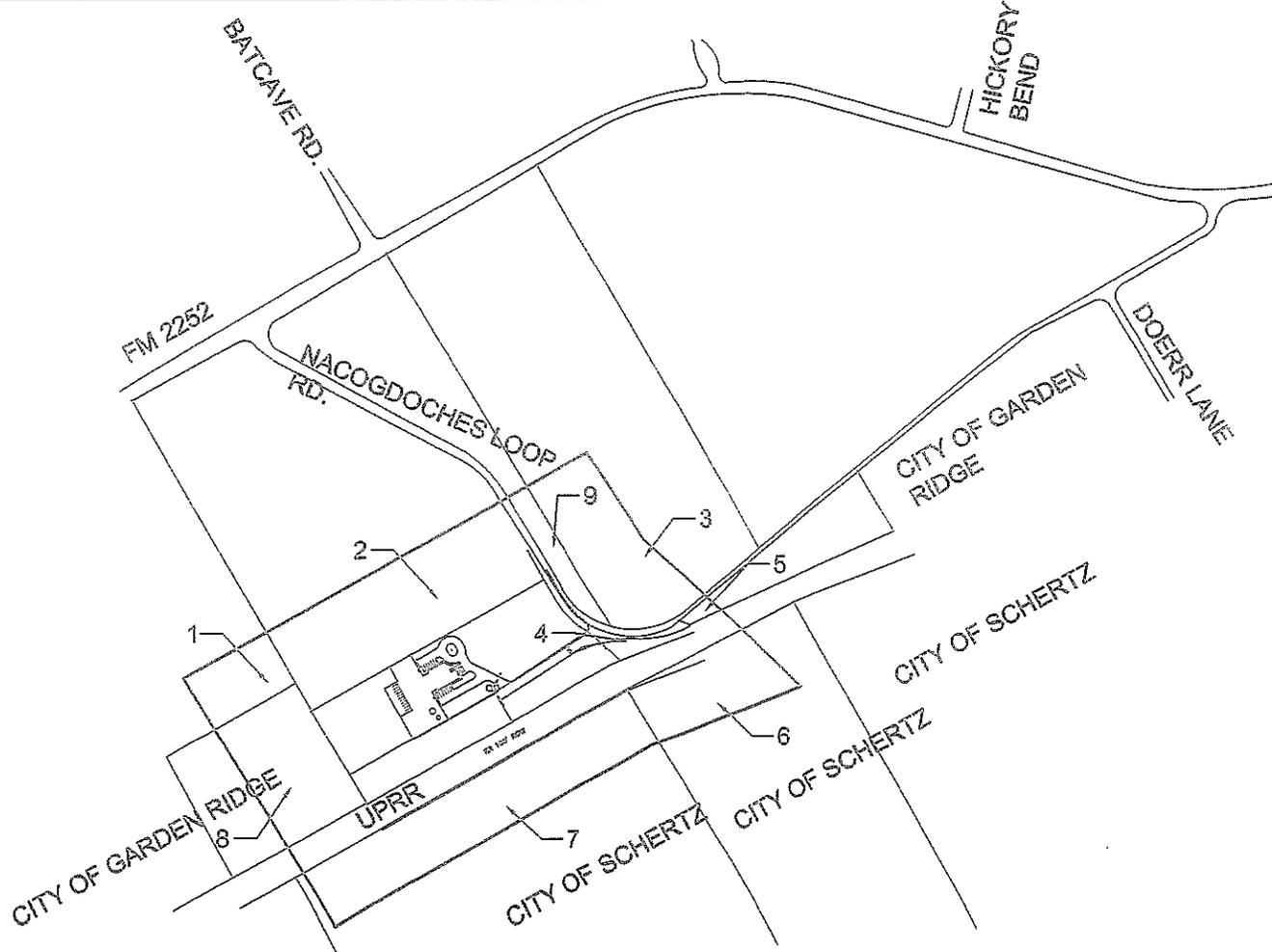
Attachments:

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	_____
City Council:	P&Z recommendation to 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	19108 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.



