



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, JULY 14, 2015 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a rescheduled regular session at 6:00 p.m., Tuesday, July 14, 2015 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 July 10, 2015 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 Quarry 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 request that if you 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 and to three (3) minutes per citizen during Item 6.
- d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 6.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 5, 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*

Commission 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) A petition by Carole P. Frisbie for variance to Ordinance 13-122008 Section 5. Residential 5.1.7.2.4.1 Corner Lots in regards to an existing tree house located within the minimum setback of fifteen (15) feet, located at 21710 Forest Waters Circle, Garden Ridge, Texas. Encroachment is 2 feet within setback.

(Discussion only item. Public Hearing required and to be scheduled for the September 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 November 18, 2014 Regular meeting of the Planning and Zoning Commission
- b) Set date, time and location for next meeting

6. Citizen's Participation: - 3 minute limit per citizen.

See "Rules for Citizen's Participation" under Item 3.

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.

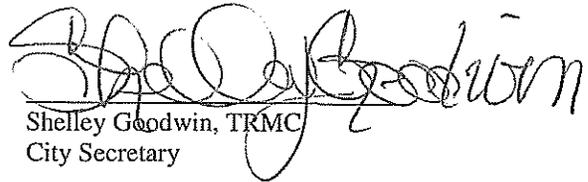
Executive Sessions Authorized:

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 3:30 pm July 10, 2015 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, NOVEMBER 18, 2014**

Commissioners present:

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

Commissioners Absent:

Commissioner 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, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00p.m. on Tuesday, November 18, 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. 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**

Sam Stocks, Planning and Zoning Commission Chair, opened the public hearing at 6:01pm and asked if anyone wished to speak.

Jeff Smith, JK Engineering, stated he is the Engineer for the Winco Contractors project located at 19080 Nacogdoches Loop. He also stated the Special Use Permit is for construction and operation of an estimated 4,000 office building and square foot and approximately 4,800 square foot shop and for equipment and construction material storage for Winco Contractors.

The Planning and Zoning Commission discussed the materials that would be stored on the property, parking lot size, and the type of facility that would be constructed.

Sam Stocks, Planning and Zoning Commission Chair, asked if anyone else wanted to speak. No one did, so he closed the public hearing at 6:09pm.

4. 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)**

Garry Montgomery, River City Engineer, stated all the issues with easements and drainage have been taken care of according to the City regulations.

Motion: Upon motion made by Commissioner Dansby, and seconded by Commissioner Bell, to recommend to the City Council approval of Final Plat for Nacogdoches Loop Subdivision

(Winco). The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

- 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**

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

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 October 14, 2014 Regular meeting of the Planning and Zoning Commission**

Motion: Upon motion made by Commissioner Dansby, and seconded by Commissioner Owen, to approve the minutes of the October 14, 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**

Sam Stocks, Chair, announced the next meeting will be held on December 9, 2014 if necessary.

6. Adjournment

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bell, the meeting was adjourned at 6:14 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC

City Secretary

three thousand five hundred sixty square feet (43,560 ft²) as provided for in the "Rules of Comal County, Texas, for Private Sewerage Facilities, 1987" and Amendments thereto.

- 5.1.7.2.2. Lot Width. Each lot shall front upon a public street and shall have a minimum of one hundred twenty (120) feet at the front property line as shown on the plat. On a cul-de-sac, the frontage shall be a minimum of fifty (50) feet at the front property line.
- 5.1.7.2.3. Front Yard. There shall be a front yard having a minimum setback of forty-five (45) feet.
- 5.1.7.2.4. Side Yards:
 - 5.1.7.2.4.1. Corner Lots. The street-adjacent side yards of corner lots shall have a minimum setback of twenty-five (25) feet. The side yard not adjacent to the street shall have a minimum setback of fifteen (15) feet, or as modified for interior lots.
 - 5.1.7.2.4.2. Interior Lots. There shall be a side yard on each side of all interior lots of not less than fifteen (15) feet.
 - 5.1.7.2.5. Rear Yard. There shall be a rear yard having a depth of at least twenty-five (25) feet.
- 5.1.8. Exceptions:
 - 5.1.8.1. Regarding new construction, builders shall construct mailboxes of the same masonry material as the house, except in those cases where the mailbox is across the street from the new house according to the United States Postal Service requirements. In such cases, the new mailbox must conform as closely as possible to the masonry of the existing house in front of which the new mailbox will be located and to the design and construction of the existing homeowner's mailbox.. Base dimension for mailboxes shall not exceed the dimensions of the mailbox by more than six (6) inches on any side above two (2) foot elevation. Positioning of mailboxes shall be in accordance with the United States Postal Service regulations

