



## 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, NOVEMBER 17, 2015 -- 6:00 P.M.**

---

The Garden Ridge Planning and Zoning Commission will meet in a scheduled regular at 6:00 p.m., Tuesday, November 17, 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 November 13, 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 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 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 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 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
  - a) Presentation on Planning and Zoning Commission duties and responsibilities in accordance with Texas Local Government Code and City of Garden Ridge ordinances.
  - b) Status report on update of City of Garden Ridge Comprehensive Land Use Masterplan.
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 13, 2015 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.

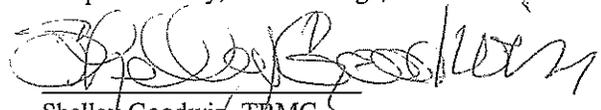
##### **Attendance By Other Elected or Appointed Officials:**

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 4.20 pm November 12, 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, OCTOBER 13, 2015**

**Commissioners present:**

Chairman Sam Stocks  
Vice Chairman Frank Dansby  
Commissioner Greg Czerniak  
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 6:00 p.m. on Tuesday, October 13, 2015 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**

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 by The Club at Garden Ridge, 21320 Water Wood Dr., for variance to Ordinance 55, Section 7 for the placement of two signs promoting The Club at Garden Ridge with locations being at SW corner adjoining FM 3009 and FM 2252 and at SE corner adjoining FM 2252 and Bat Cave**

Tony Overman, The Club at Garden Ridge, introduced Tony Marlowe and Chris Overman. He stated he was approached about buying the Forest Water Club in order to save it from closing its doors, so he did. He has made a lot of changes and upgrades including the fitness center, where they are selling memberships to. He stated there are more changes to come in the future like

there will be an additional 5,000 square foot building for an event venue, but since it is in the middle of a neighborhood it is difficult to find without additional signage. He stated the variance request is for 2 signs to be placed on his property at the corner of FM 3009 and FM 2252 and another at FM 2252 and Bat Cave. He stated he is proposing these signs to be upscale and within the required dimension. He stated the new conference center will be run and maintained by a 501 (c)(3) organization. He also discussed other non-profit events that are scheduled to occur at The Club.

Tony Marlowe, The Club at Garden Ridge, encouraged the Planning and Zoning Commission to approve the variance request for the two signs. He stated the signs will allow others to be able to know about the club.

The Planning and Zoning Commission discussed the signage, the proposed locations and the dimension of the signs. The also discussed a time limit for the signage.

**Motion:** Upon motion made by Commissioner Bower, to recommend the City Council that due to the uniqueness of the circumstances the approval of request by The Club at Garden Ridge, 21320 Water Wood Dr., for variance to Ordinance 55, Section 7 for the placement of two signs promoting The Club at Garden Ridge with locations being at SW corner adjoining FM 3009 and FM 2252 and at SE corner adjoining FM 2252 and Bat Cave. So the motion failed.

**Motion:** Upon motion made by Commissioner Czerniak and seconded by Commissioner Willis, to recommend to City Council the request by The Club at Garden Ridge, 21320 Water Wood Dr., for variance to Ordinance 55, Section 7 for the placement of two signs promoting The Club at Garden Ridge with locations being at SW corner adjoining FM 3009 and FM 2252 and at SE corner adjoining FM 2252 and Bat Cave for a period of 3 years. The Planning and Zoning Commission voted five (5) for, one (1) opposed (Bower). The motion carried.

Nancy Cain, City Administrator, announced that the City Council will consider approval or disapproval of the Planning & Zoning Commission recommendation at their next Regular Meeting on October 7, 2015 at 6pm.

#### **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 15, 2015 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 September 15, 2015 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 November 17, 2015, if necessary.

## 5. Adjournment

**Motion:** Upon a motion made by Commissioner Dansby and a second by Commissioner Owen, the meeting was adjourned at 7:17 p.m.

---

Sam Stocks, Chair

ATTEST:

---

Shelley Goodwin, TRMC  
City Secretary

**SIGN IN TO SPEAK AT THE OCTOBER 13, 2015  
PLANNING AND ZONING COMMISSION REGULAR MEETING**

**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 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.

**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.