NO.	DATE	DESCRIPTION

WINCO CONTRACTORS, INC.
 25346 G-409840 TRACTS - NACOGDOCHES LOOP RD.
 GARDEN RIDGE, TEXAS

CITY OF GARDEN RIDGE
SPECIAL USE PERMIT - DRAFT

Permit Number:
Amendment No:

Council Approval Date:
Council Approval Date:

Issued to: Winco Contractors
Garry Lugar and Richard Winkler

Mailing Address: 18954 F.M. 2252
Garden Ridge, Texas 78266

Use Location/Address: Lot 2 (7.494 acres) Nacogdoches Loop Subdivision,
19080 Nacogdoches Loop
Garden Ridge, Texas 78266
Property Deed recorded in Comal County Records

Zoning District of Use Location: Light Industrial District (LI)

Authorized Use: Construction and operation of an approximately 4,000 square foot office building, an approximately 4,800 square foot shop and for equipment and construction material storage for Winco Contractors on Lot 2 (7.494 acres) of the Nacogdoches Loop Subdivision further located at 19080 Nacogdoches Loop with associated sidewalks and parking spaces for use in accordance with the Light Industrial District (LI) as delineated in Ordinance 13-122008.

Conditions:

1. Permittee shall comply with all requirements of City Zoning Ordinance 13-122008, including, but not specifically limited to the following:
 - a. Section 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.
 - b. Section 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.

2. Permittee shall comply with Ordinance 13-122008, Section 7, Industrial Zones, 7.3 Aquifer Protection (AP) District, 7.3.1 Use Restrictions and 7.3.1.1 Specific Prohibitions
3. Permittee's activities shall be in accordance with application dated October 10, 2014 and with the Master Plan approved by the Garden Ridge City Council on July 7, 2014.
4. This permit may not be amended nor transferred without prior approval of the City Council of Garden Ridge, Texas, in accordance with Ordinance 13, Section 12.1.1.
5. This permit shall terminate automatically upon:
 - a. Permittee failing to comply with any condition listed above, or
 - b. Change in property ownership.

Nancy Cain
City Administrator

Effective Date

I hereby acknowledge receipt of this Special Use Permit and agree to be bound by the terms and conditions thereof.

Garry Lugar
Permittee

Date

Richard Winkler
Permittee

Date



November 4, 2014

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

**RE: Nacogdoches Loop Subdivision
Final Plat Review Comments**

Dear Ms. Cain:

River City Engineering has reviewed the subject final plat for the Nacogdoches Loop Subdivision and all comments have been addressed from our previous review. We therefore recommend approval of the Final Plat for the Nacogdoches Loop Subdivision as submitted. Prior to mylars and final copies being plotted, please remove "Preliminary" from the title block of the plat and replace with "Final"

Sincerely,

A handwritten signature in blue ink that reads "Gary Montgomery".

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



LEGEND

- BSL ----- BUILDING SETBACK LINE
- CCOFR ----- COAL COUNTY OFFICIAL PUBLIC RECORDS
- CCPR ----- COAL COUNTY PLAT RECORDS
- E.G.T.V. ----- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- ESMT ----- EASEMENT
- FP ----- COAL COUNTY PLAT RECORDS

C.P.S. ENERGY NOTES:

- THE OWNER HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.
- THE CITY OF GARDEN RIDGE HAS BEEN ADVISED BY THE CITY OF GARDEN RIDGE THAT THE CITY PUBLIC SERVICE BOARD HAS REVIEWED THE EASEMENTS AND RECORDS OF THE CITY OF GARDEN RIDGE AND HAS DETERMINED THAT THE EASEMENTS ARE VALID AND SHOULD BE RECORDED IN THE PUBLIC RECORDS.

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT BEFORE ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAN TO THE MATTER OF STREET, LOSS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF GARDEN RIDGE PLANNING COMMISSION AND CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JAMES S. CARTER, INC.