Masonry mailboxes which are replaced must conform to new construction specifications as stated herein. Non-masonry mailboxes which are replaced must conform to size, height and positioning specifications of the United States Postal Service regulations.
 - 5.1.8.2. A detached garage or detached residential outbuilding shall have a side yard of not less than fifteen (15) feet. Also, such garage or residential outbuilding shall set back seventy-five (75) feet or more from the front property line.
- 5.1.9. House Size. The main residential structure on each lot, exclusive of basements, porches, garages, breezeways and residential outbuildings, shall contain at least two thousand (2,000) square feet of habitable space.
- 5.1.10. Masonry Construction. Single family dwellings shall be of no less than ninety (90) percent masonry or masonry veneer construction on the first floor level excluding openings. Fireplace chimneys exterior to the residence shall be constructed of the same masonry material as the residence.
- 5.1.11. Regarding new construction, roof surfaces shall be of tile, standing seam metal, concrete tile, slate, or asphalt shingles having a minimum thirty (30) year life, certified, in writing, by the manufacturer. Use of other types of roofing materials with a 30-year minimum life expectancy requires prior written approval by the City Architect. For repair of existing roofs involving less than twenty (20) percent of the roof area, or extensions to existing roofs in good condition as a result of additions to the main structure not exceeding fifty (50) percent of the ground floor area, roofing most closely matching the existing roof may be used.

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

1. Date: 20 April 2015 Case #: _____

2. Applicant Name: Carole P. Frisbie
(First) (Middle) (Last)

3. Mailing Address: 21710 Forest Waters Circle
(Street)
Garden Ridge, TX 78266
(City) (State) (Zip)

Phone: 210 651 5896

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

5. Property location: 21710 Forest Waters Circle
(Street address or street property front)

6. Legal description:

Plat: Lot(s) 23 Block(s) 2

Subdivision: Forest Waters

Acreage: .79 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # 7 Page # 106

7. Cite City Ordinance number, page and paragraph from which variance is needed:
Ordinance # 19 Pg 4 Sec 2-b Ordinance # 11 Sec 2 F3 variance not necessary
Ordinance B, Section 5.117.2.4.1 - re

8. State what you want to do instead: save existing structure for 4 more years.
until last two grandchildren no longer use it. Then it will
be removed.

9. Give reason why a variance should be granted (cost alone is not acceptable):
Encroaches 2 feet into 15' side yard setback - re
Temporary structure - part of childrens play area

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

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

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

None

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

14. Applicant Signature: _____

Attachments:

- 1. Owner(s) letters of authorization, if applicable
- 2. Metes and Bounds description of property, if applicable
- 3. Map of property
- 4. List of adjacent property owners
- 5. Site plan
- 6. Check for variance fee per Garden Ridge City Ordinance 11.*
- 7. Letter from Neighbor
* does NOT meet requirements - No Electrical Permit required.

----- CITY USE ONLY -----
VARIANCE REQUEST

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

FOREST WATERS CIRCLE

(60' R.O.W.)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	28.34'	26.03'	S 75°38'33" E	81°11'48"
C2	247.43'	59.64'	59.50'	S 35°50'55" E	13°48'39"

BINDSEIL
(60' R.O.W.)