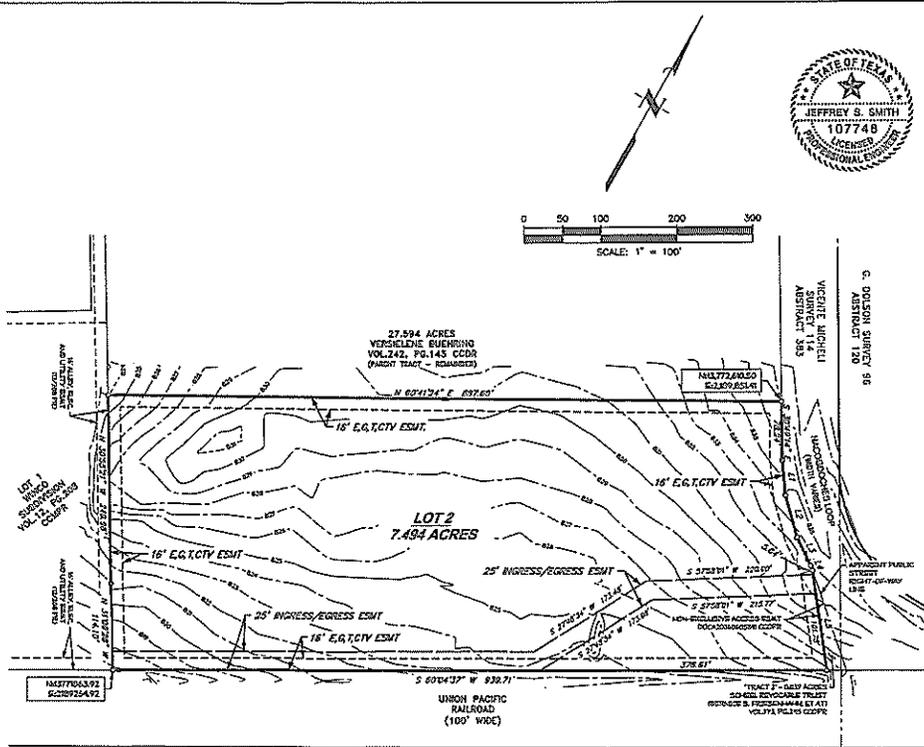
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

- THE OWNERS HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS FOR CONCRETE STABLE MOUNTAINS.
- THE BEARING, DISTANCE, AREA, AND COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD83), AS ESTABLISHED BY COAL COUNTY RECORDS SYSTEM. THE DISTANCES SHOWN ARE "ON THE GRID" DISTANCES. TO CONVERT TO THE SURFACE APPLY THE GRID TO SURFACE SCALE FACTOR OF 1.001246.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN MEAN SEA LEVEL DATUM OF 1985 (NAVD83).

FLOOD PLAN NOTE:

THE GRAYED LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40519 (ZONE B), EFFECTIVE DATE SEPTEMBER 2, 2009, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "B" (SHADDED) WHICH IS DESIGNATED BY FEMA AS "AREAS DETERMINED TO BE SUBJECT TO THE ANNUAL CHANCE FLOODPLAIN" COMMONLY KNOWN AS THE 100 YEAR FLOODPLAIN. ZONE "B" (SHADDED) IS PORTION OF ANY FLOOD INSURANCE RISK ZONE. THE EASEMENT DOES NOT PARTLY FROM ANY PORTION OF THE SUBJECT TRACT IS FULLY FREE OF POTENTIAL FLOOD HAZARD. LOCATED RECORDS CAN OCCUR DUE TO MATERIAL AND/OR MANUFACTURE DEFECTS. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF JONES & CARTER, INC. OR THE UNDERSIGNED.



LINE	BEARING	DISTANCE
1-1	S 84°05'24" E	272.62'
2-1	S 83°50'24" E	272.74'
3-1	S 83°50'24" E	43.69'
4-1	S 83°50'24" E	4.83'
5-1	S 37°25'34" E	125.52'

TRACT 1 - 85.526 ACRES
SCHEEL REVOCABLE TRUST
(BERNICE S. FRIESEHANN, et al)
VOL. 773, PG. 245 COOFR

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

CITY ENGINEER

OWNER/DEVELOPER(S)
GARY LUGAR
RICHARD WINKLER
18254 FM 2222
GARDEN RIDGE, TX. 76205

FINAL PLAT

STATE OF TEXAS
COUNTY OF WILSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
GARY LUGAR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 2014.

NOTARY PUBLIC, COAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RICHARD WINKLER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 2014.

NOTARY PUBLIC, COAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILSON

I, _____ COUNTY CLERK OF COAL COUNTY, DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON
THE _____ DAY OF _____, A.D. 2014 AT _____ IN AND DAY RECORDED
THE _____ DAY OF _____, A.D. 2014 AT _____ IN THE RECORDS OF
PLATS IN DOCUMENT # _____ IN TETACHOT WINKLER,
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____

COUNTY CLERK, COAL COUNTY, TEXAS

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

DATED ON THIS _____ DAY OF _____, A.D. 2014.