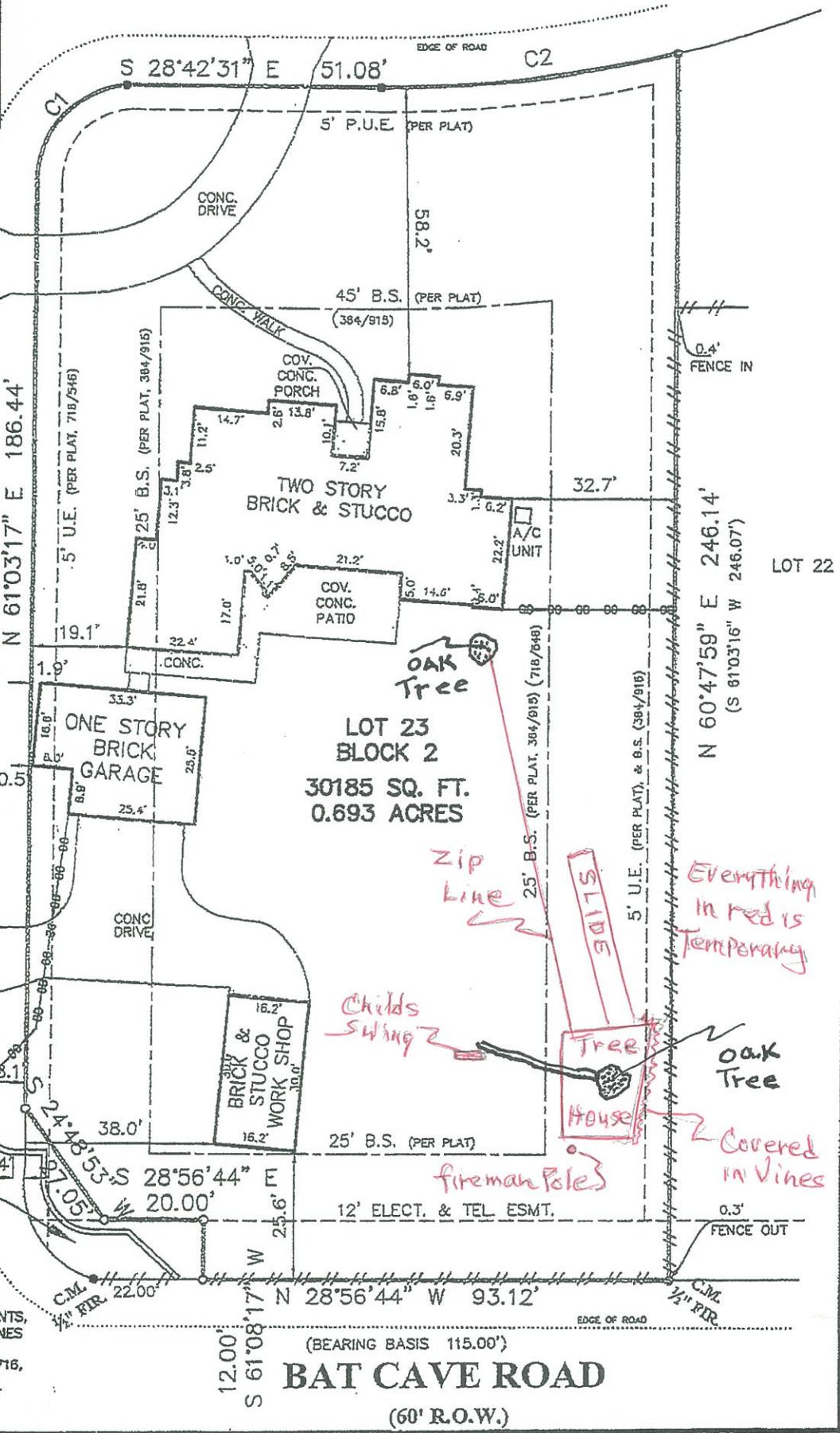
SCALE: 1" = 30'

NOTE:
BUILDING ENCROACHES
4' B.S.

NOTE:
GARAGE ENCROACHES
25' B.S. & 5' P.U.E.

NOTE:
BEARINGS SHOWN HEREON ARE BASED
ON RECORD PLAT INDICATED BELOW.

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS,
EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES
(IF ANY) AS FOLLOWS:
VOLUME 364, PAGE 915, AMENDED IN VOLUME 716,
PAGE 546, VOLUME 857, P-1, OFFICIAL PUBLIC
RECORDS, VOLUME 7, PAGE 111, MAP AND PLAT
RECORDS, COMAL COUNTY, TEXAS.



Everything in red is temporary

Zip Line

Childs Swing

SLIDE

House

Oak Tree

Covered in Vines

fireman poles

BAT CAVE ROAD

(60' R.O.W.)

PROPERTY ADDRESS
21710 FOREST WATERS CIRCLE

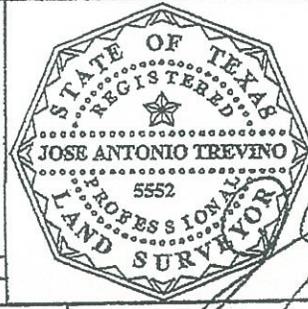
BORROWER
CAROLE P. FRISBIE

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 48148Q, Panel No. 00018, Panel Dated 09-29-86, this tract is in Zone(s) C. This flood zone identification is the surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function, or suitability for any use whatsoever.

PROPERTY DESCRIPTION
BEING LOT 23 IN BLOCK 2 OF FOREST WATERS SUBDIVISION, AN ADDITION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 106-113, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

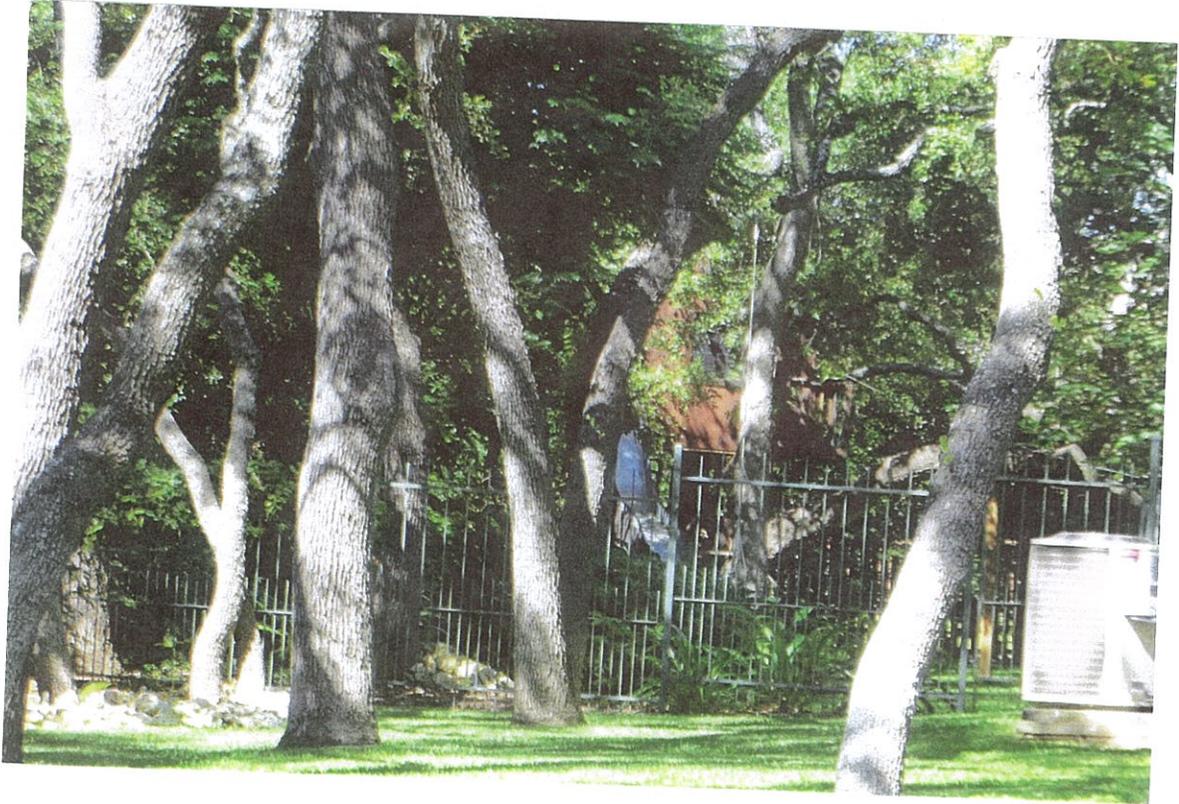
- LEGEND**
- = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - P.U.E. = PUBLIC UTILITY ESMT.
 - = WOOD FENCE
- REVIEWED BY: GSH
DRAWN BY: DH