BY: _____ BY: _____
MAYOR SECRETARY

SHEET 1 OF 1

**PRELIMINARY SUBDIVISION PLAT ESTABLISHING
NACOGDOCHES LOOP SUBDIVISION**

BEING A 7.484 ACRE TRACT OF LAND SITUATED IN THE VICINITY OF MICHELI SURVEY, 14, ABSTRACT 383, COAL COUNTY, TEXAS, CONTAINING ALL OF THAT CERTAIN 4.98 ACRE TRACT DESCRIBED IN INSTRUMENT TO GARY LUGAR AND RICHARD WINKLER RECORDED IN DOCUMENT NUMBER 201300055595 OF THE COAL COUNTY OFFICIAL PUBLIC RECORDS, AND CONTAINING ALL OF THAT CERTAIN 2.52 ACRE TRACT DESCRIBED IN INSTRUMENT TO GARY LUGAR AND RICHARD WINKLER RECORDED IN DOCUMENT NUMBER 201300055595 OF THE COAL COUNTY OFFICIAL PUBLIC RECORDS.

JONES & CARTER, Inc.
ENGINEERS - PLANNERS - SURVEYORS

First Board of Professional Engineers Registration No. 4723
First Board of Professional Land Surveying Registration No. 48887

1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 594-5111
DATE OF PRINT: October 30, 2014

JKS ENGINEERING CO., P.L.L.C.
CIVIL CONSULTANTS - LAND PRACTICES

PO BOX 1141 78121 Firm No. 12210
LA VERNA, TX. 78129 (214) 422-6329

THE OWNER OF THE LAND SHOWN ON THE PLAT, AND WHOSE NAME IS SUBSCRIBED HEREON, AND IN PERSON OR THROUGH A DAY AUTHORIZED AGENT, INDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, WATER COURSES, PAVES, DRAINAGE, EASEMENTS IN ALL OF THE AFFECTED PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

OWNER

STATE OF TEXAS
COUNTY OF COAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
GARY LUGAR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 2014.

NOTARY PUBLIC, COAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RICHARD WINKLER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 2014.

NOTARY PUBLIC, COAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COAL

I, _____ COUNTY CLERK OF COAL COUNTY, DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON
THE _____ DAY OF _____, A.D. 2014 AT _____ IN AND DAY RECORDED
THE _____ DAY OF _____, A.D. 2014 AT _____ IN THE RECORDS OF
PLATS IN DOCUMENT # _____ IN TETACHOT WINKLER,
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____

COUNTY CLERK, COAL COUNTY, TEXAS



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, OCTOBER 14, 2014**

Commissioners present:

Chairman Sam Stocks
Vice Chairman Frank Dansby
Commissioner Harvey Bell
Commissioner David Heier
Commissioner Kay Bower
Commissioner Shawn Willis

Commissioners Absent:

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, Sam Stocks, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00p.m. on Tuesday, October 14, 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.

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) 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

Dawn Coleman, Forest Waters Club Manager, reported the requested signage would be for directional purposes from Schoenthal Road and FM 3009. She stated the sign would be 6 feet from ground to the top of the sign.

The Planning and Zoning Commission discussed the placement of the signs, purpose of the signs, material and size of the signs requesting.

Motion: Upon motion made by Commissioner Dansby, and seconded by Commissioner Heier, to recommend to the City Council denial of the 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. The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

- 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**

Taylor Rodger stated he was the petitioner and the purposed structure would be for an art studio for his wife. He stated the building would be located next to the driveway, but hidden behind the fence. He also stated there would be no plumbing and the front of the building would be facing the driveway.

The Planning and Zoning Commission discussed the placement, design, materials and the purpose of the building.

Motion: Upon motion made by Commissioner Heier, and seconded by Commissioner Willis, to recommend to the City Council approval of the petition by Taylor Rodgers for 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. The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

- 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)**

Jeff Smith, JK Engineering representing Winco, stated the Specific Use Permit would be for an office and shop on the 7 acre tract. He stated the office would be 4,000 square feet and 4,800 square feet for the shop.

The Planning and Zoning Commission discussed the purpose of the Specific Use Permit, shop and office buildings. They also asked that petroleum tank issues be clarified at the time of the Public Hearing.

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 September 9, 2014 Regular meeting of the Planning and Zoning Commission**

Motion: Upon motion made by Commissioner Bell, and seconded by Commissioner Heier, to approve the minutes of the September 9, 2014 Regular meeting of the Planning and Zoning Commission. The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

- b) **Set date, time and location for next meeting to November 18, 2014, 6 p.m.**

Sam Stocks, Chair, announced the next meeting will be held on November 18, 2014 due to next meeting date conflicting with Veteran's Day.

5. Adjournment

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bell, the meeting was adjourned at 6:45 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE OCTOBER 14, 2014
PLANNING AND ZONING COMMISSION REGULAR MEETING**

Rules for Citizen's Participation:

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

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

Disclaimer:

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

NAME

ADDRESS

SUBJECT

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.