I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5552

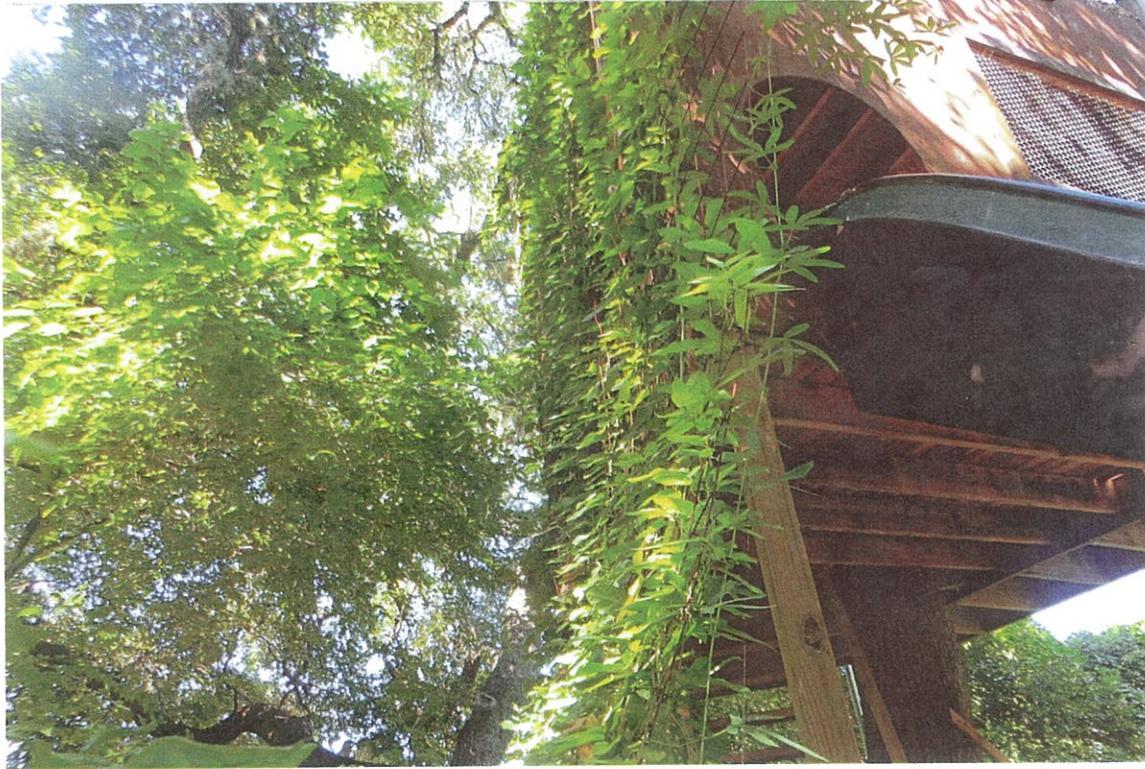
tree house as seen from Forest Waters
Circle

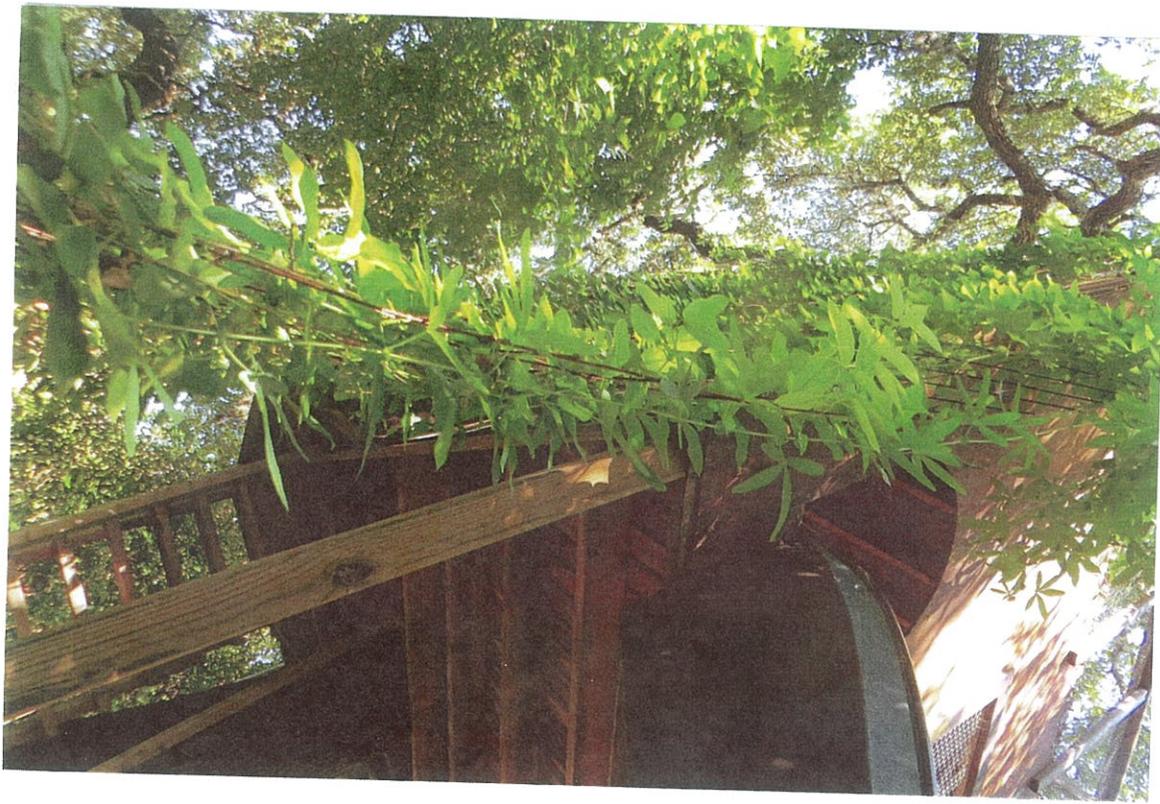




Taken from Pawelek property side.
The brown fence is center bottom
The tree house is upper left behind trees.

Entrance to slide. Vines cover
Pawelek side of treehouse.





Looking up from base of
tree house. Vines cover
tree house on Pawelek side

Tree house, slide, swing and zip line
as seen from Frisbie Property.



Treehouse, slide and fireman pole.
Taken from Frisbie Property



Grandchildren on slide.



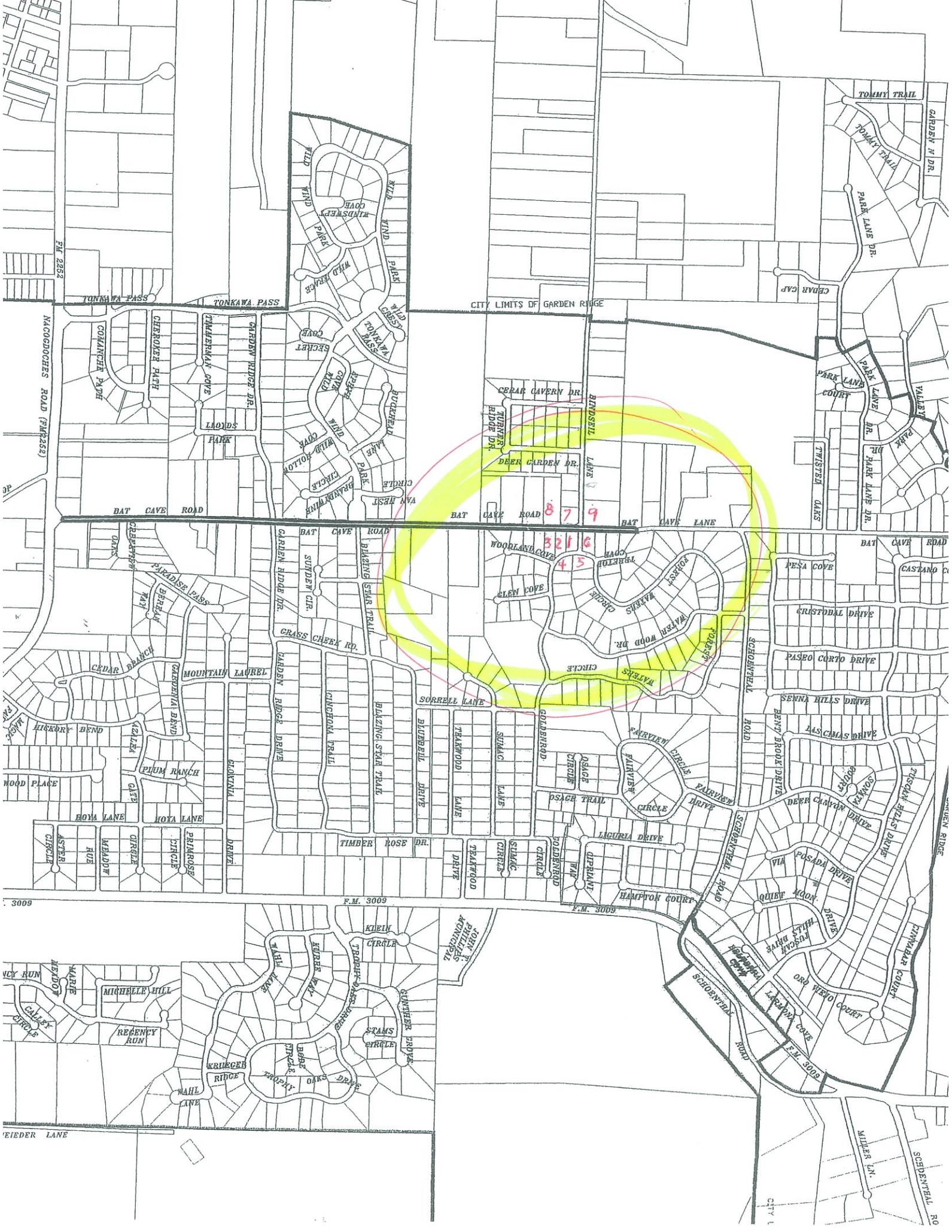
The grandchildren waiting for a
ride on the zip line.



OWNERS OF PROPERTIES NEAR BATCAVE ROAD AND BINDSEIL LANE

	<u>NAME</u>	<u>ADDRESS</u>
1.	Jay & Carole Lenz	21710 Forest Waters Circle
2.	Randall and Suzanne Pawelek	21720 Forest Waters Circle
3.	Thomas and Lynda Verner	19503 Woodland Cove
4.	Nathan and Jenny Jeske	21719 Forest Waters Circle
5.	Rande and Sheryl Hawkinson	21663 Forest Waters Circle
6.	? and Eli Morales	21670 Forest Waters Circle
7.	Kelli and Mariah Smiley	8770 Bindseil Lane
8.	Erik Reiter	20705 Batcave Road
9.	Robert and Tootsie Phillips	8675 Bindseil Lane

See Map Next Page



F.M. 2852

TONKAWA PASS

CITY LIMITS OF GARDEN RIDGE

NACOGDOCHES ROAD (FM 2852)

BAT CAVE ROAD

BAT CAVE ROAD 879

WOODLAND COVE

3216 45

3009

F.M. 3009

F.M. 3009

BIEDER LANE

CITY

ROAD

Neighborhood Petition

We, the undersigned, close neighbors of Carole Frisbie, hereby request that the Treehouse located at 21710 Forest Waters Circle, is unappealing to the eye and should be removed.

- 1.
- 2.
- 3.
- 4.
- 5.

We, the undersigned, close neighbors of Carole Frisbie, hereby state that the Treehouse located at 21710 Forest Waters Circle, is nice in appearance, well designed, not obtrusive, and should not be required to have it removed. It is a joy to the children, and is not a disturbance to the neighborhood.

1. NATHAN JESKE, JENNY JESKE 21719 Forest Waters Circle
2. Rande & Sheryl Hawkinson 21663 Forest Waters Cir
3. Aese + Eli MORALES 21670 " " "
4. Kelli Smiley 8770 Bindsell LN Garden Ridge
5. Lynda Verner 20821 Woodland Cove, TF.
- 6.

To the Court or whomever it may concern

My name is Mariah Smiley and I reside at 8770 Bindseil lane, Garden Ridge. Our house is the brick one on the corner of Batcave and Bindseil.

Our neighbor came to us today and told my family and me that his neighbor was planning on taking him to court for the Treehouse that he lovingly built for his two grandchildren to enjoy. Apparently, according to his neighbor, it is "disruptive". The rest of the neighborhood, however, does not agree.

We have lived in two homes within Garden Ridge and we love living here for the safe, quiet environment. I love walking the streets to see people enjoying their retirement, children laughing, deer leisurely roaming the streets and simply families who *LOVE* living here for a lifestyle unlike any other.

To say that the Treehouse is "disruptive" or any other negative statement is completely invalid. I spend quite a lot of time outside in our yard and I can honestly say that I have never had ANY negative thoughts or feelings toward his Treehouse or have ever heard disruptive noise from it.

The Treehouse isn't, in any way, a disruption in any form of the word.

I would like to tell you about my first face-to-face encounter with our neighbor. The neighbors to our left lost their dog, Jenny. We ran around the neighborhood looking for her, frantically. In a panic, we entered Forest Waters... there he was, with Jenny on a make-shift leash. He was waiting for us with a smile on his face. Even though he didn't know us, or Jenny, he went out of his way to stop Jenny and proceed to put a rope on her collar and stand there with her until I took her home. He then proceeded to show us his beautiful birds, his love and passion was so evident—it warmed my heart. I would never describe anything about him as disruptive, and it makes me very sad to think anyone would ever speak ill of him.

I love the Treehouse, it stands for everything we love about Garden Ridge. Family. Additionally, he built it by hand for his grandchildren--- that amazes me. Why would we discourage that kind of love for family?

This whole situation makes my family's heart hurt, and we intend to stand behind our neighbor during this hard time. We, as well as all the others around him, support the Treehouse's existence and plan on helping him however we can.

I beg you, reconsider. Let the Treehouse continue to be a symbol of family, hard work, and happiness for years to come. Isn't that what we love about Garden Ridge?

Thank you

Mariah Smiley

(210) 882-0182

